

Hendersonville 28792

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

BALANCED MARKET

\$382K

MEDIAN SALE PRICE

-3.3%

1-YR CHANGE

503

SALES (12 MO)

\$370K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 41 / 100



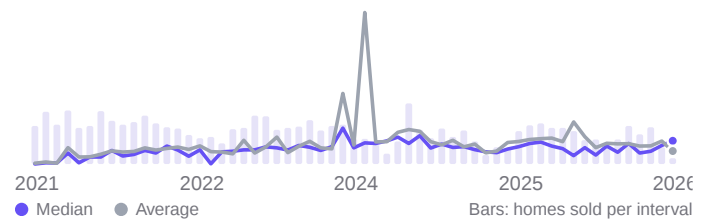
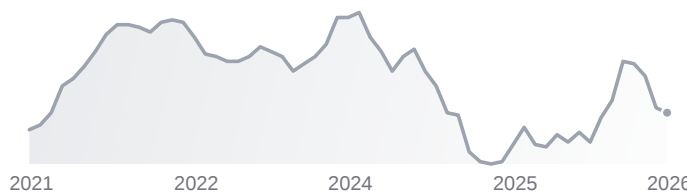
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

41 / 100

Sale prices

Median \$421K · Average \$341K

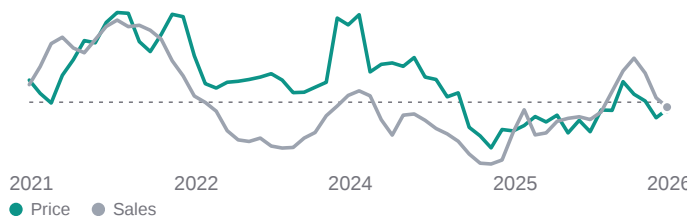


Growth (year over year)

Price -3.3% · Sales -2.3%

Price per square foot

\$232/ft²

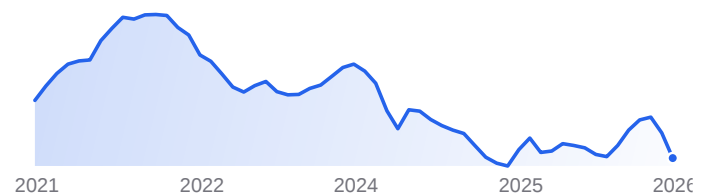


Sale premium vs estimated value

+0.1%

Annual turnover (share of homes sold)

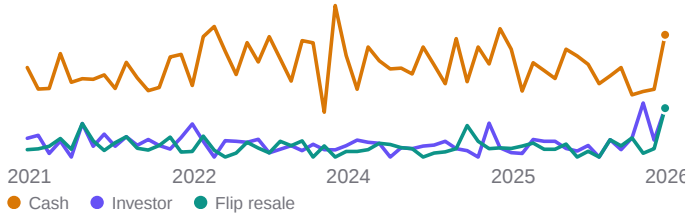
3.5%



BUYERS & OUTCOMES

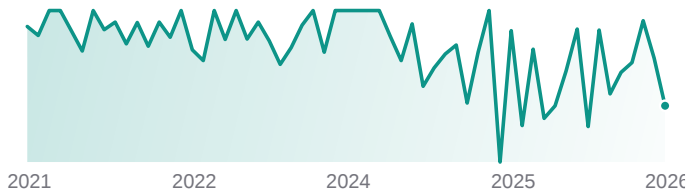
Buyer mix

Cash 56% · Investor 22% · Flip resale 22%



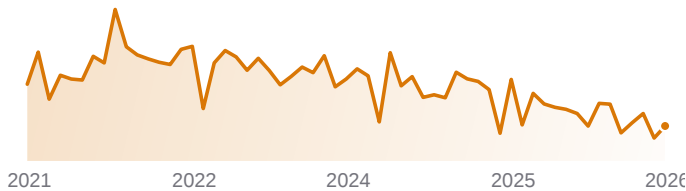
Sellers who sold at a gain

71%

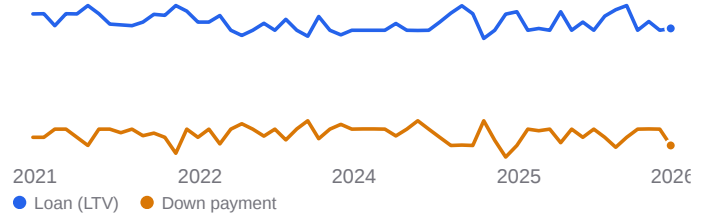


Median annualized return at resale

+3.9%

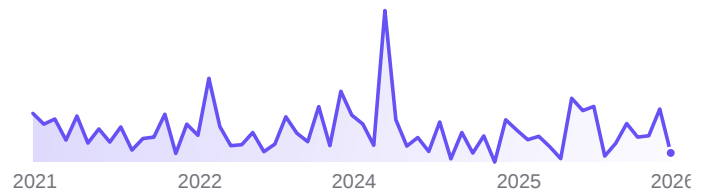


Financing (share of purchase price) Loan (LTV) 81% · Down payment 10%



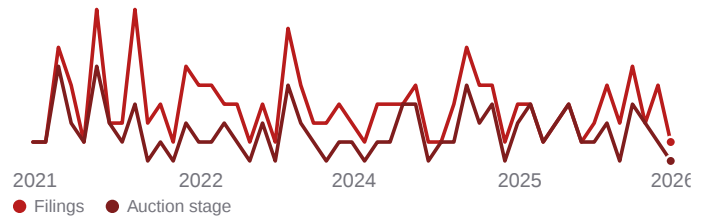
Typical hold before selling

2.9 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	14,229
Median value (AVM)	\$370K
Median size	1,560 ft²
Median bedrooms	3
Median year built	1990
Single family	67%
Condos	3.5%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	70%
Underwater (LTV 125% or more)	1.2%
Owner occupied	58%
Company owned	14%
Median loan-to-value	25%

Typical ownership tenure

18.4 yrs

COMMUNITY

Population	37,548
Density	371 / mi²
Median household income	\$53K
Average household income	\$74K
Crime index (US avg 100)	135
Air pollution index (US avg 100)	98
Earthquake index (US avg 100)	97
Homes occupied	89%
Bachelor's or higher	18%
Poverty rate	18.1%
Unemployment	0.9%
Average temp	55°F
Annual precip	57 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.