

Cabarrus County, NC

County · NC · North Carolina

BUYER'S MARKET

\$365K

MEDIAN SALE PRICE

-4.0%

1-YR CHANGE

3,146

SALES (12 MO)

\$379K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 33 / 100



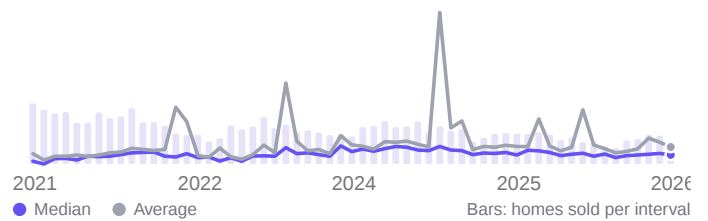
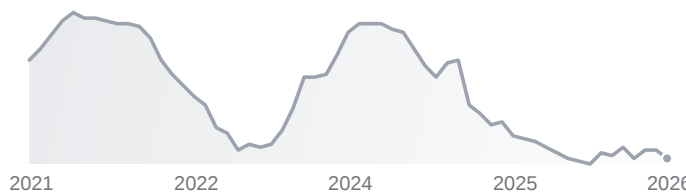
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

33 / 100

Sale prices

Median \$360K · Average \$416K

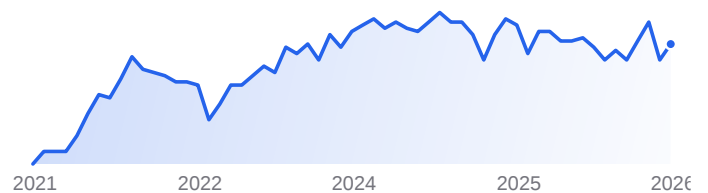
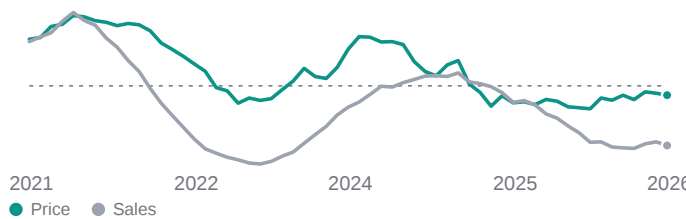


Growth (year over year)

Price -4.0% · Sales -25.5%

Price per square foot

\$201/ft²

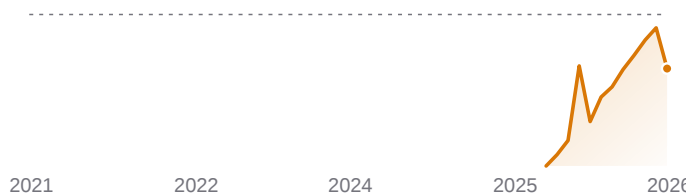


Sale premium vs estimated value

-0.5%

Annual turnover (share of homes sold)

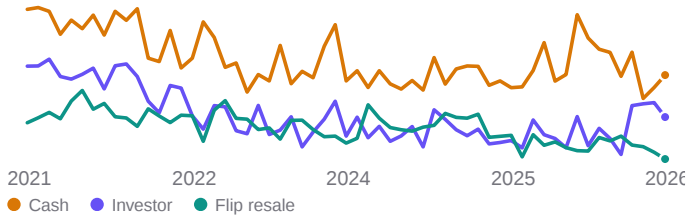
3.8%



BUYERS & OUTCOMES

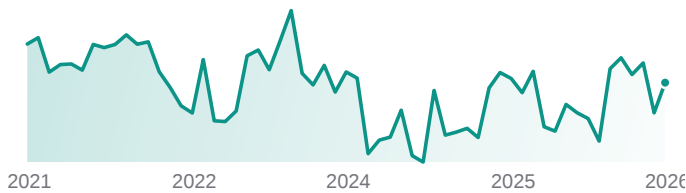
Buyer mix

Cash 25% · Investor 15% · Flip resale 5.5%



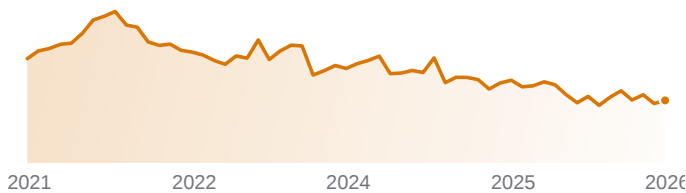
Sellers who sold at a gain

90%

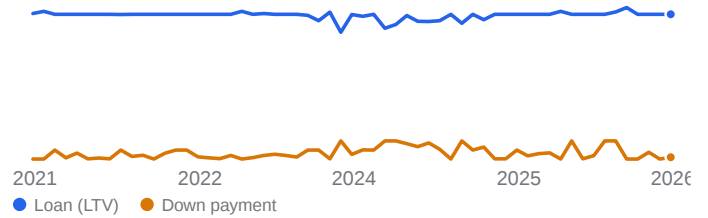


Median annualized return at resale

+5.7%

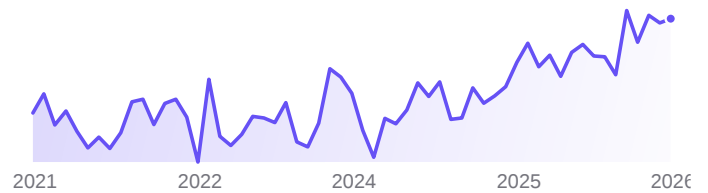


Financing (share of purchase price) Loan (LTV) 90% · Down payment 11%



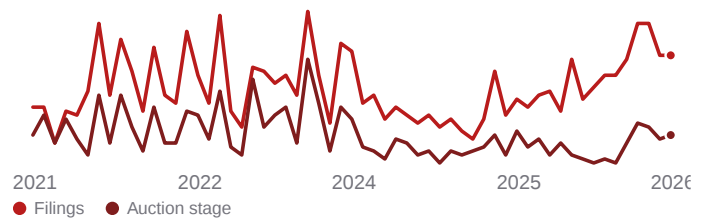
Typical hold before selling

6.5 yrs



Preforeclosure filings

Filings 30 · Auction stage 10



HOUSING STOCK

Homes	82,651
Median value (AVM)	\$379K
Median size	1,852 ft²
Median bedrooms	3
Median year built	1999
Single family	76%
Condos	1.1%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	56%
Underwater (LTV 125% or more)	1.2%
Owner occupied	75%
Company owned	15%
Median loan-to-value	45%

Typical ownership tenure

8.4 yrs

COMMUNITY

Population	246,916
Density	684 / mi²
Median household income	\$84K
Average household income	\$107K
Crime index (US avg 100)	89
Air pollution index (US avg 100)	86
Earthquake index (US avg 100)	67
Homes occupied	95%
Bachelor's or higher	26%
Poverty rate	6.5%
Unemployment	1.1%
Average temp	60°F
Annual precip	47 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.