

Brasstown 28902

ZIP code · NC · North Carolina > Cherokee County

BALANCED MARKET

\$582K

MEDIAN SALE PRICE

+129.7%

1-YR CHANGE

24

SALES (12 MO)

\$290K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 43 / 100



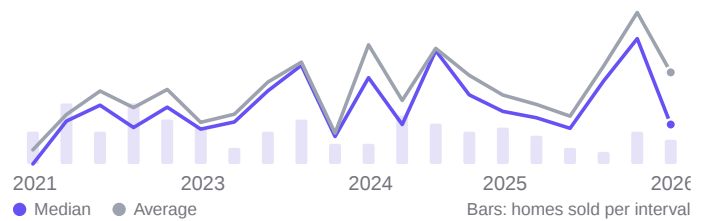
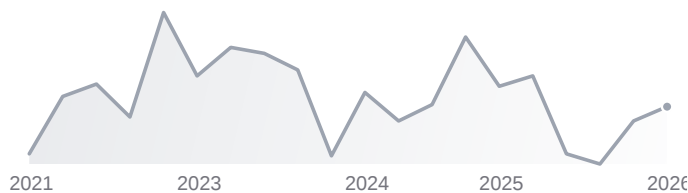
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

43 / 100

Sale prices

Median \$210K · Average \$407K

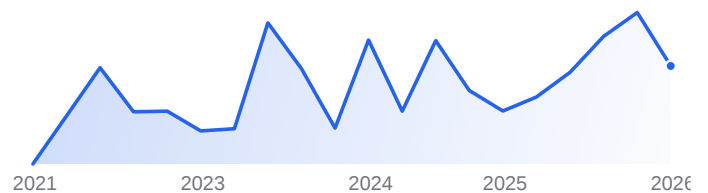
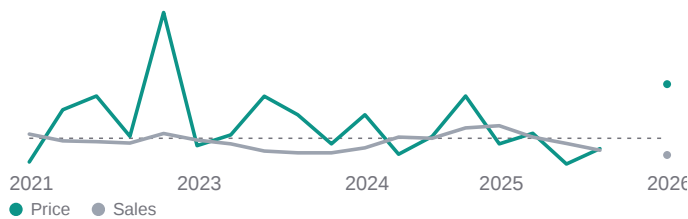


Growth (year over year)

Price +129.7% · Sales -40.0%

Price per square foot

\$208/ft²



Sale premium vs estimated value

+12.7%

Annual turnover (share of homes sold)

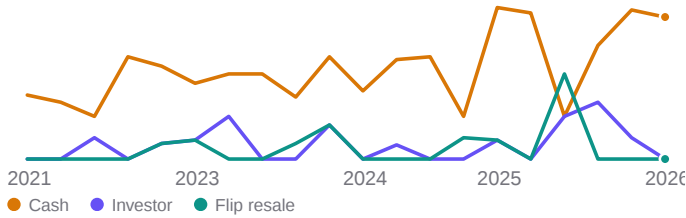
2.9%



BUYERS & OUTCOMES

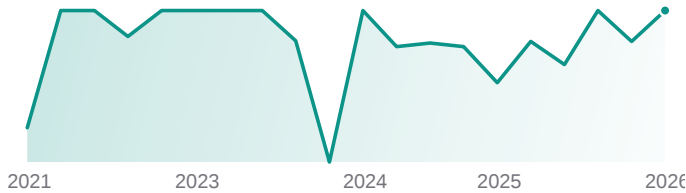
Buyer mix

Cash 83% · Investor 0% · Flip resale 0%



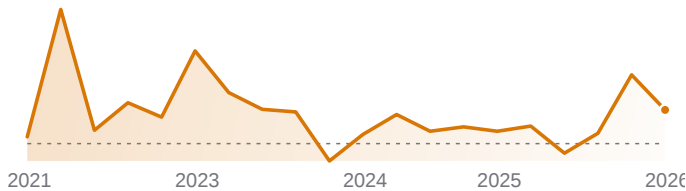
Sellers who sold at a gain

100%

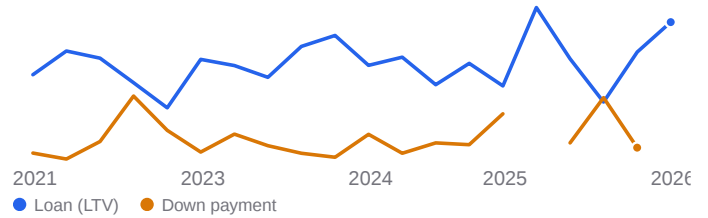


Median annualized return at resale

+11.4%

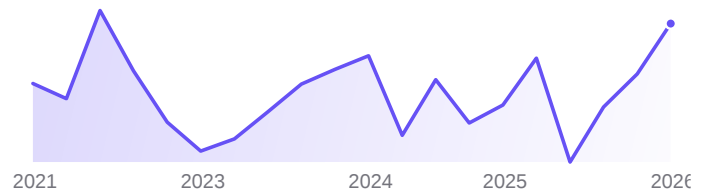


Financing (share of purchase price) Loan (LTV) 104% · Down payment 17%



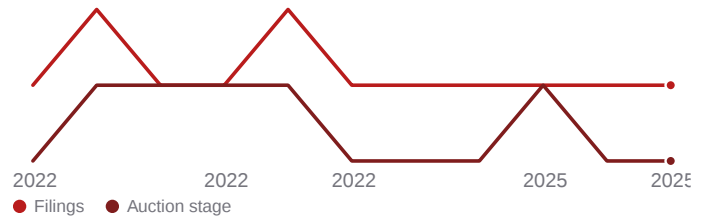
Typical hold before selling

10.8 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	832
Median value (AVM)	\$290K
Median size	1,555 ft²
Median bedrooms	3
Median year built	1993
Single family	84%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	73%
Underwater (LTV 125% or more)	2.1%
Owner occupied	58%
Company owned	13%
Median loan-to-value	14%
Typical ownership tenure	9.2 yrs

COMMUNITY

Population	1,703
Density	76 / mi²
Median household income	\$49K
Average household income	\$62K
Crime index (US avg 100)	69
Air pollution index (US avg 100)	97
Earthquake index (US avg 100)	119
Homes occupied	71%
Bachelor's or higher	23%
Poverty rate	12.5%
Unemployment	0.6%
Average temp	56°F
Annual precip	59 in
Sunshine	59%

Market metrics are derived from recorded arms-length deeds through July 2026, aggregated quarterly (lower sales volume). Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.