

Alamance County, NC

County · NC · North Carolina

SELLER'S MARKET

\$291K

MEDIAN SALE PRICE

+1.6%

1-YR CHANGE

2,328

SALES (12 MO)

\$289K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 63 / 100

Buyer's market

Balanced

Seller's market

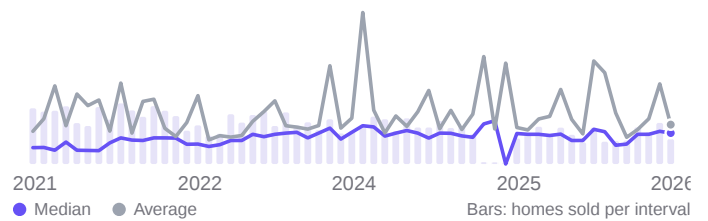
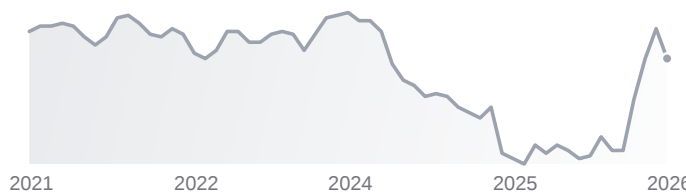
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

63 / 100

Sale prices

Median \$290K · Average \$324K

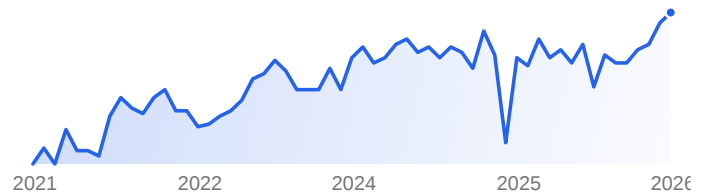
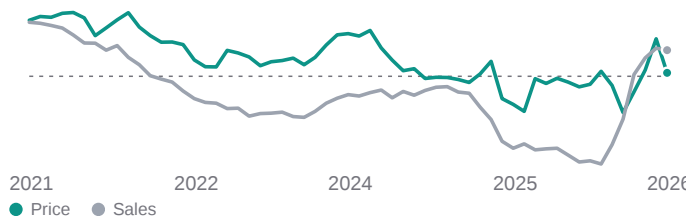


Growth (year over year)

Price +1.6% · Sales +12.3%

Price per square foot

\$193/ft²

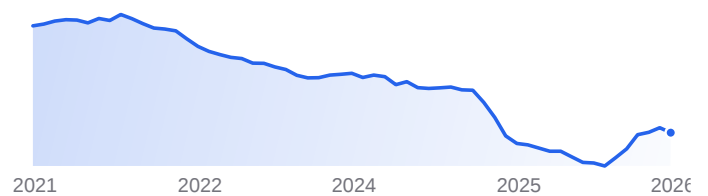
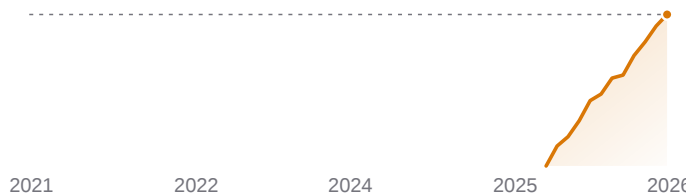


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

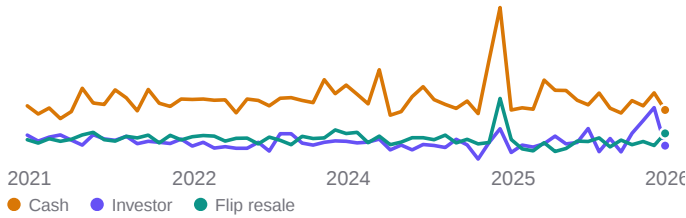
3.9%



BUYERS & OUTCOMES

Buyer mix

Cash 27% · Investor 7.4% · Flip resale 14%



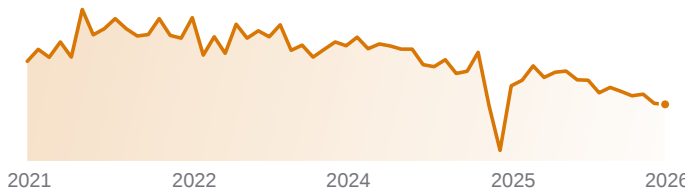
Sellers who sold at a gain

86%

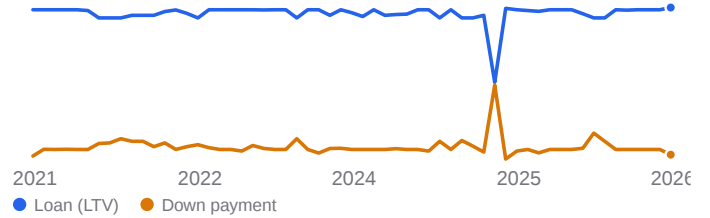


Median annualized return at resale

+4.7%

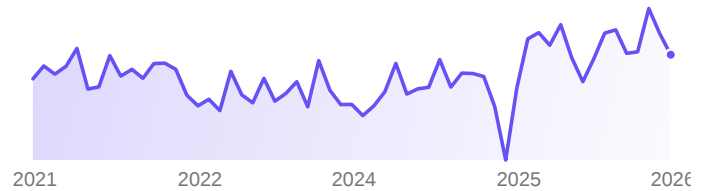


Financing (share of purchase price) Loan (LTV) 96% · Down payment 6.8%



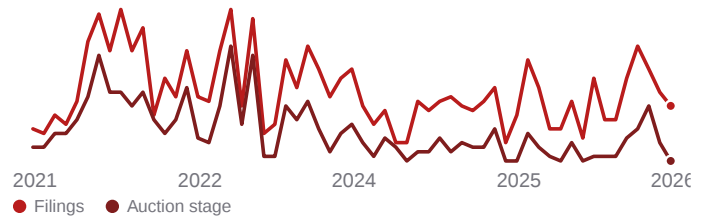
Typical hold before selling

5.1 yrs



Preforeclosure filings

Filings 14 · Auction stage 2



HOUSING STOCK

Homes	60,408
Median value (AVM)	\$289K
Median size	1,562 ft²
Median bedrooms	3
Median year built	1985
Single family	83%
Condos	1.9%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	59%
Underwater (LTV 125% or more)	1.7%
Owner occupied	76%
Company owned	12%
Median loan-to-value	43%

Typical ownership tenure

9.0 yrs

COMMUNITY

Population	184,542
Density	436 / mi²
Median household income	\$63K
Average household income	\$82K
Crime index (US avg 100)	106
Air pollution index (US avg 100)	100
Earthquake index (US avg 100)	46
Homes occupied	92%
Bachelor's or higher	20%
Poverty rate	12.3%
Unemployment	1.1%
Average temp	59°F
Annual precip	46 in
Sunshine	60%

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.