

Hayesville 28904

ZIP code · NC · North Carolina > Clay County > Hayesville

BALANCED MARKET

\$405K

MEDIAN SALE PRICE

-11.8%

1-YR CHANGE

216

SALES (12 MO)

\$357K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 47 / 100



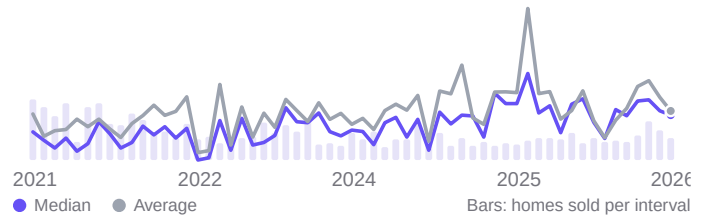
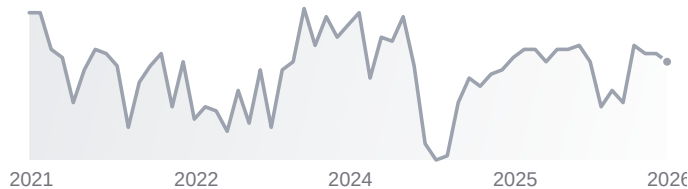
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

47 / 100

Sale prices

Median \$375K · Average \$394K

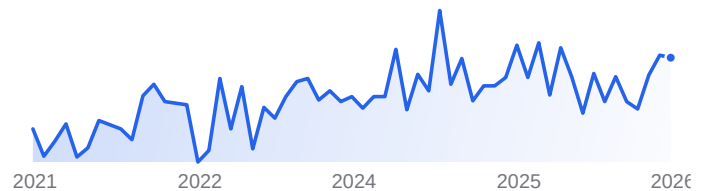
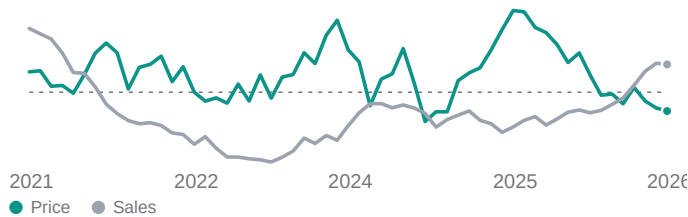


Growth (year over year)

Price -11.8% · Sales +17.4%

Price per square foot

\$232/ft²

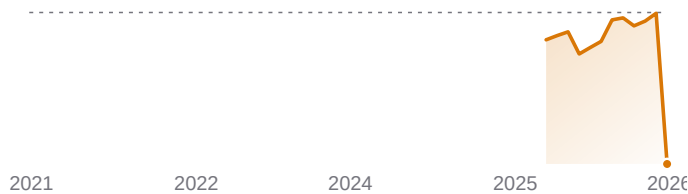


Sale premium vs estimated value

-4.8%

Annual turnover (share of homes sold)

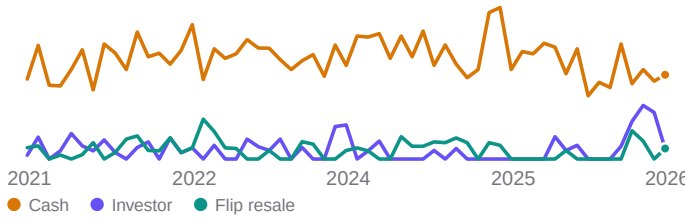
3.6%



BUYERS & OUTCOMES

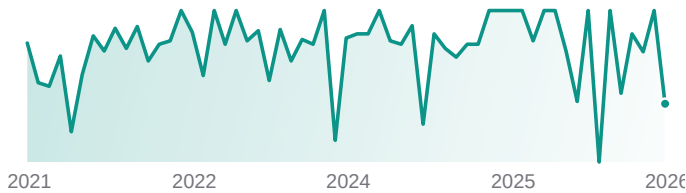
Buyer mix

Cash 47% · Investor 5.9% · Flip resale 5.9%



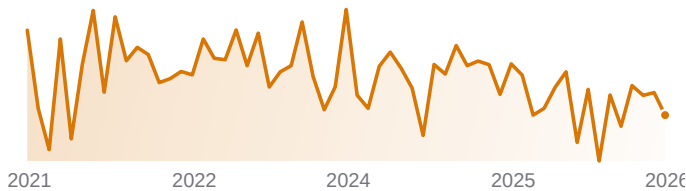
Sellers who sold at a gain

69%

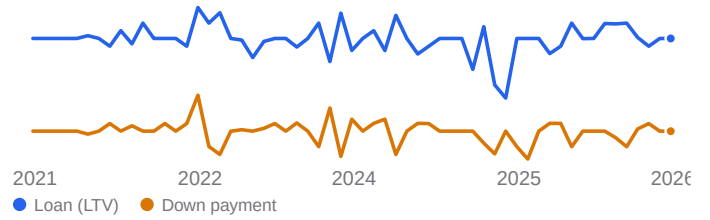


Median annualized return at resale

+5.7%

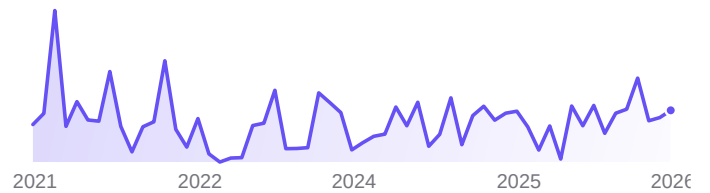


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



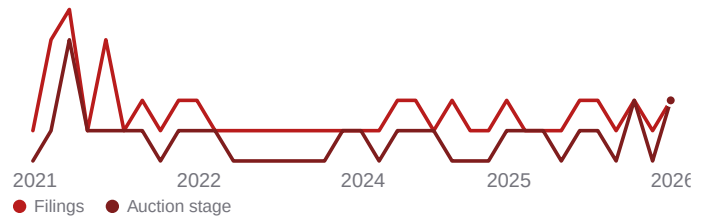
Typical hold before selling

5.6 yrs



Preforeclosure filings

Filings 2 · Auction stage 2



HOUSING STOCK

Homes	5,944
Median value (AVM)	\$357K
Median size	1,764 ft²
Median bedrooms	3
Median year built	1993
Single family	100%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	77%
Underwater (LTV 125% or more)	1.6%
Owner occupied	54%
Company owned	16%
Median loan-to-value	9%
Typical ownership tenure	8.4 yrs

COMMUNITY

Population	9,778
Density	51 / mi²
Median household income	\$63K
Average household income	\$86K
Crime index (US avg 100)	118
Air pollution index (US avg 100)	97
Earthquake index (US avg 100)	115
Homes occupied	64%
Bachelor's or higher	19%
Poverty rate	11.7%
Unemployment	0.6%
Average temp	53°F
Annual precip	69 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.