

Alleghany County, NC

County · NC · North Carolina

BALANCED MARKET

\$243K

MEDIAN SALE PRICE

-3.3%

1-YR CHANGE

255

SALES (12 MO)

\$262K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 41 / 100



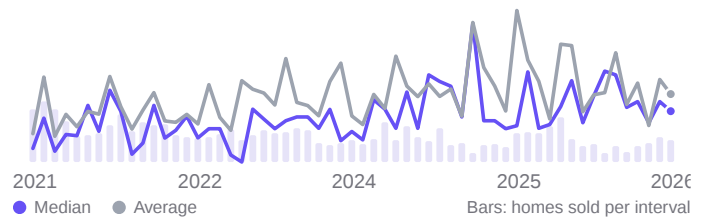
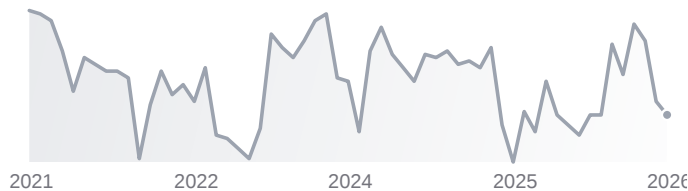
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

41 / 100

Sale prices

Median \$245K · Average \$290K

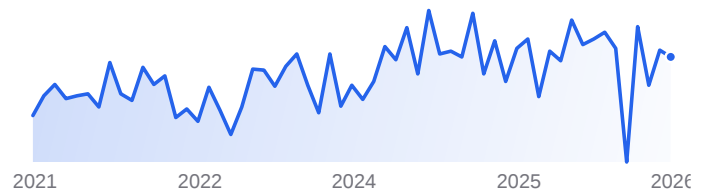
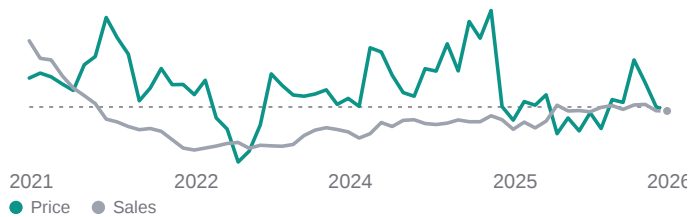


Growth (year over year)

Price -3.3% · Sales -3.0%

Price per square foot

\$182/ft²

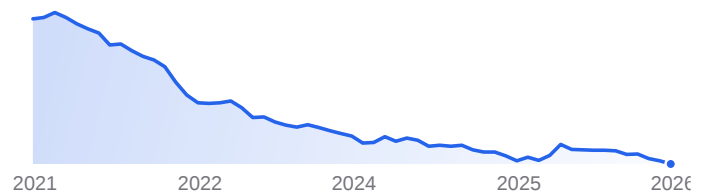
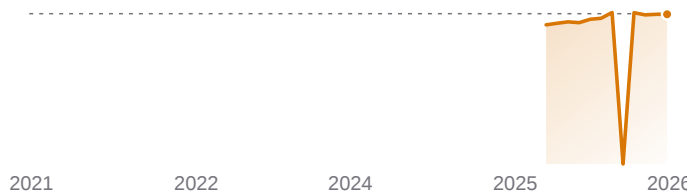


Sale premium vs estimated value

-0.0%

Annual turnover (share of homes sold)

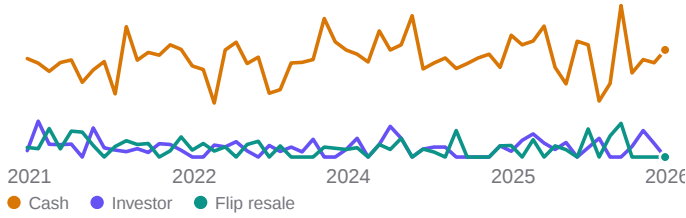
3.2%



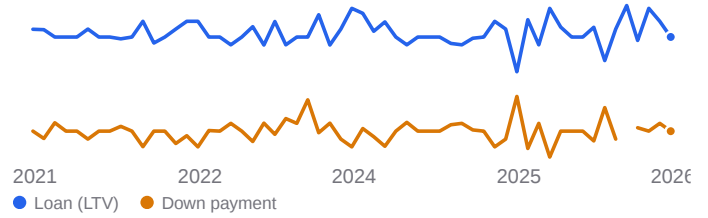
BUYERS & OUTCOMES

Buyer mix

Cash 64% · Investor 0% · Flip resale 0%

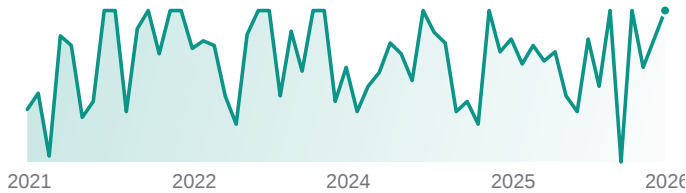


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



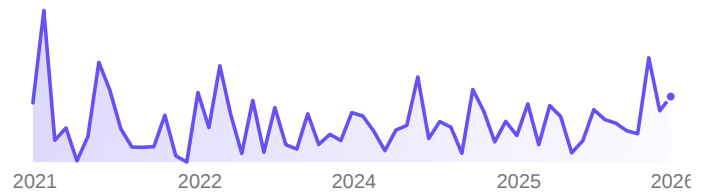
Sellers who sold at a gain

100%



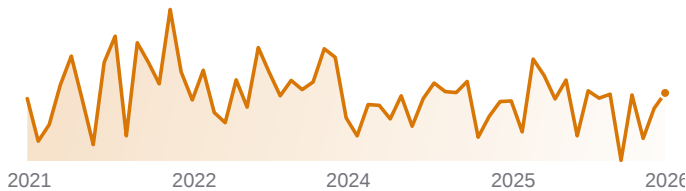
Typical hold before selling

6.1 yrs



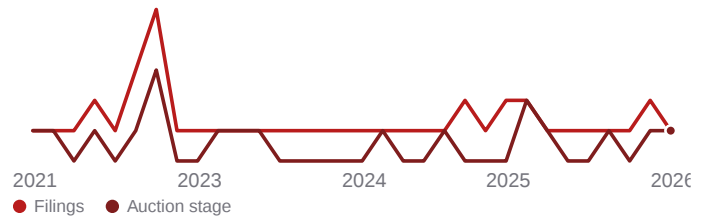
Median annualized return at resale

+10.2%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	8,066
Median value (AVM)	\$262K
Median size	1,564 ft²
Median bedrooms	3
Median year built	1983
Single family	72%
Condos	0.8%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	75%
Underwater (LTV 125% or more)	2.1%
Owner occupied	45%
Company owned	13%
Median loan-to-value	0%

Typical ownership tenure

9.7 yrs

COMMUNITY

Population	11,489
Density	49 / mi²
Median household income	\$45K
Average household income	\$74K
Crime index (US avg 100)	120
Air pollution index (US avg 100)	94
Earthquake index (US avg 100)	90
Homes occupied	66%
Bachelor's or higher	15%
Poverty rate	14.5%
Unemployment	0.8%
Average temp	51°F
Annual precip	53 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.