

Hendersonville 28791

ZIP code · NC · North Carolina > Henderson County > Hendersonville

STRONG SELLER'S MARKET

\$421K

MEDIAN SALE PRICE

+20.9%

1-YR CHANGE

300

SALES (12 MO)

\$412K

MEDIAN VALUE (AVM)

Market temperature

Strong seller's market · 82 / 100

Buyer's market

Balanced

Seller's market

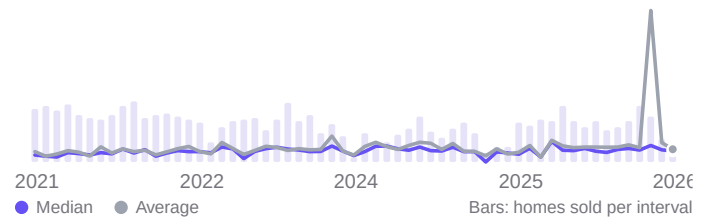
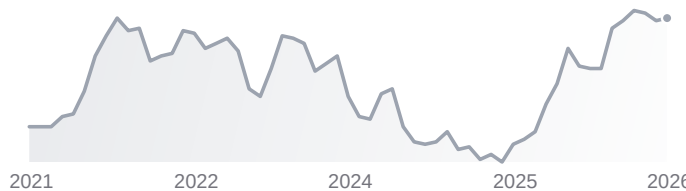
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

82 / 100

Sale prices

Median \$385K · Average \$413K

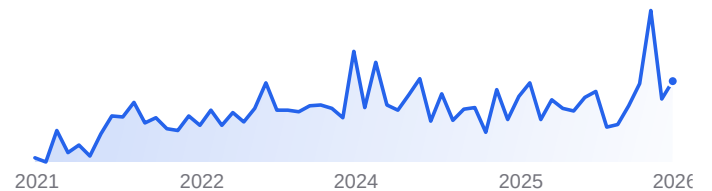
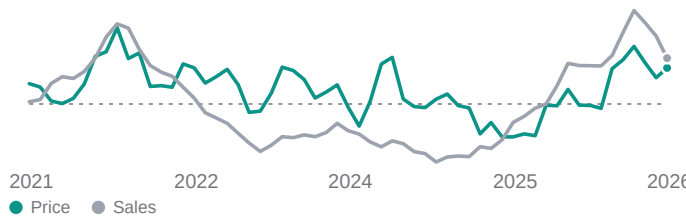


Growth (year over year)

Price +20.9% · Sales +26.6%

Price per square foot

\$253/ft²



Sale premium vs estimated value

-0.1%

Annual turnover (share of homes sold)

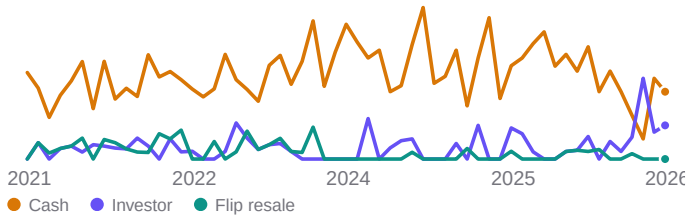
4.4%



BUYERS & OUTCOMES

Buyer mix

Cash 33% · Investor 17% · Flip resale 0%



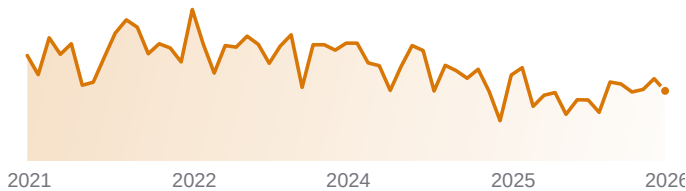
Sellers who sold at a gain

100%

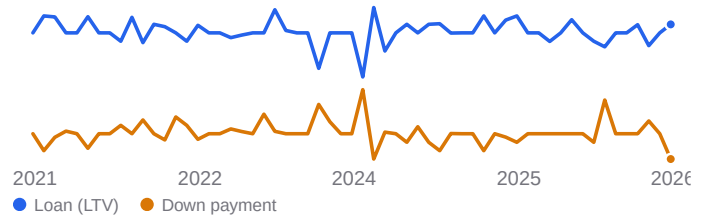


Median annualized return at resale

+6.2%

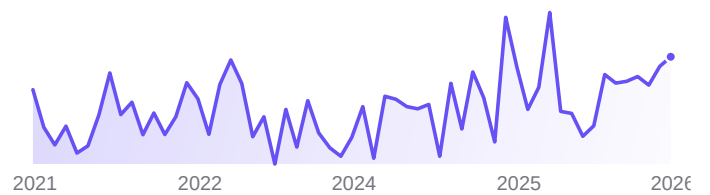


Financing (share of purchase price) Loan (LTV) 85% · Down payment 5.0%



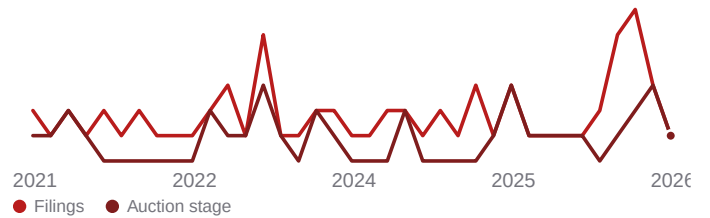
Typical hold before selling

8.6 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	6,852
Median value (AVM)	\$412K
Median size	1,824 ft²
Median bedrooms	3
Median year built	1982
Single family	78%
Condos	7.9%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	69%
Underwater (LTV 125% or more)	1.3%
Owner occupied	70%
Company owned	16%
Median loan-to-value	29%

Typical ownership tenure

12.8 yrs

COMMUNITY

Population	15,700
Density	936 / mi²
Median household income	\$77K
Average household income	\$107K
Crime index (US avg 100)	79
Air pollution index (US avg 100)	100
Earthquake index (US avg 100)	98
Homes occupied	93%
Bachelor's or higher	28%
Poverty rate	8.9%
Unemployment	0.9%
Average temp	55°F
Annual precip	54 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.