

Alexander County, NC

County · NC · North Carolina

BALANCED MARKET

\$250K

MEDIAN SALE PRICE

+9.0%

1-YR CHANGE

298

SALES (12 MO)

\$232K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 58 / 100

Buyer's market

Balanced

Seller's market

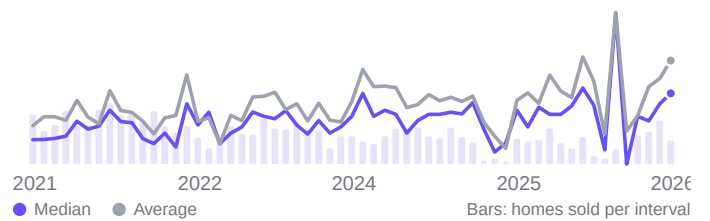
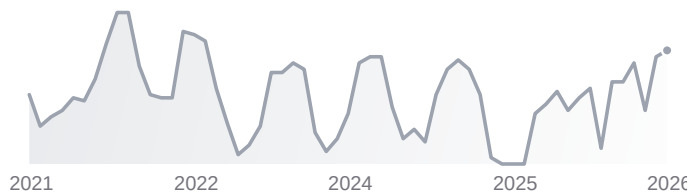
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

58 / 100

Sale prices

Median \$280K · Average \$358K

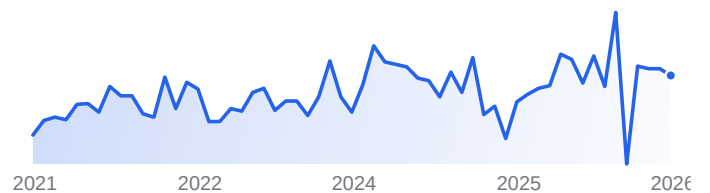
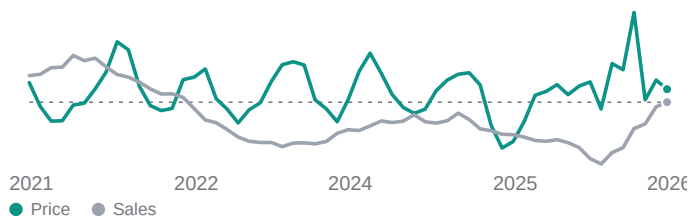


Growth (year over year)

Price +9.0% · Sales +0.0%

Price per square foot

\$181/ft²



Sale premium vs estimated value

-4.7%

Annual turnover (share of homes sold)

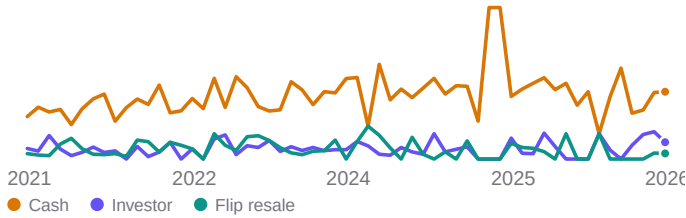
1.8%



BUYERS & OUTCOMES

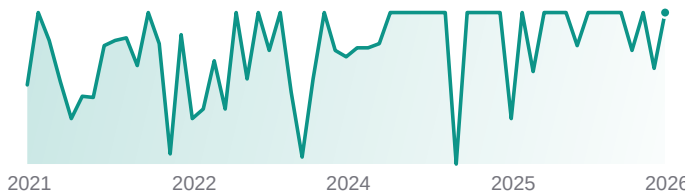
Buyer mix

Cash 44% · Investor 11% · Flip resale 3.7%



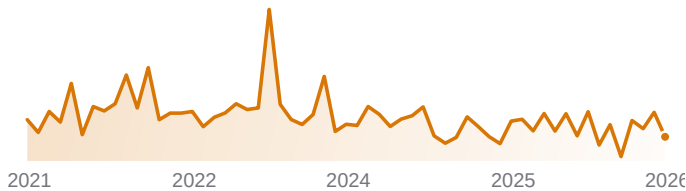
Sellers who sold at a gain

100%

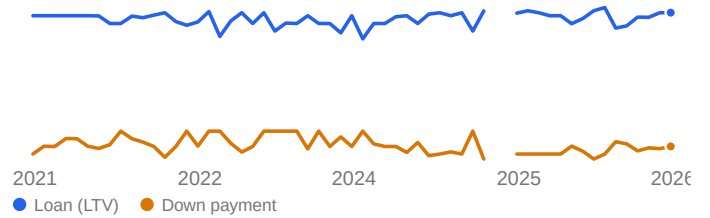


Median annualized return at resale

+5.5%

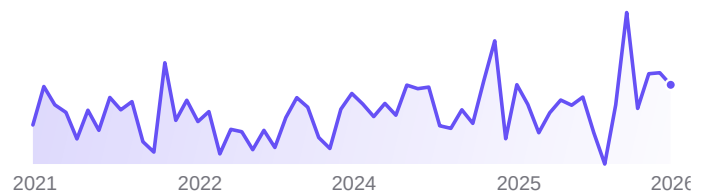


Financing (share of purchase price) Loan (LTV) 97% · Down payment 10%



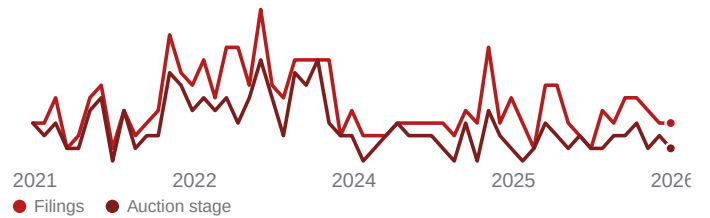
Typical hold before selling

6.0 yrs



Preforeclosure filings

Filings 3 · Auction stage 1



HOUSING STOCK

Homes	16,237
Median value (AVM)	\$232K
Median size	1,456 ft²
Median bedrooms	3
Median year built	1984
Single family	78%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	69%
Underwater (LTV 125% or more)	3.1%
Owner occupied	69%
Company owned	5.1%
Median loan-to-value	30%
Typical ownership tenure	7.9 yrs

COMMUNITY

Population	37,026
Density	142 / mi²
Median household income	\$64K
Average household income	\$82K
Crime index (US avg 100)	118
Air pollution index (US avg 100)	92
Earthquake index (US avg 100)	80
Homes occupied	91%
Bachelor's or higher	11%
Poverty rate	13.1%
Unemployment	1.2%
Average temp	58°F
Annual precip	50 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.