

Asheville 28801

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

SELLER'S MARKET

\$640K

MEDIAN SALE PRICE

+7.1%

1-YR CHANGE

217

SALES (12 MO)

\$541K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 72 / 100

Buyer's market

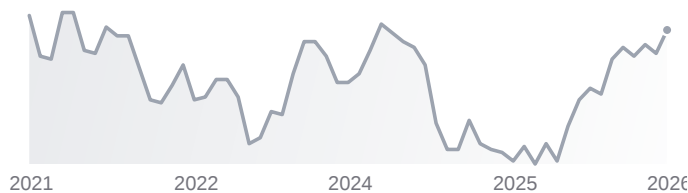
Balanced

Seller's market

MARKET TRENDS (5 YEARS)

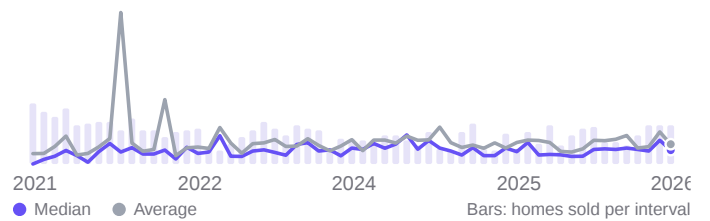
Market temperature (0–100)

72 / 100



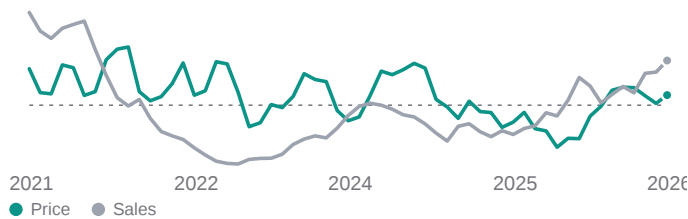
Sale prices

Median \$590K · Average \$689K



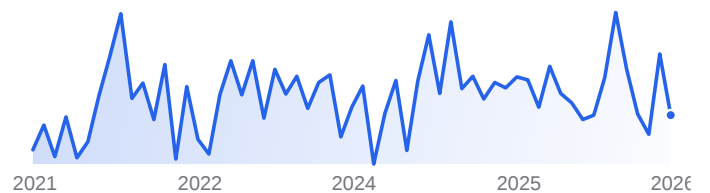
Growth (year over year)

Price +7.1% · Sales +31.5%



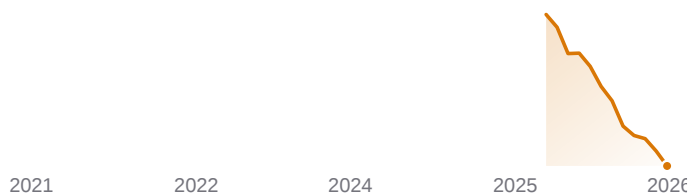
Price per square foot

\$397/ft²



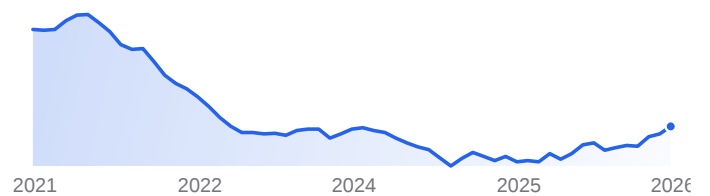
Sale premium vs estimated value

+0.0%



Annual turnover (share of homes sold)

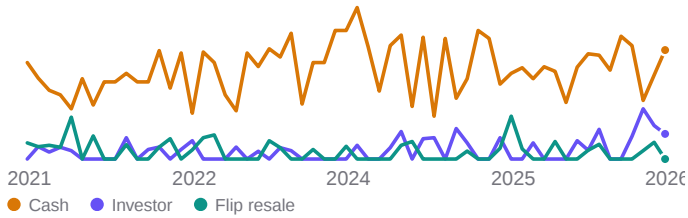
4.7%



BUYERS & OUTCOMES

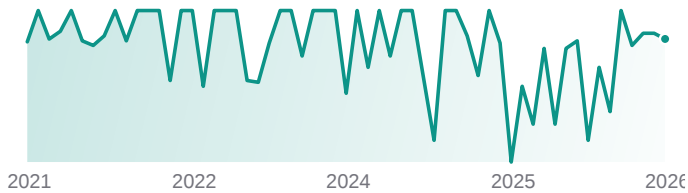
Buyer mix

Cash 57% · Investor 13% · Flip resale 0%



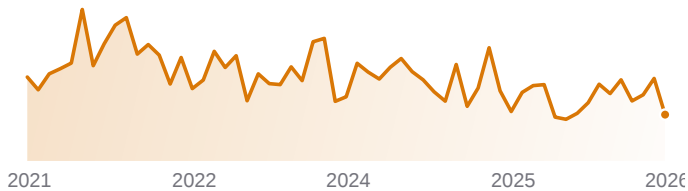
Sellers who sold at a gain

94%

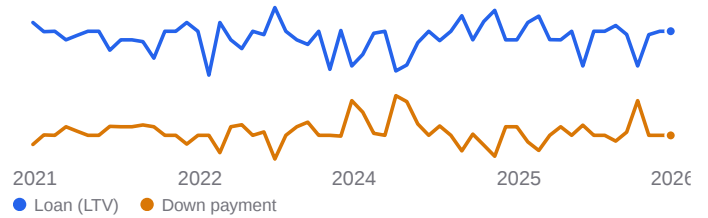


Median annualized return at resale

+4.0%

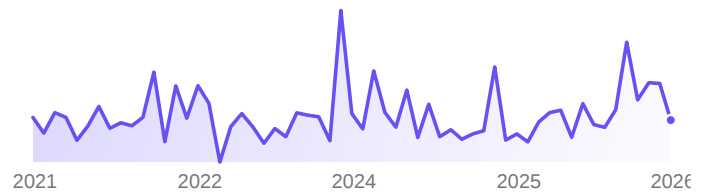


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



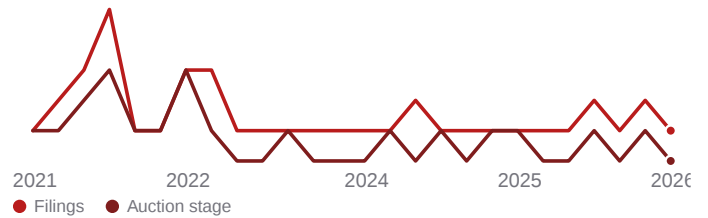
Typical hold before selling

5.6 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	4,584
Median value (AVM)	\$541K
Median size	1,421 ft²
Median bedrooms	3
Median year built	1928
Single family	69%
Condos	19%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	69%
Underwater (LTV 125% or more)	1.3%
Owner occupied	58%
Company owned	24%
Median loan-to-value	29%

Typical ownership tenure

9.3 yrs

COMMUNITY

Population	15,270
Density	2,916 / mi²
Median household income	\$51K
Average household income	\$75K
Crime index (US avg 100)	163
Air pollution index (US avg 100)	97
Earthquake index (US avg 100)	113
Homes occupied	85%
Bachelor's or higher	31%
Poverty rate	22.3%
Unemployment	1.1%
Average temp	55°F
Annual precip	38 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.