

Bennett

Community · NC · North Carolina > Chatham County

BUYER'S MARKET

\$145K

MEDIAN SALE PRICE

-45.3%

1-YR CHANGE

15

SALES (12 MO)

\$231K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 38 / 100



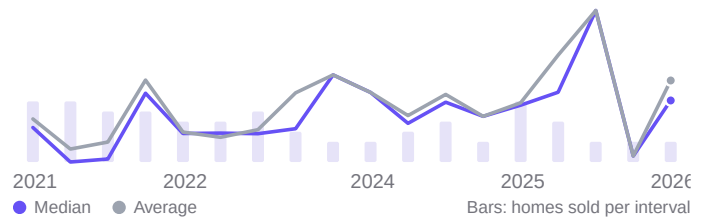
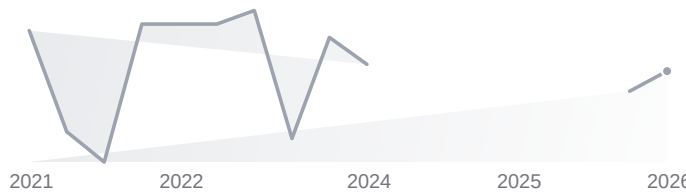
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

38 / 100

Sale prices

Median \$215K · Average \$275K

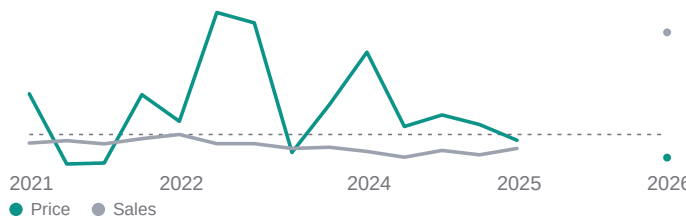


Growth (year over year)

Price -45.3% · Sales +200.0%

Price per square foot

\$263/ft²

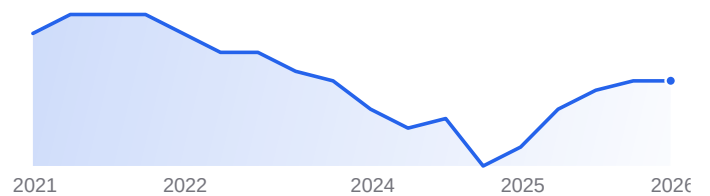
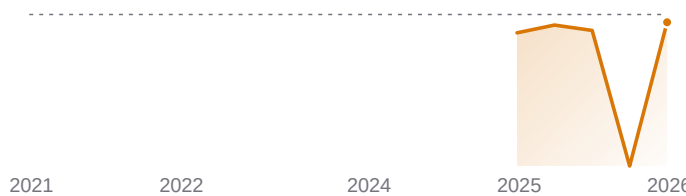


Sale premium vs estimated value

-2.9%

Annual turnover (share of homes sold)

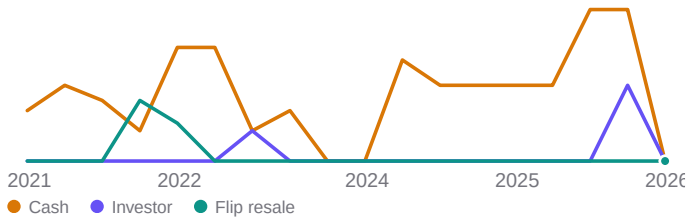
2.1%



BUYERS & OUTCOMES

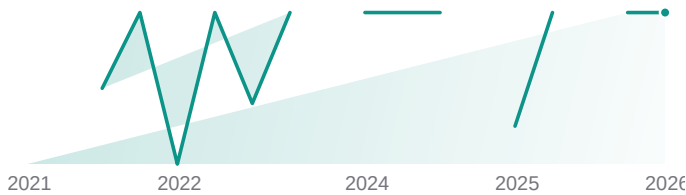
Buyer mix

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



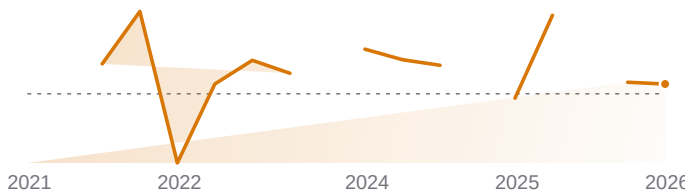
Sellers who sold at a gain

100%

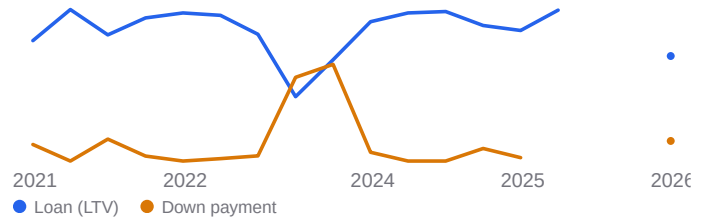


Median annualized return at resale

+3.8%

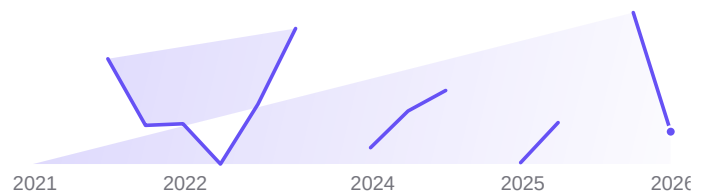


Financing (share of purchase price) Loan (LTV) 70% · Down payment 15%



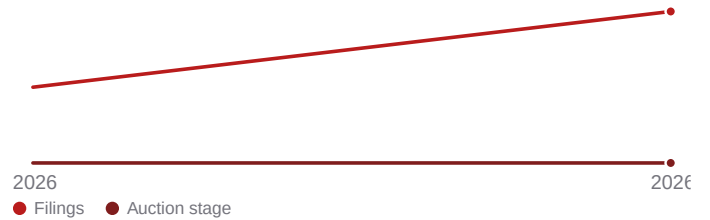
Typical hold before selling

3.8 yrs



Preforeclosure filings

Filings 2 · Auction stage 0



HOUSING STOCK

Homes	731
Median value (AVM)	\$231K
Median size	1,512 ft²
Median bedrooms	3
Median year built	1975
Single family	72%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	72%
Underwater (LTV 125% or more)	2.6%
Owner occupied	72%
Company owned	4.4%
Median loan-to-value	24%
Typical ownership tenure	13.8 yrs

COMMUNITY

Population	308
Density	96 / mi²
Median household income	\$76K
Average household income	\$77K
Crime index (US avg 100)	135
Air pollution index (US avg 100)	90
Earthquake index (US avg 100)	50
Homes occupied	91%
Bachelor's or higher	10%
Poverty rate	14.6%
Unemployment	0.8%
Average temp	60°F
Annual precip	48 in
Sunshine	58%

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.