

Leicester 28748

ZIP code · NC · North Carolina > Buncombe County

SELLER'S MARKET

\$414K

MEDIAN SALE PRICE

+18.9%

1-YR CHANGE

182

SALES (12 MO)

\$451K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 73 / 100

Buyer's market

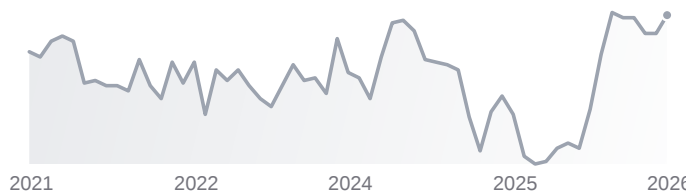
Balanced

Seller's market

MARKET TRENDS (5 YEARS)

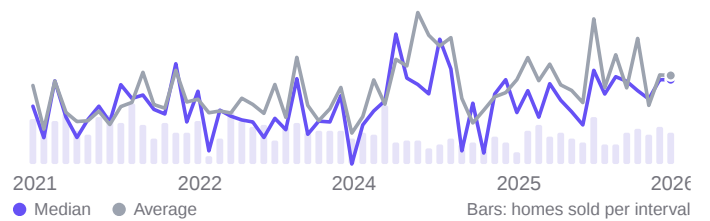
Market temperature (0–100)

73 / 100



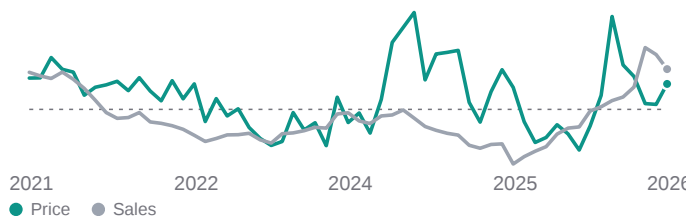
Sale prices

Median \$435K · Average \$449K



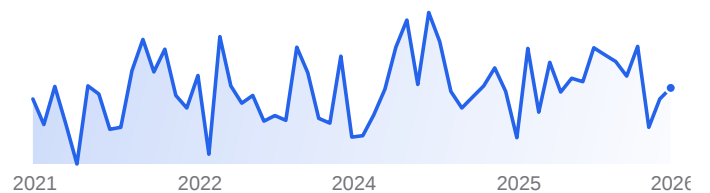
Growth (year over year)

Price +18.9% · Sales +30.0%



Price per square foot

\$236/ft²



Sale premium vs estimated value

-5.0%



Annual turnover (share of homes sold)

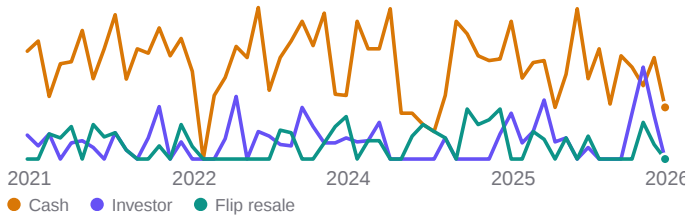
3.6%



BUYERS & OUTCOMES

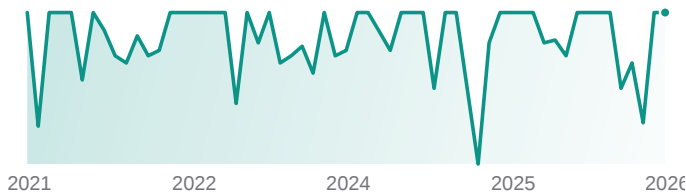
Buyer mix

Cash 19% · Investor 0% · Flip resale 0%



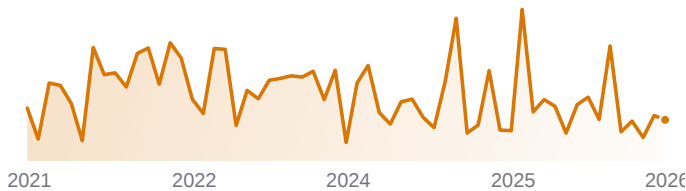
Sellers who sold at a gain

100%

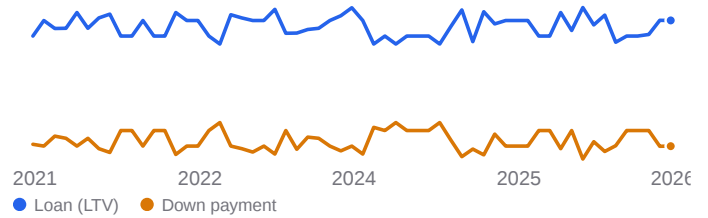


Median annualized return at resale

+5.5%

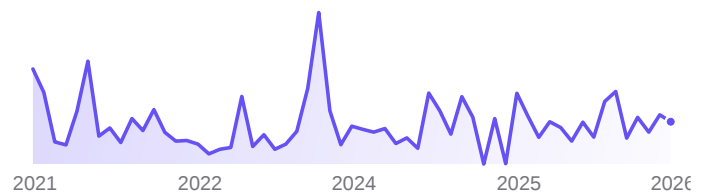


Financing (share of purchase price) Loan (LTV) 90% · Down payment 10%



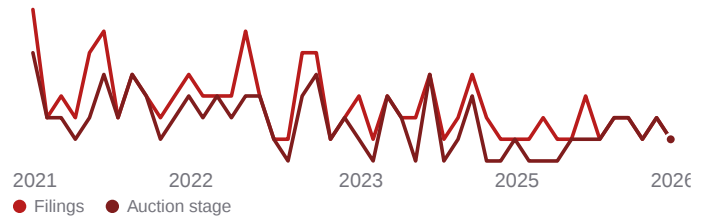
Typical hold before selling

5.7 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	5,042
Median value (AVM)	\$451K
Median size	1,508 ft²
Median bedrooms	3
Median year built	1996
Single family	55%
Condos	1.9%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	65%
Underwater (LTV 125% or more)	1.0%
Owner occupied	72%
Company owned	7.8%
Median loan-to-value	35%

Typical ownership tenure

10.9 yrs

COMMUNITY

Population	13,236
Density	154 / mi²
Median household income	\$62K
Average household income	\$78K
Crime index (US avg 100)	104
Air pollution index (US avg 100)	95
Earthquake index (US avg 100)	115
Homes occupied	91%
Bachelor's or higher	17%
Poverty rate	12.0%
Unemployment	1.3%
Average temp	54°F
Annual precip	43 in
Sunshine	59%

Market metrics are derived from recorded arms-length deeds through July 2026. Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.