

Mills River 28759

ZIP code · NC · North Carolina > Henderson County > Mills River

BALANCED MARKET

\$538K

MEDIAN SALE PRICE

+3.0%

1-YR CHANGE

116

SALES (12 MO)

\$506K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 58 / 100



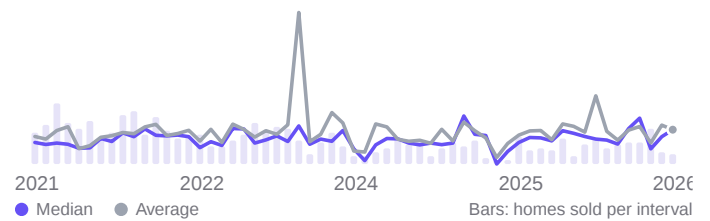
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

58 / 100

Sale prices

Median \$705K · Average \$705K

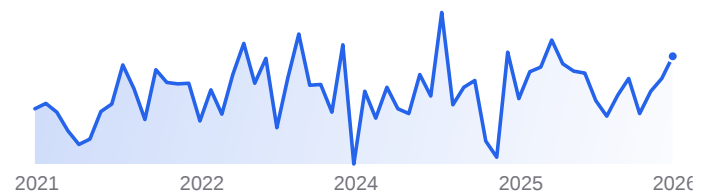
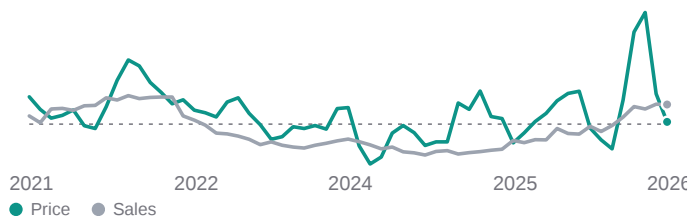


Growth (year over year)

Price +3.0% · Sales +26.1%

Price per square foot

\$303/ft²



Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

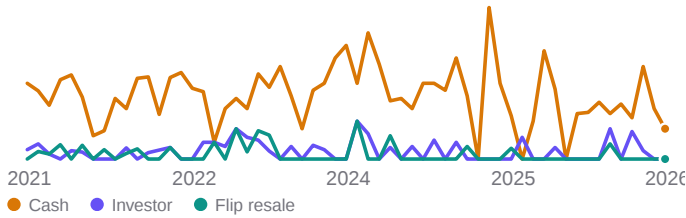
3.0%



BUYERS & OUTCOMES

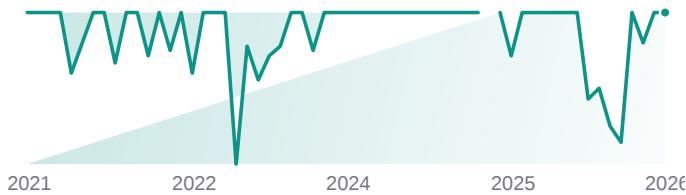
Buyer mix

Cash 20% · Investor 0% · Flip resale 0%



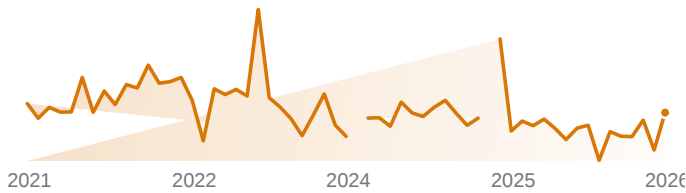
Sellers who sold at a gain

100%

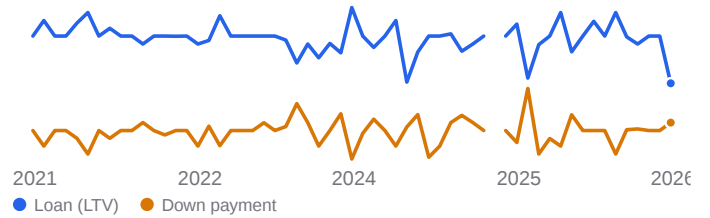


Median annualized return at resale

+8.3%

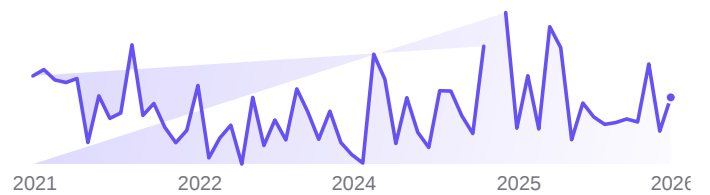


Financing (share of purchase price) Loan (LTV) 50% · Down payment 25%



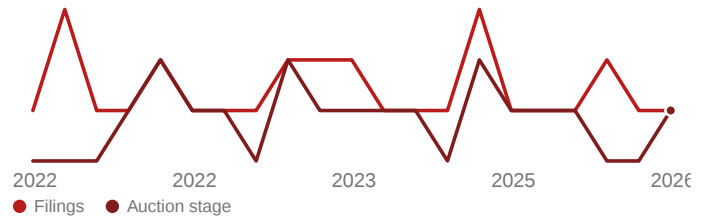
Typical hold before selling

5.5 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	3,815
Median value (AVM)	\$506K
Median size	1,898 ft²
Median bedrooms	3
Median year built	1996
Single family	76%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	67%
Underwater (LTV 125% or more)	2.3%
Owner occupied	68%
Company owned	18%
Median loan-to-value	34%
Typical ownership tenure	18.7 yrs

COMMUNITY

Population	7,000
Density	288 / mi²
Median household income	\$90K
Average household income	\$106K
Crime index (US avg 100)	60
Air pollution index (US avg 100)	99
Earthquake index (US avg 100)	103
Homes occupied	93%
Bachelor's or higher	28%
Poverty rate	5.7%
Unemployment	1.0%
Average temp	55°F
Annual precip	53 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.