

Warne 28909

ZIP code · NC · North Carolina > Clay County

SELLER'S MARKET

\$337K

MEDIAN SALE PRICE

+92.4%

1-YR CHANGE

23

SALES (12 MO)

\$239K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 64 / 100



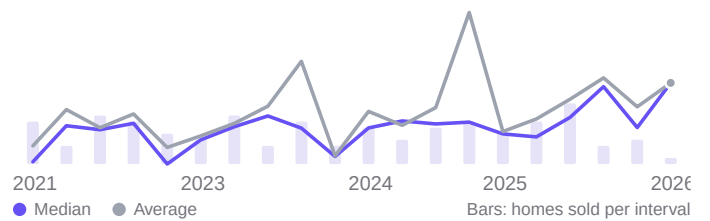
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

64 / 100

Sale prices

Median \$495K · Average \$495K

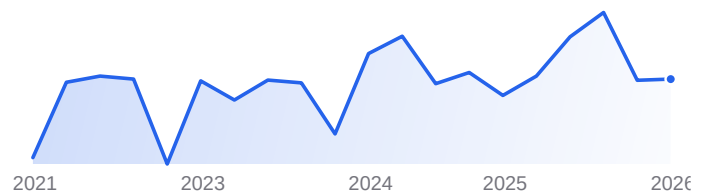
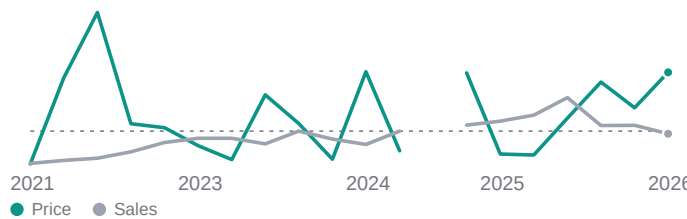


Growth (year over year)

Price +92.4% · Sales -4.2%

Price per square foot

\$153/ft²

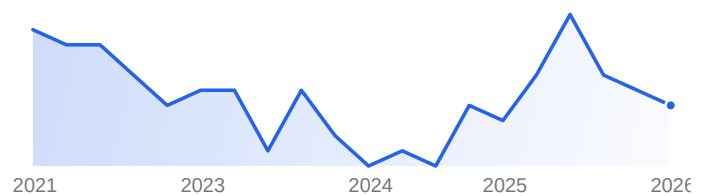


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

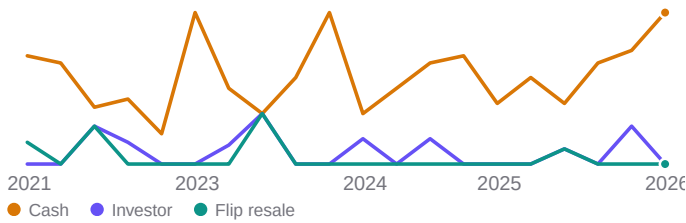
4.0%



BUYERS & OUTCOMES

Buyer mix

Cash 100% · Investor 0% · Flip resale 0%



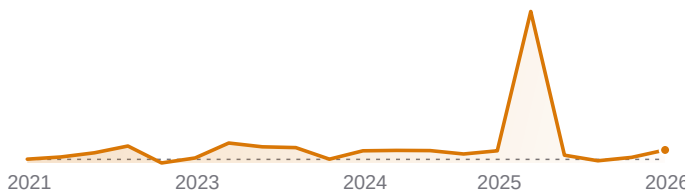
Sellers who sold at a gain

100%

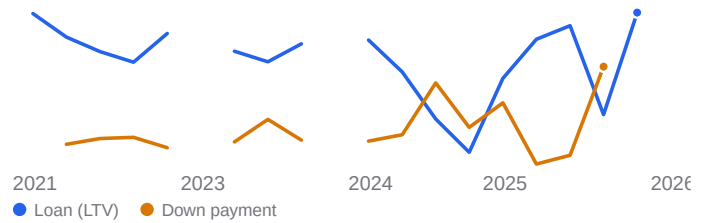


Median annualized return at resale

+10.6%

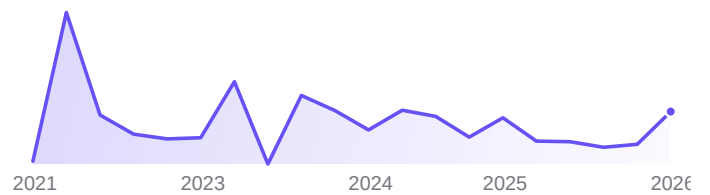


Financing (share of purchase price) Loan (LTV) 103% · Down payment 66%



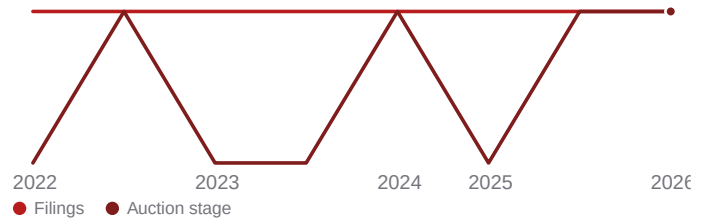
Typical hold before selling

6.0 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	571
Median value (AVM)	\$239K
Median size	1,568 ft²
Median bedrooms	3
Median year built	1997
Single family	99%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	75%
Underwater (LTV 125% or more)	1.6%
Owner occupied	66%
Company owned	10.0%
Median loan-to-value	18%
Typical ownership tenure	8.9 yrs

COMMUNITY

Population	1,108
Density	114 / mi²
Median household income	\$86K
Average household income	\$95K
Crime index (US avg 100)	103
Air pollution index (US avg 100)	89
Earthquake index (US avg 100)	112
Homes occupied	67%
Bachelor's or higher	21%
Poverty rate	10.1%
Unemployment	0.8%
Average temp	56°F
Annual precip	58 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.