

Sylva 28779

ZIP code · NC · North Carolina > Jackson County > Sylva

BALANCED MARKET

\$307K

MEDIAN SALE PRICE

-8.5%

1-YR CHANGE

206

SALES (12 MO)

\$315K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 48 / 100



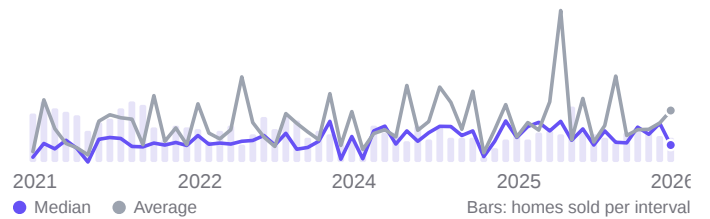
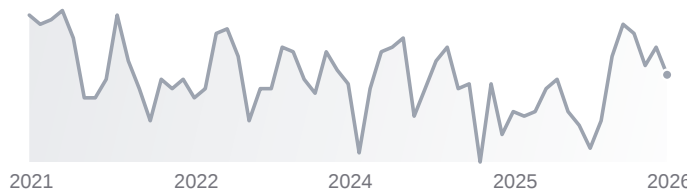
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

48 / 100

Sale prices

Median \$250K · Average \$433K

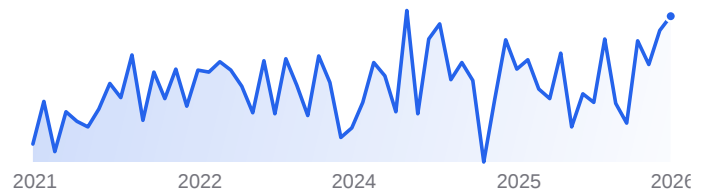
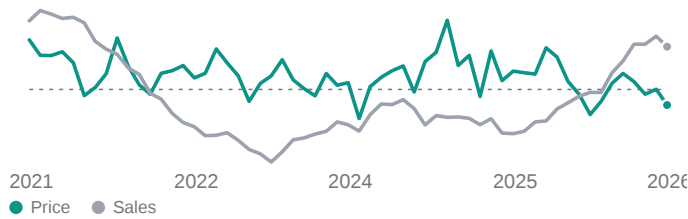


Growth (year over year)

Price -8.5% · Sales +23.4%

Price per square foot

\$275/ft²

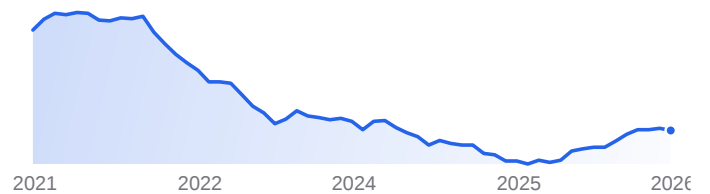
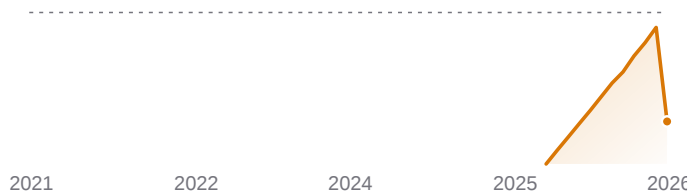


Sale premium vs estimated value

-3.6%

Annual turnover (share of homes sold)

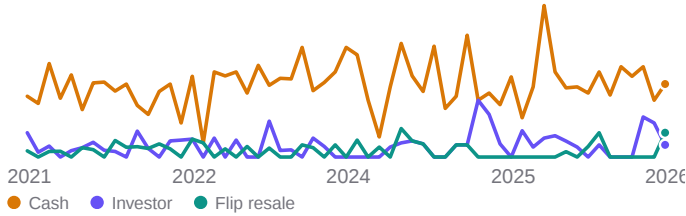
3.0%



BUYERS & OUTCOMES

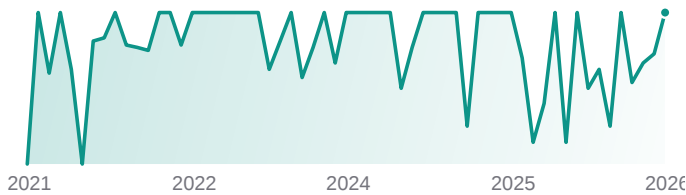
Buyer mix

Cash 43% · Investor 7.1% · Flip resale 14%



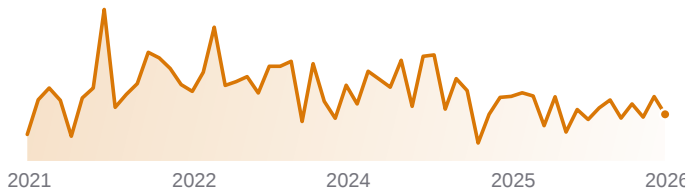
Sellers who sold at a gain

100%

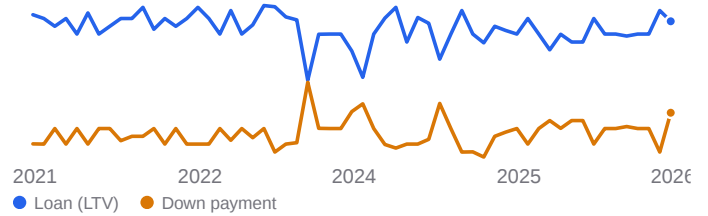


Median annualized return at resale

+6.1%

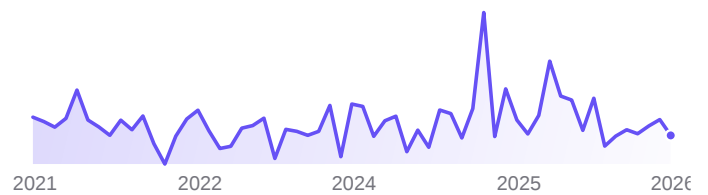


Financing (share of purchase price) Loan (LTV) 88% · Down payment 30%



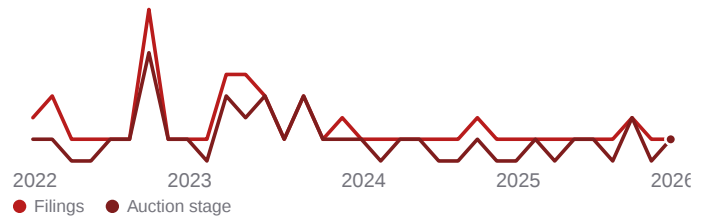
Typical hold before selling

4.3 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	6,765
Median value (AVM)	\$315K
Median size	1,450 ft²
Median bedrooms	3
Median year built	1982
Single family	87%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	72%
Underwater (LTV 125% or more)	1.5%
Owner occupied	56%
Company owned	9.2%
Median loan-to-value	28%
Typical ownership tenure	12.2 yrs

COMMUNITY

Population	17,171
Density	159 / mi²
Median household income	\$57K
Average household income	\$77K
Crime index (US avg 100)	133
Air pollution index (US avg 100)	91
Earthquake index (US avg 100)	121
Homes occupied	82%
Bachelor's or higher	19%
Poverty rate	15.7%
Unemployment	1.1%
Average temp	53°F
Annual precip	58 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.