

Maggie Valley 28751

ZIP code · NC · North Carolina > Haywood County > Maggie Valley

SELLER'S MARKET

\$445K

MEDIAN SALE PRICE

+6.5%

1-YR CHANGE

206

SALES (12 MO)

\$373K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 70 / 100

Buyer's market

Balanced

Seller's market

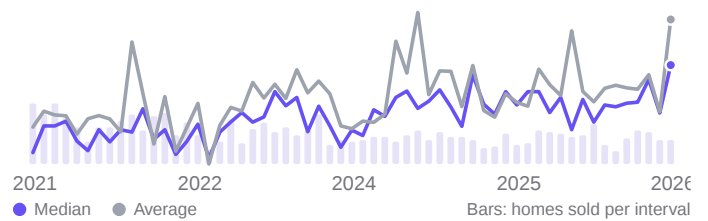
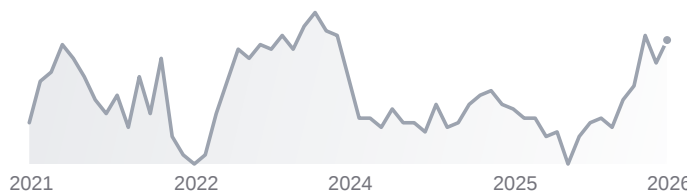
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

70 / 100

Sale prices

Median \$500K · Average \$620K

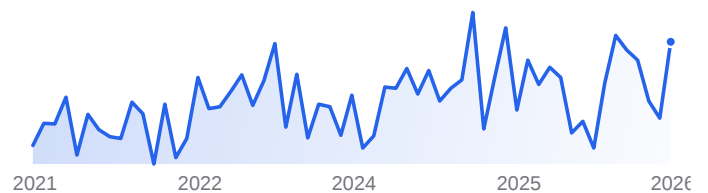
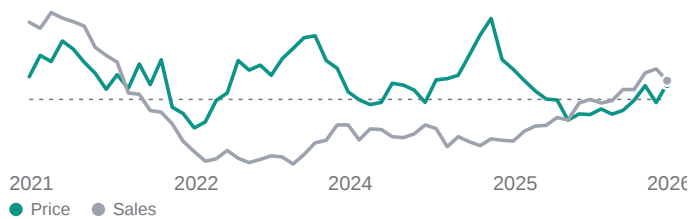


Growth (year over year)

Price +6.5% · Sales +7.9%

Price per square foot

\$459/ft²

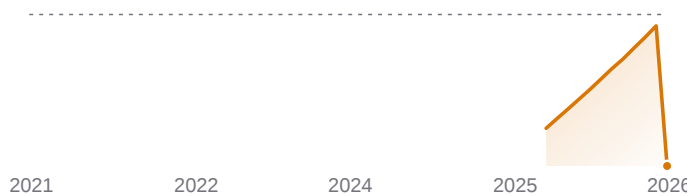


Sale premium vs estimated value

-3.2%

Annual turnover (share of homes sold)

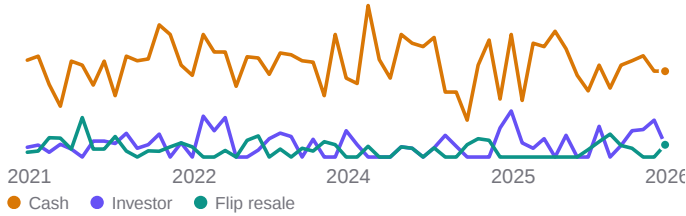
4.7%



BUYERS & OUTCOMES

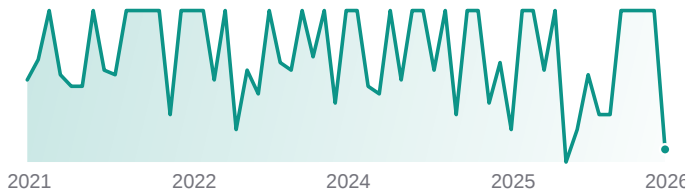
Buyer mix

Cash 47% · Investor 6.7% · Flip resale 6.7%



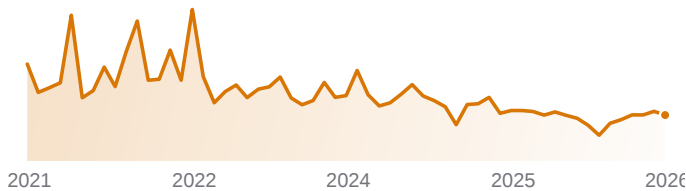
Sellers who sold at a gain

83%

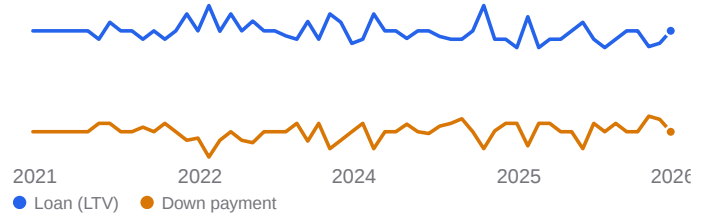


Median annualized return at resale

+7.8%

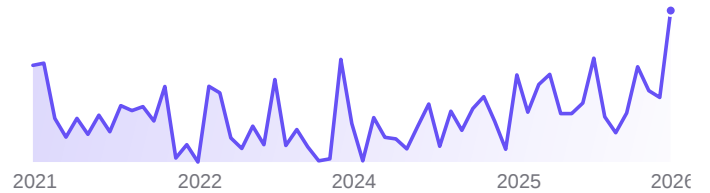


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



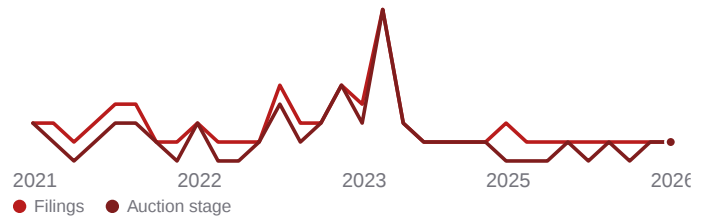
Typical hold before selling

9.9 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	4,401
Median value (AVM)	\$373K
Median size	1,052 ft²
Median bedrooms	2
Median year built	1991
Single family	90%
Condos	5.0%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	75%
Underwater (LTV 125% or more)	0.8%
Owner occupied	29%
Company owned	26%
Median loan-to-value	12%

Typical ownership tenure

11.7 yrs

COMMUNITY

Population	4,653
Density	95 / mi²
Median household income	\$60K
Average household income	\$78K
Crime index (US avg 100)	152
Air pollution index (US avg 100)	99
Earthquake index (US avg 100)	120
Homes occupied	51%
Bachelor's or higher	16%
Poverty rate	8.7%
Unemployment	0.8%
Average temp	50°F
Annual precip	66 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.