

Asheville 28804

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

SELLER'S MARKET

\$610K

MEDIAN SALE PRICE

+2.8%

1-YR CHANGE

428

SALES (12 MO)

\$653K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 63 / 100

Buyer's market

Balanced

Seller's market

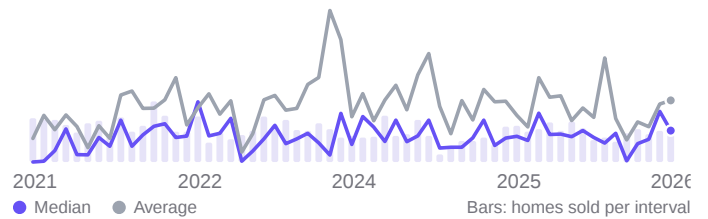
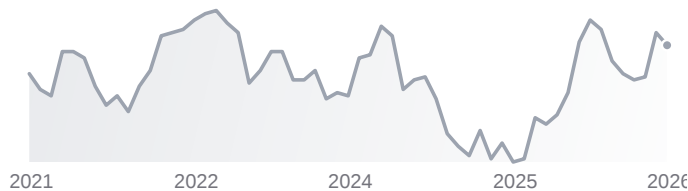
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

63 / 100

Sale prices

Median \$590K · Average \$763K

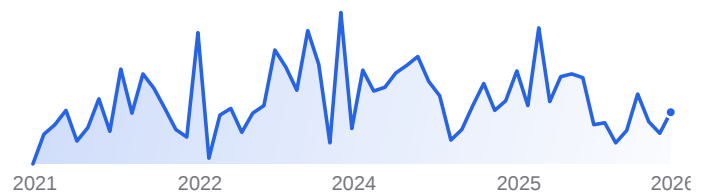
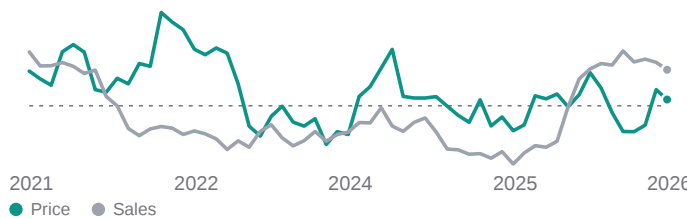


Growth (year over year)

Price +2.8% · Sales +16.0%

Price per square foot

\$319/ft²

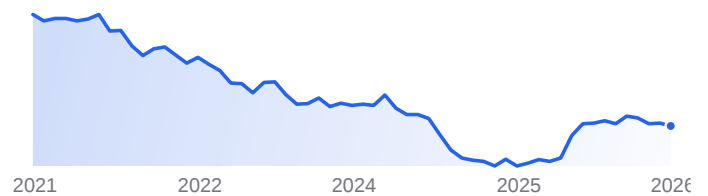


Sale premium vs estimated value

-2.4%

Annual turnover (share of homes sold)

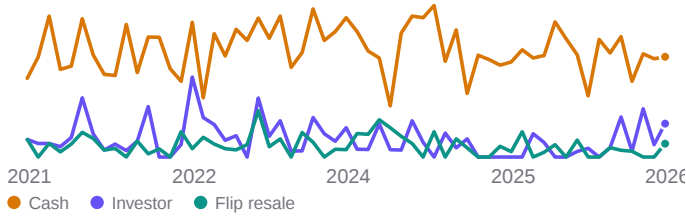
4.5%



BUYERS & OUTCOMES

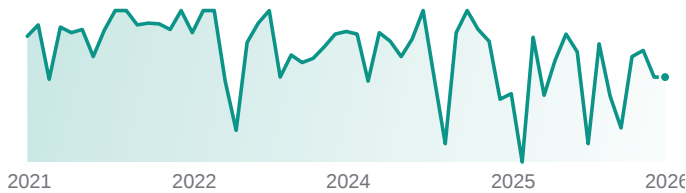
Buyer mix

Cash 44% · Investor 15% · Flip resale 5.9%



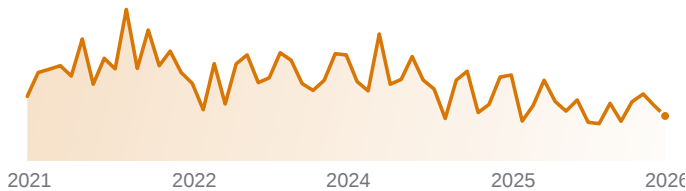
Sellers who sold at a gain

83%

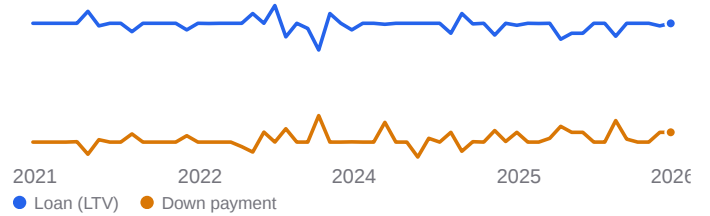


Median annualized return at resale

+4.4%

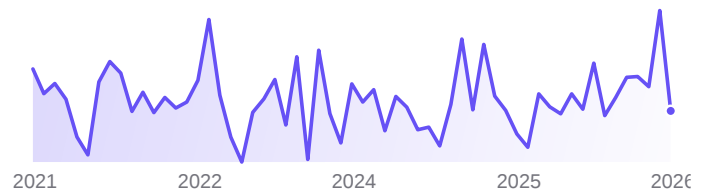


Financing (share of purchase price) Loan (LTV) 80% · Down payment 25%



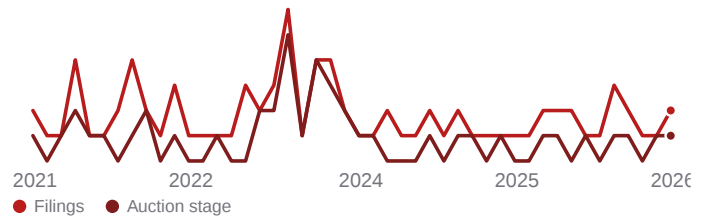
Typical hold before selling

5.1 yrs



Preforeclosure filings

Filings 2 · Auction stage 1



HOUSING STOCK

Homes	9,533
Median value (AVM)	\$653K
Median size	1,695 ft²
Median bedrooms	3
Median year built	1977
Single family	79%
Condos	4.5%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	71%
Underwater (LTV 125% or more)	1.3%
Owner occupied	72%
Company owned	19%
Median loan-to-value	30%

Typical ownership tenure

10.0 yrs

COMMUNITY

Population	25,390
Density	932 / mi²
Median household income	\$86K
Average household income	\$112K
Crime index (US avg 100)	90
Air pollution index (US avg 100)	97
Earthquake index (US avg 100)	116
Homes occupied	88%
Bachelor's or higher	29%
Poverty rate	9.5%
Unemployment	1.2%
Average temp	55°F
Annual precip	39 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.