

Mars Hill 28754

ZIP code · NC · North Carolina > Madison County > Mars Hill

SELLER'S MARKET

\$370K

MEDIAN SALE PRICE

+0.6%

1-YR CHANGE

149

SALES (12 MO)

\$401K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 62 / 100



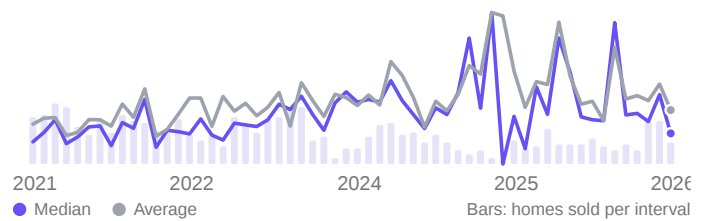
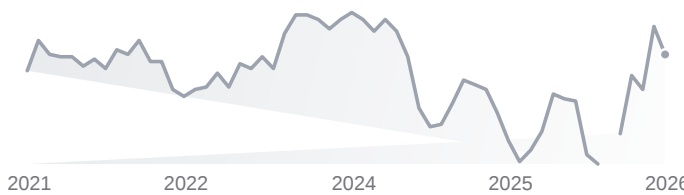
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

62 / 100

Sale prices

Median \$320K · Average \$388K

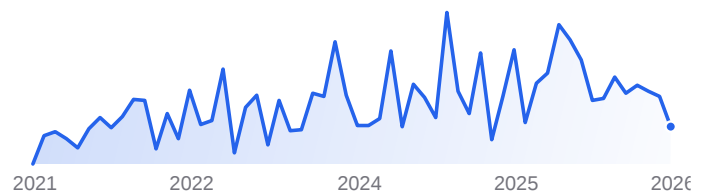
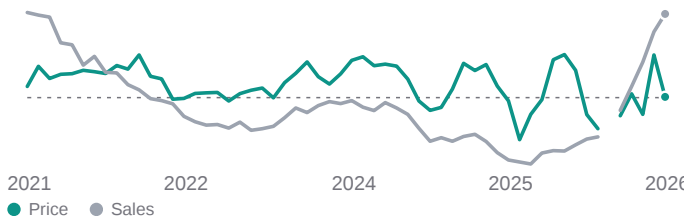


Growth (year over year)

Price +0.6% · Sales +65.6%

Price per square foot

\$201/ft²

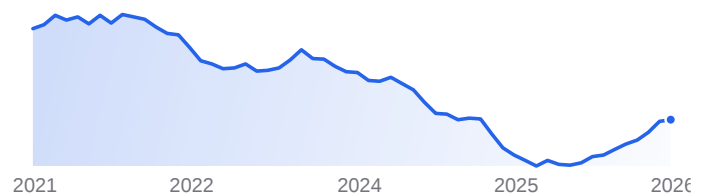
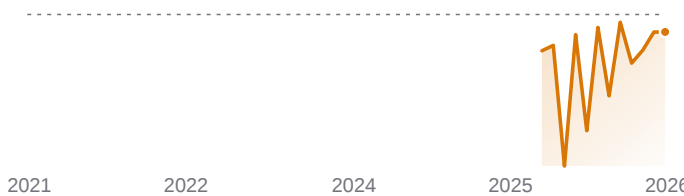


Sale premium vs estimated value

-0.3%

Annual turnover (share of homes sold)

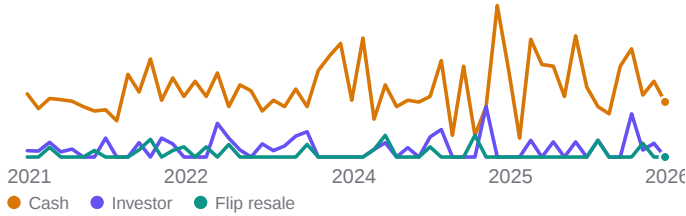
3.5%



BUYERS & OUTCOMES

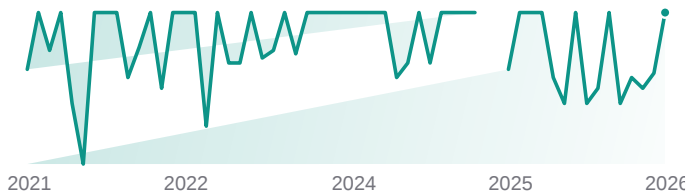
Buyer mix

Cash 36% · Investor 0% · Flip resale 0%



Sellers who sold at a gain

100%

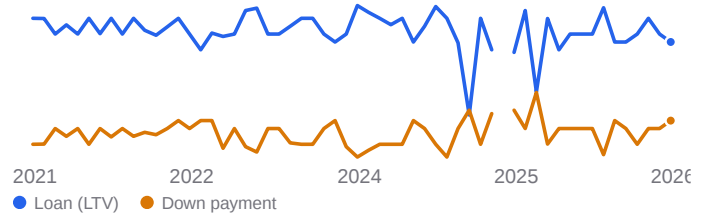


Median annualized return at resale

+4.6%

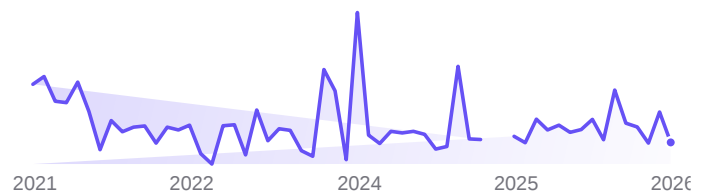


Financing (share of purchase price) Loan (LTV) 75% · Down payment 25%



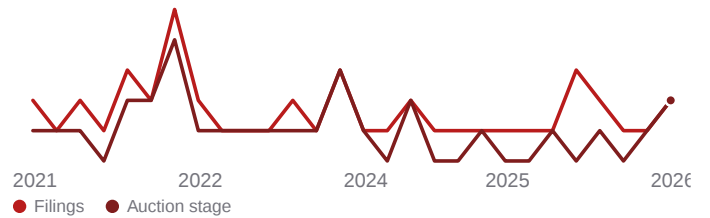
Typical hold before selling

2.9 yrs



Preforeclosure filings

Filings 2 · Auction stage 2



HOUSING STOCK

Homes	4,236
Median value (AVM)	\$401K
Median size	1,632 ft²
Median bedrooms	3
Median year built	1990
Single family	87%
Condos	0.9%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	69%
Underwater (LTV 125% or more)	1.8%
Owner occupied	59%
Company owned	12%
Median loan-to-value	26%

Typical ownership tenure

9.3 yrs

COMMUNITY

Population	8,065
Density	90 / mi²
Median household income	\$57K
Average household income	\$90K
Crime index (US avg 100)	121
Air pollution index (US avg 100)	95
Earthquake index (US avg 100)	112
Homes occupied	80%
Bachelor's or higher	19%
Poverty rate	10.7%
Unemployment	1.3%
Average temp	53°F
Annual precip	46 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.