

# Anson County, NC

County · NC · North Carolina

**STRONG BUYER'S MARKET**

**\$134K**

MEDIAN SALE PRICE

**-26.0%**

1-YR CHANGE

**215**

SALES (12 MO)

**\$115K**

MEDIAN VALUE (AVM)

Market temperature

**Strong buyer's market · 15 / 100**



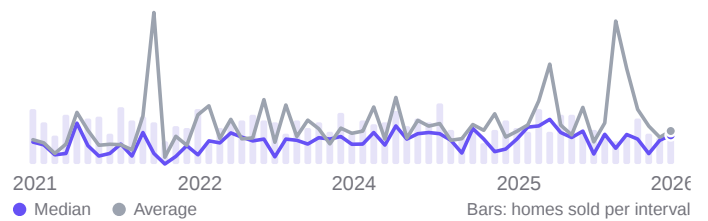
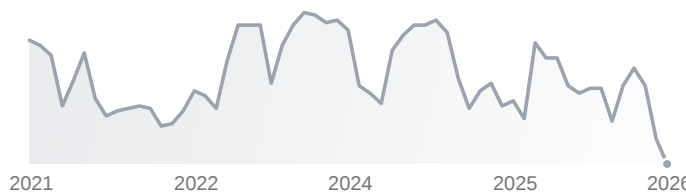
## MARKET TRENDS (5 YEARS)

Market temperature (0-100)

15 / 100

Sale prices

Median \$164K · Average \$180K

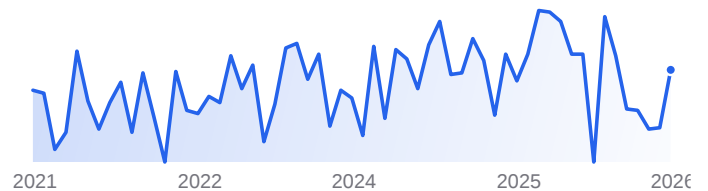
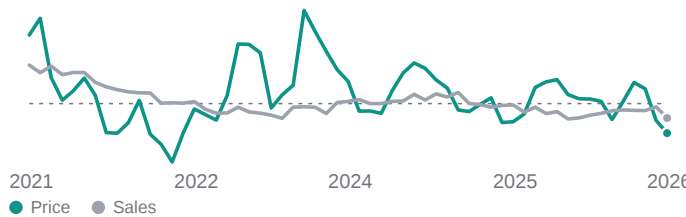


Growth (year over year)

Price -26.0% · Sales -12.6%

Price per square foot

\$105/ft²

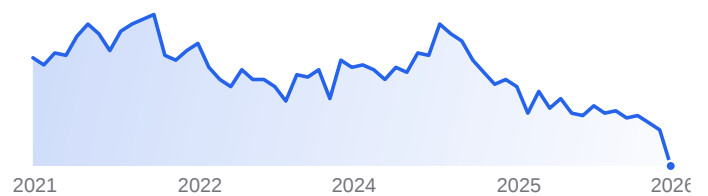
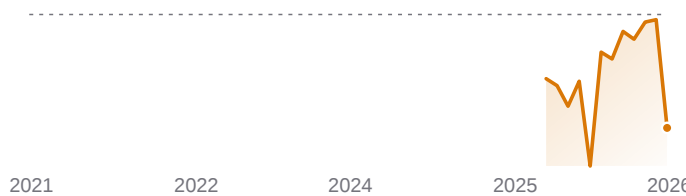


Sale premium vs estimated value

-2.1%

Annual turnover (share of homes sold)

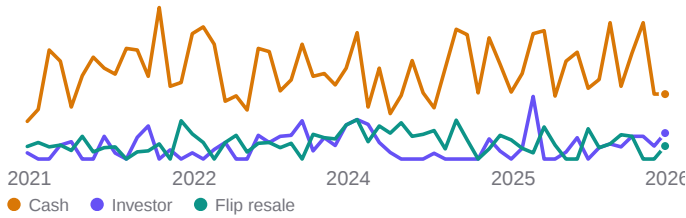
2.4%



## BUYERS & OUTCOMES

### Buyer mix

Cash 36% · Investor 14% · Flip resale 7.1%



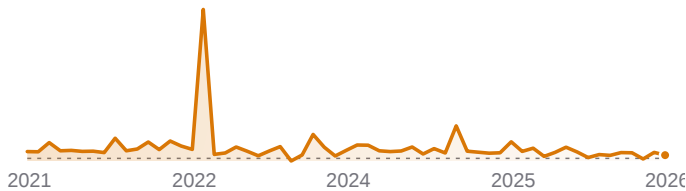
### Sellers who sold at a gain

75%

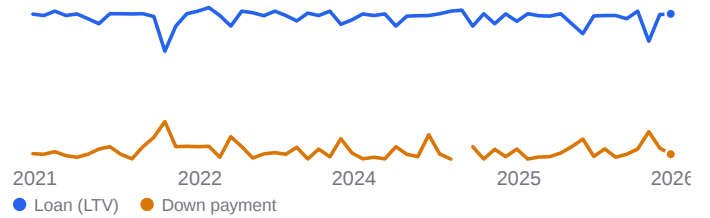


### Median annualized return at resale

+4.5%

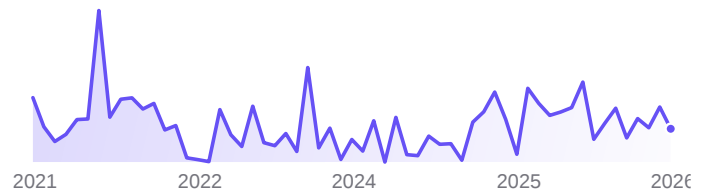


### Financing (share of purchase price) Loan (LTV) 98% · Down payment 5.0%



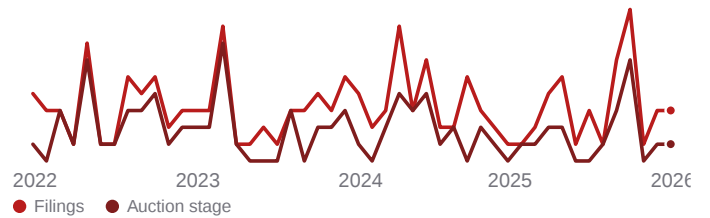
### Typical hold before selling

3.2 yrs



### Preforeclosure filings

Filings 3 · Auction stage 1



## HOUSING STOCK

|                    |           |
|--------------------|-----------|
| Homes              | 9,051     |
| Median value (AVM) | \$115K    |
| Median size        | 1,388 ft² |
| Median bedrooms    | 3         |
| Median year built  | 1966      |
| Single family      | 74%       |

## EQUITY & OWNERSHIP

|                               |           |
|-------------------------------|-----------|
| Equity rich (LTV 50% or less) | 68%       |
| Underwater (LTV 125% or more) | 3.7%      |
| Owner occupied                | 43%       |
| Company owned                 | 12%       |
| Median loan-to-value          | 8%        |
| Typical ownership tenure      | 126.6 yrs |

## COMMUNITY

|                                  |          |
|----------------------------------|----------|
| Population                       | 22,475   |
| Density                          | 42 / mi² |
| Median household income          | \$45K    |
| Average household income         | \$63K    |
| Crime index (US avg 100)         | 118      |
| Air pollution index (US avg 100) | 92       |
| Earthquake index (US avg 100)    | 83       |
| Homes occupied                   | 86%      |
| Bachelor's or higher             | 9%       |
| Poverty rate                     | 19.1%    |
| Unemployment                     | 1.0%     |
| Average temp                     | 61°F     |
| Annual precip                    | 48 in    |
| Sunshine                         | 63%      |

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.