

Bladen County, NC

County · NC · North Carolina

BUYER'S MARKET

\$148K

MEDIAN SALE PRICE

-5.4%

1-YR CHANGE

267

SALES (12 MO)

\$115K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 36 / 100



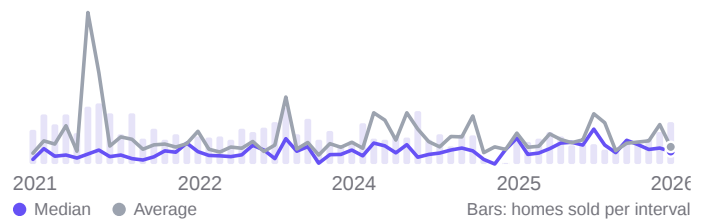
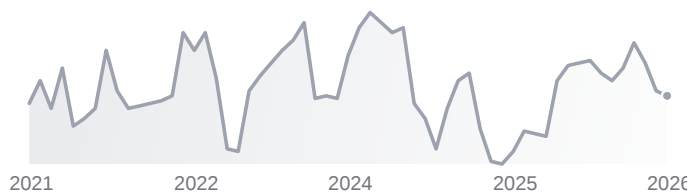
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

36 / 100

Sale prices

Median \$136K · Average \$168K

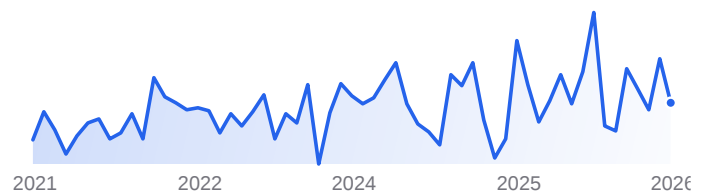
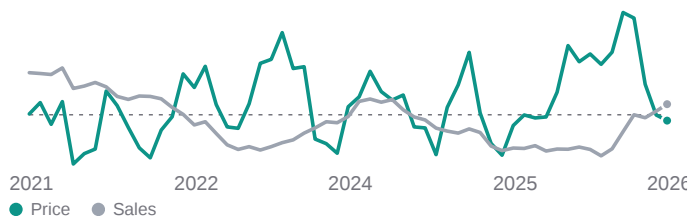


Growth (year over year)

Price -5.4% · Sales +9.9%

Price per square foot

\$107/ft²

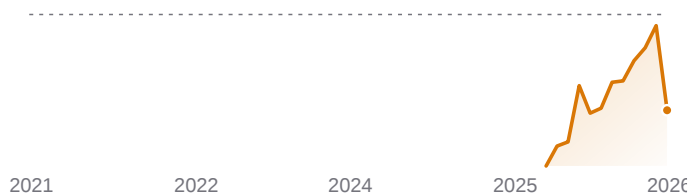


Sale premium vs estimated value

-5.8%

Annual turnover (share of homes sold)

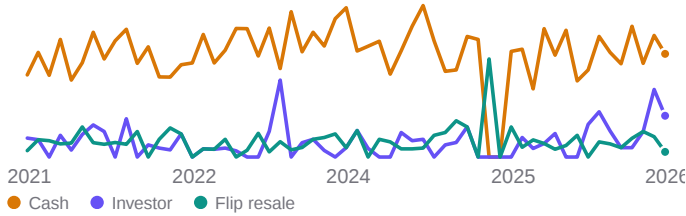
1.6%



BUYERS & OUTCOMES

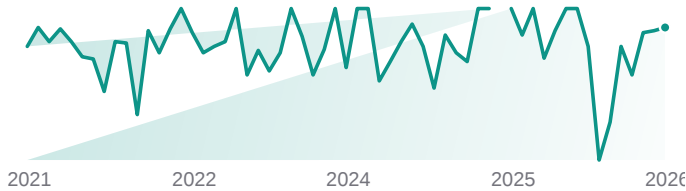
Buyer mix

Cash 53% · Investor 21% · Flip resale 2.6%



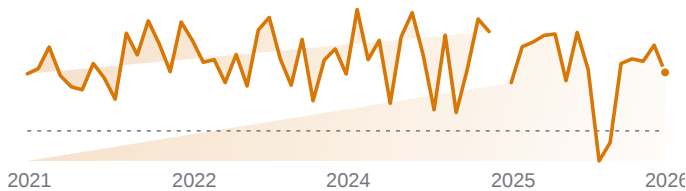
Sellers who sold at a gain

93%

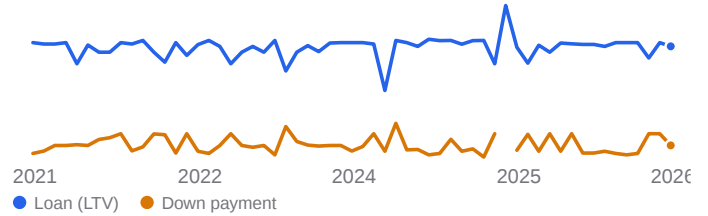


Median annualized return at resale

+6.8%

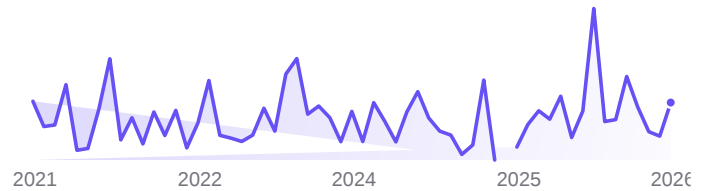


Financing (share of purchase price) Loan (LTV) 95% · Down payment 10%



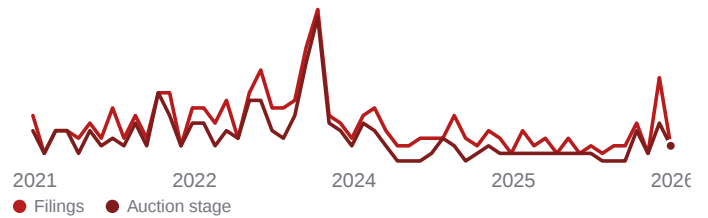
Typical hold before selling

5.1 yrs



Preforeclosure filings

Filings 2 · Auction stage 2



HOUSING STOCK

Homes	16,373
Median value (AVM)	\$115K
Median size	1,456 ft²
Median bedrooms	3
Median year built	1977
Single family	90%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	79%
Underwater (LTV 125% or more)	3.4%
Owner occupied	52%
Company owned	9.6%
Median loan-to-value	0%
Typical ownership tenure	6.9 yrs

COMMUNITY

Population	30,011
Density	34 / mi²
Median household income	\$43K
Average household income	\$65K
Crime index (US avg 100)	103
Air pollution index (US avg 100)	87
Earthquake index (US avg 100)	75
Homes occupied	83%
Bachelor's or higher	15%
Poverty rate	21.6%
Unemployment	1.0%
Average temp	62°F
Annual precip	49 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.