

Caldwell County, NC

County · NC · North Carolina

BALANCED MARKET

\$231K

MEDIAN SALE PRICE

-0.7%

1-YR CHANGE

950

SALES (12 MO)

\$210K

MEDIAN VALUE (AVM)

Market temperature

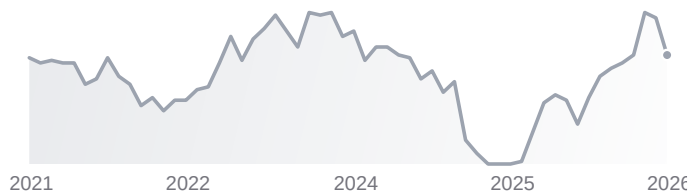
Balanced market · 56 / 100



MARKET TRENDS (5 YEARS)

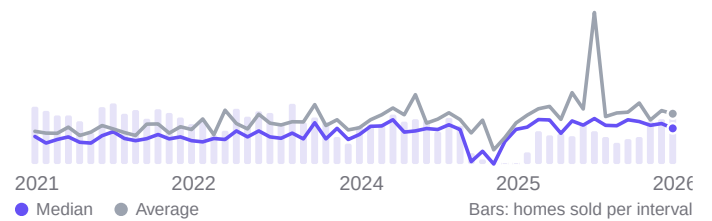
Market temperature (0–100)

56 / 100



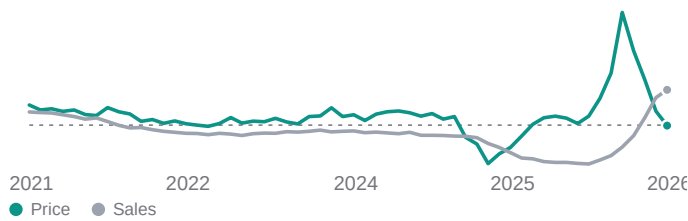
Sale prices

Median \$220K · Average \$280K



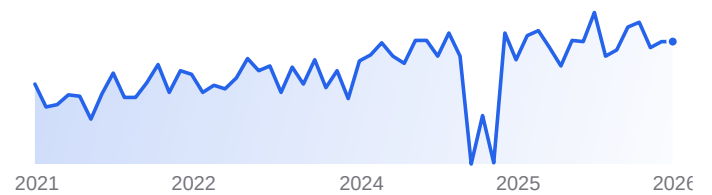
Growth (year over year)

Price -0.7% · Sales +47.1%



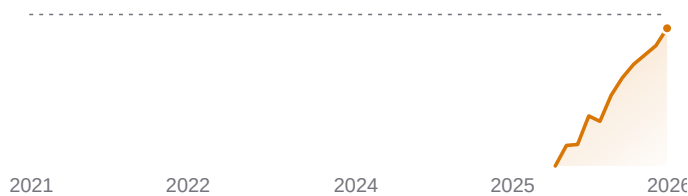
Price per square foot

\$176/ft²



Sale premium vs estimated value

-0.4%



Annual turnover (share of homes sold)

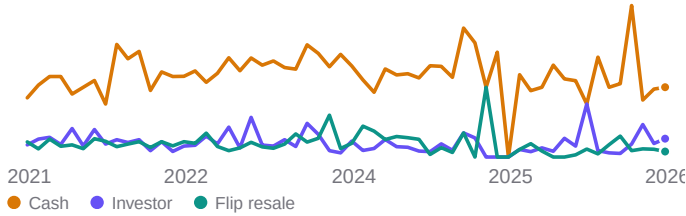
2.7%



BUYERS & OUTCOMES

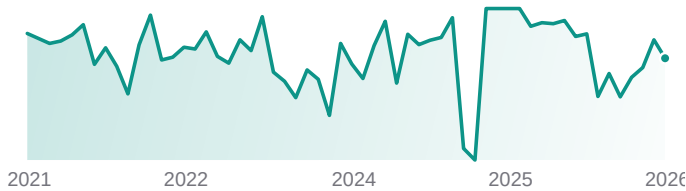
Buyer mix

Cash 33% · Investor 8.8% · Flip resale 2.6%



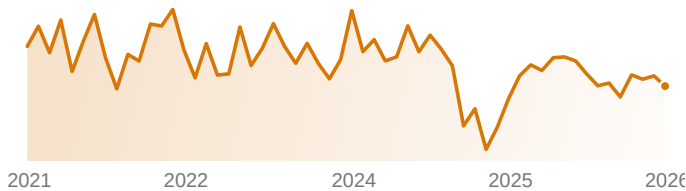
Sellers who sold at a gain

89%

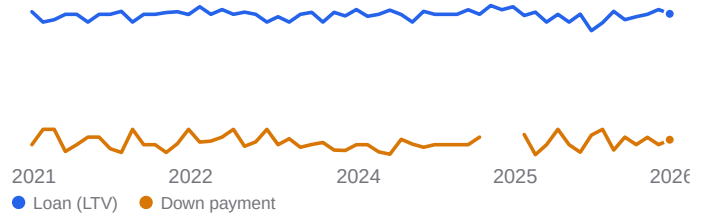


Median annualized return at resale

+6.7%

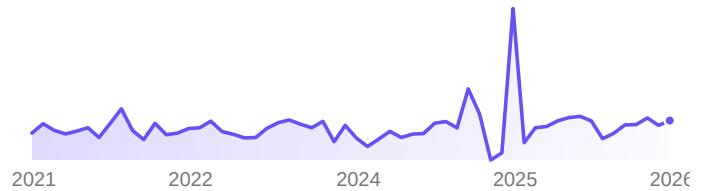


Financing (share of purchase price) Loan (LTV) 95% · Down payment 13%



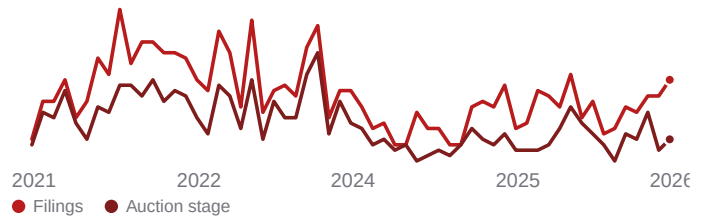
Typical hold before selling

5.7 yrs



Preforeclosure filings

Filings 15 · Auction stage 4



HOUSING STOCK

Homes	35,135
Median value (AVM)	\$210K
Median size	1,385 ft²
Median bedrooms	3
Median year built	1977
Single family	79%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	69%
Underwater (LTV 125% or more)	2.0%
Owner occupied	65%
Company owned	6.4%
Median loan-to-value	32%
Typical ownership tenure	23.7 yrs

COMMUNITY

Population	81,343
Density	172 / mi²
Median household income	\$55K
Average household income	\$72K
Crime index (US avg 100)	108
Air pollution index (US avg 100)	95
Earthquake index (US avg 100)	86
Homes occupied	91%
Bachelor's or higher	14%
Poverty rate	11.7%
Unemployment	1.0%
Average temp	58°F
Annual precip	50 in
Sunshine	59%

Market metrics are derived from recorded arms-length deeds through June 2026. Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.