

Scaly Mountain 28775

ZIP code · NC · North Carolina > Macon County

BALANCED MARKET

\$260K

MEDIAN SALE PRICE

-43.8%

1-YR CHANGE

27

SALES (12 MO)

\$492K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 58 / 100

Buyer's market

Balanced

Seller's market

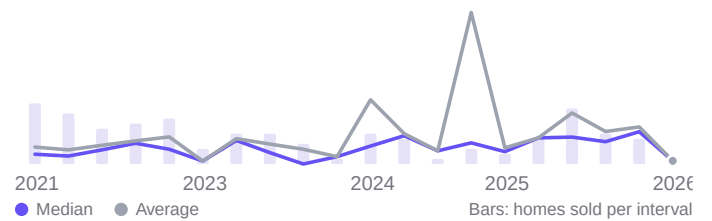
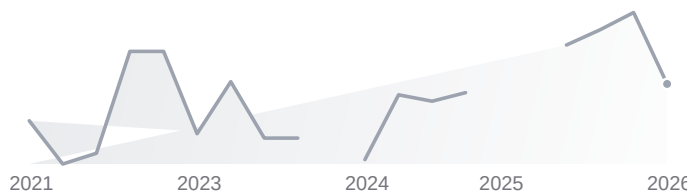
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

58 / 100

Sale prices

Median \$125K · Average \$125K

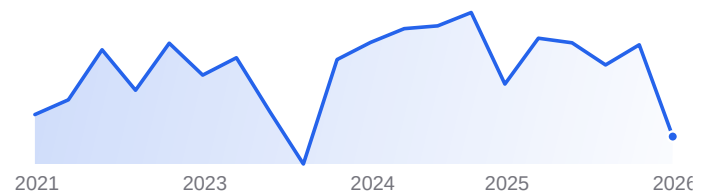
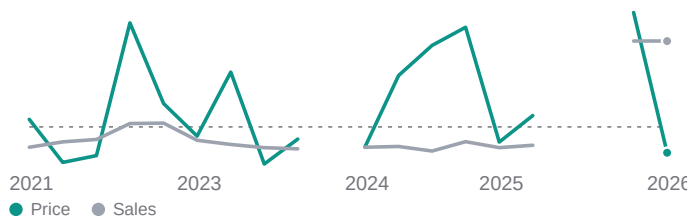


Growth (year over year)

Price -43.8% · Sales +145.5%

Price per square foot

\$121/ft²

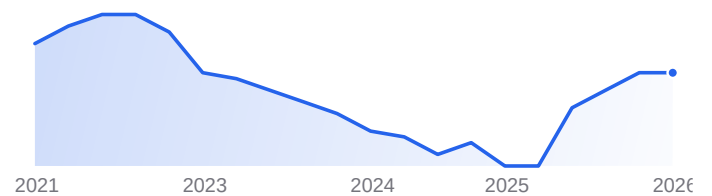
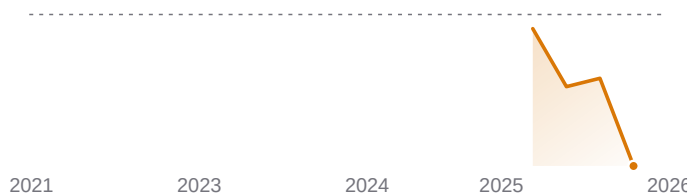


Sale premium vs estimated value

-4.4%

Annual turnover (share of homes sold)

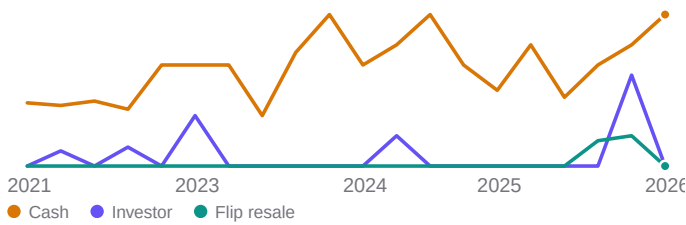
4.6%



BUYERS & OUTCOMES

Buyer mix

Cash 100% · Investor 0% · Flip resale 0%



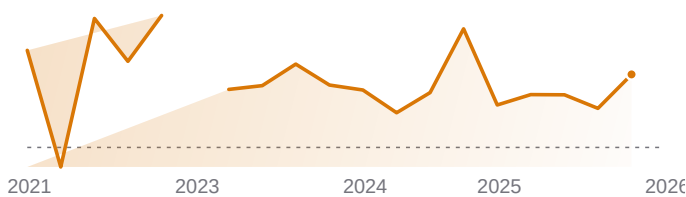
Sellers who sold at a gain

100%

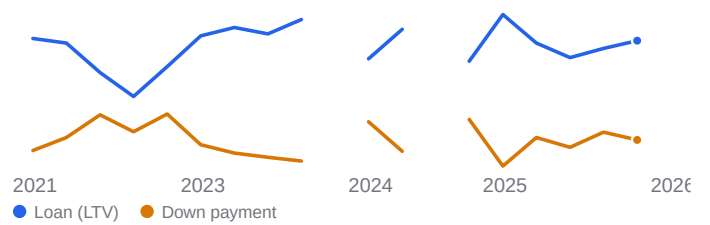


Median annualized return at resale

+20.5%

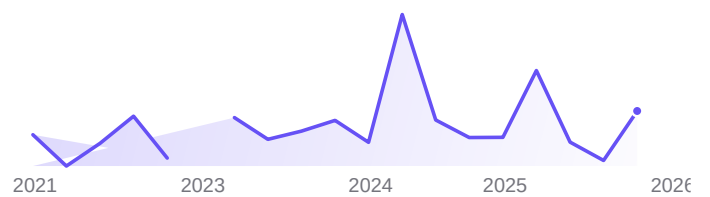


Financing (share of purchase price) Loan (LTV) 82% · Down payment 18%



Typical hold before selling

7.0 yrs



HOUSING STOCK

Homes	588
Median value (AVM)	\$492K
Median size	1,392 ft²
Median bedrooms	3
Median year built	1988
Single family	90%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	80%
Underwater (LTV 125% or more)	3.0%
Owner occupied	27%
Company owned	22%
Median loan-to-value	0%
Typical ownership tenure	8.5 yrs

COMMUNITY

Population	550
Density	47 / mi²
Median household income	\$65K
Average household income	\$106K
Crime index (US avg 100)	180
Air pollution index (US avg 100)	91
Earthquake index (US avg 100)	109
Homes occupied	50%
Bachelor's or higher	23%
Poverty rate	10.1%
Unemployment	1.0%
Average temp	54°F
Annual precip	69 in
Sunshine	59%

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