

Murphy 28906

ZIP code · NC · North Carolina > Cherokee County > Murphy

BALANCED MARKET

\$290K

MEDIAN SALE PRICE

+10.7%

1-YR CHANGE

414

SALES (12 MO)

\$276K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 47 / 100



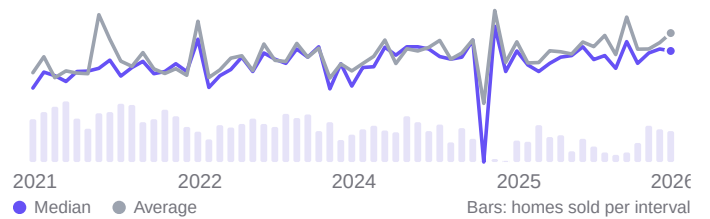
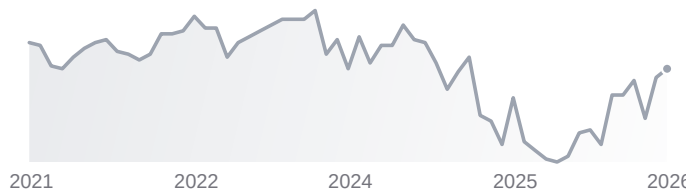
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

47 / 100

Sale prices

Median \$290K · Average \$333K

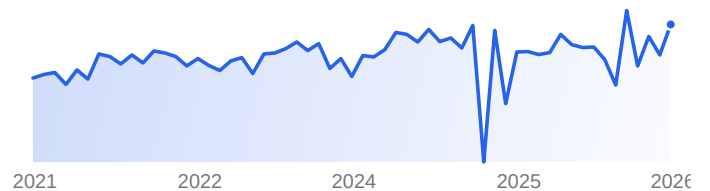
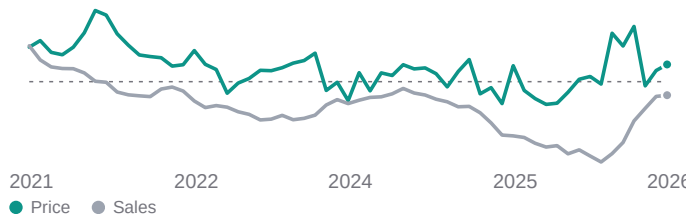


Growth (year over year)

Price +10.7% · Sales -8.4%

Price per square foot

\$298/ft²

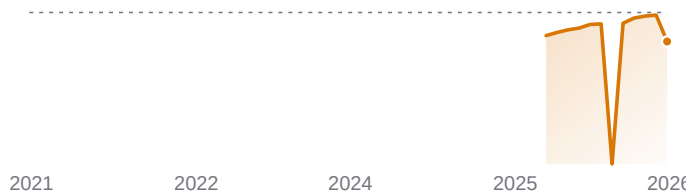


Sale premium vs estimated value

-3.4%

Annual turnover (share of homes sold)

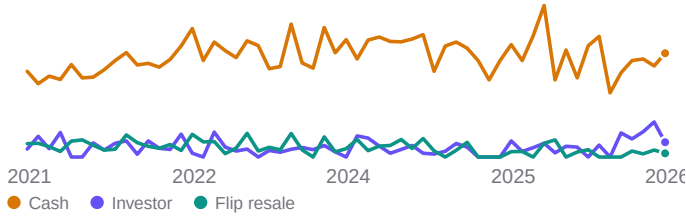
2.9%



BUYERS & OUTCOMES

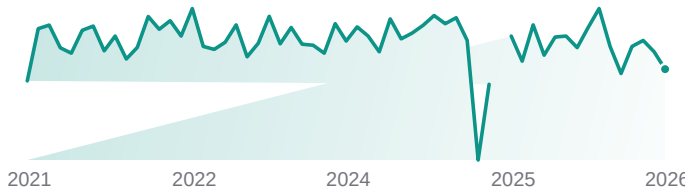
Buyer mix

Cash 54% · Investor 7.7% · Flip resale 1.9%



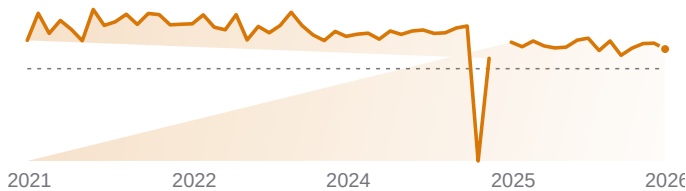
Sellers who sold at a gain

80%

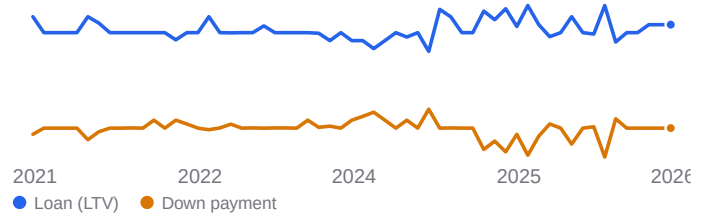


Median annualized return at resale

+6.0%

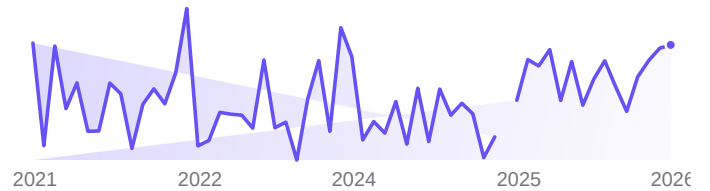


Financing (share of purchase price) Loan (LTV) 85% · Down payment 20%



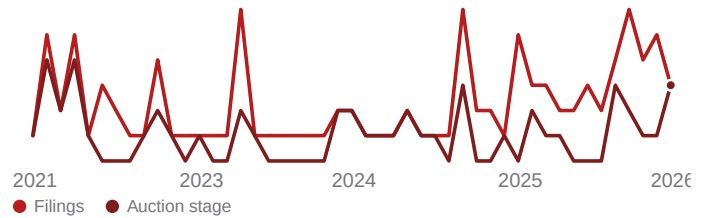
Typical hold before selling

6.0 yrs



Preforeclosure filings

Filings 3 · Auction stage 3



HOUSING STOCK

Homes	14,392
Median value (AVM)	\$276K
Median size	1,312 ft²
Median bedrooms	2
Median year built	1996
Single family	62%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	74%
Underwater (LTV 125% or more)	1.7%
Owner occupied	54%
Company owned	9.9%
Median loan-to-value	14%
Typical ownership tenure	8.7 yrs

COMMUNITY

Population	20,751
Density	60 / mi²
Median household income	\$51K
Average household income	\$69K
Crime index (US avg 100)	116
Air pollution index (US avg 100)	100
Earthquake index (US avg 100)	125
Homes occupied	72%
Bachelor's or higher	16%
Poverty rate	14.4%
Unemployment	0.9%
Average temp	56°F
Annual precip	61 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.