

# Weaverville 28787

ZIP code · NC · North Carolina > Buncombe County > Weaverville

BUYER'S MARKET

**\$430K**

MEDIAN SALE PRICE

**-25.8%**

1-YR CHANGE

**331**

SALES (12 MO)

**\$471K**

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 36 / 100



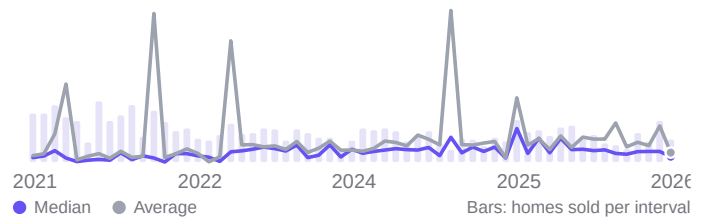
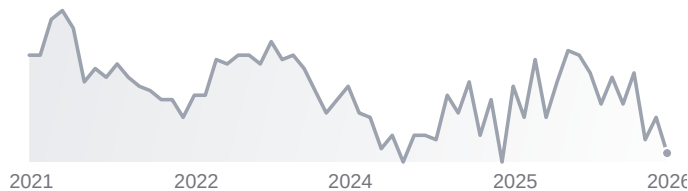
## MARKET TRENDS (5 YEARS)

Market temperature (0–100)

36 / 100

Sale prices

Median \$390K · Average \$437K

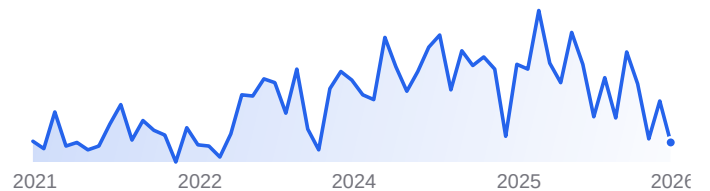
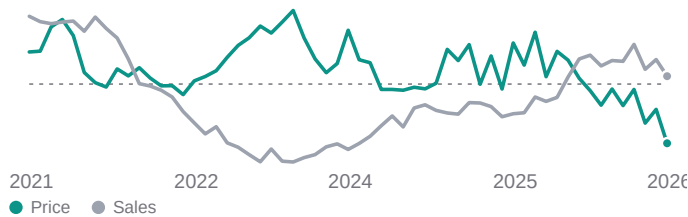


Growth (year over year)

Price -25.8% · Sales +3.4%

Price per square foot

\$247/ft²

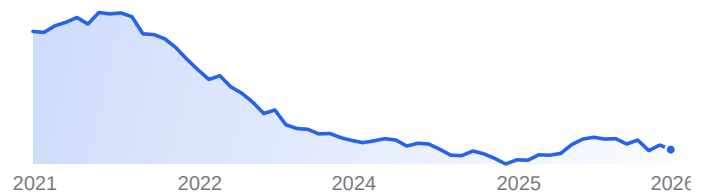
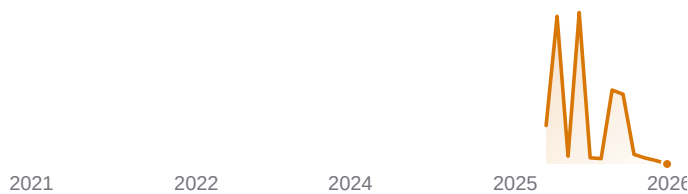


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

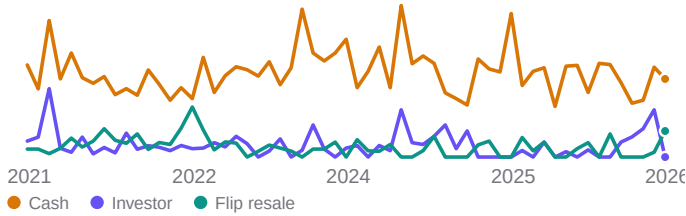
3.6%



## BUYERS & OUTCOMES

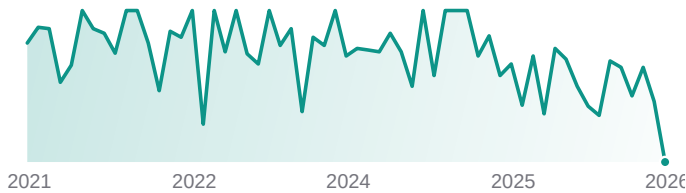
### Buyer mix

Cash 38% · Investor 0% · Flip resale 13%



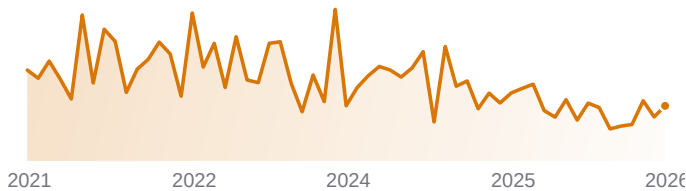
### Sellers who sold at a gain

67%

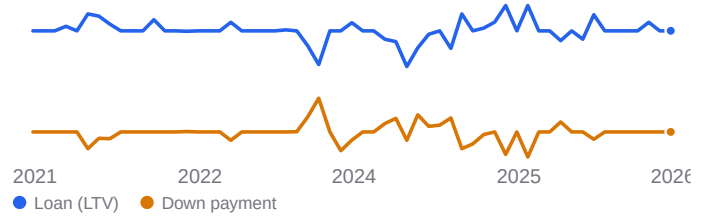


### Median annualized return at resale

+5.7%

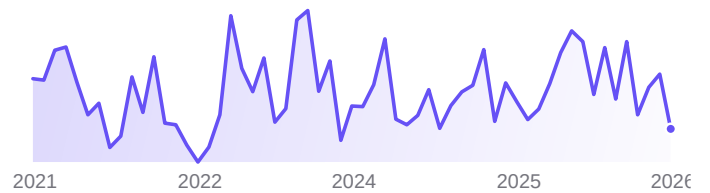


### Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



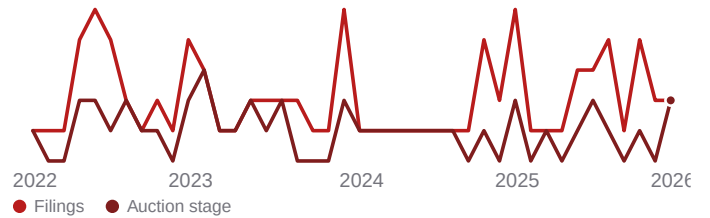
### Typical hold before selling

3.1 yrs



### Preforeclosure filings

Filings 2 · Auction stage 2



## HOUSING STOCK

|                    |           |
|--------------------|-----------|
| Homes              | 9,294     |
| Median value (AVM) | \$471K    |
| Median size        | 1,556 ft² |
| Median bedrooms    | 3         |
| Median year built  | 1994      |
| Single family      | 73%       |

## EQUITY & OWNERSHIP

|                               |          |
|-------------------------------|----------|
| Equity rich (LTV 50% or less) | 66%      |
| Underwater (LTV 125% or more) | 1.4%     |
| Owner occupied                | 76%      |
| Company owned                 | 12%      |
| Median loan-to-value          | 36%      |
| Typical ownership tenure      | 10.3 yrs |

## COMMUNITY

|                                  |           |
|----------------------------------|-----------|
| Population                       | 22,756    |
| Density                          | 278 / mi² |
| Median household income          | \$74K     |
| Average household income         | \$90K     |
| Crime index (US avg 100)         | 78        |
| Air pollution index (US avg 100) | 96        |
| Earthquake index (US avg 100)    | 115       |
| Homes occupied                   | 90%       |
| Bachelor's or higher             | 24%       |
| Poverty rate                     | 11.0%     |
| Unemployment                     | 1.1%      |
| Average temp                     | 53°F      |
| Annual precip                    | 42 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.