

Chatham County, NC

County · NC · North Carolina

BUYER'S MARKET

\$615K

MEDIAN SALE PRICE

-5.6%

1-YR CHANGE

1,277

SALES (12 MO)

\$580K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 37 / 100



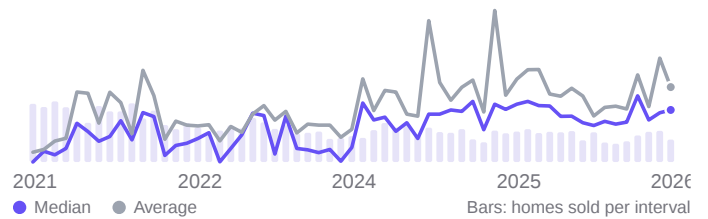
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

37 / 100

Sale prices

Median \$630K · Average \$710K

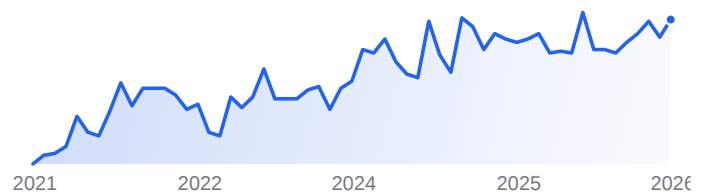
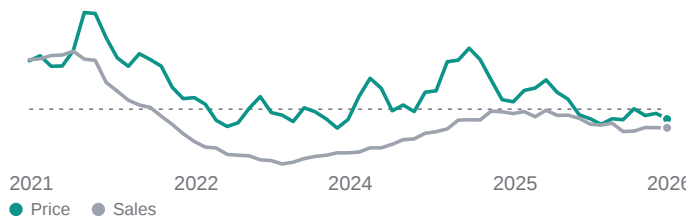


Growth (year over year)

Price -5.6% · Sales -10.6%

Price per square foot

\$272/ft²

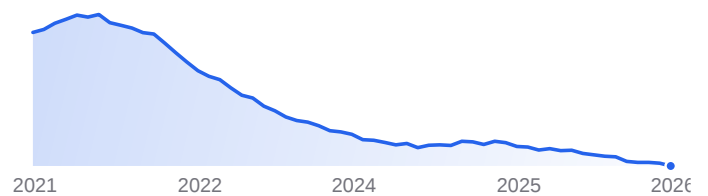


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

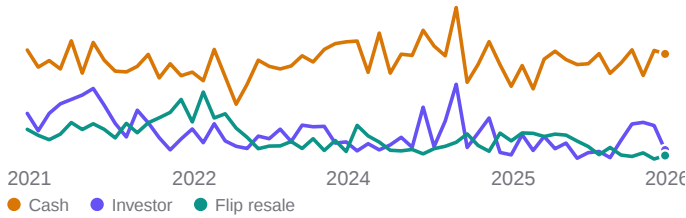
4.1%



BUYERS & OUTCOMES

Buyer mix

Cash 42% · Investor 4.3% · Flip resale 2.2%



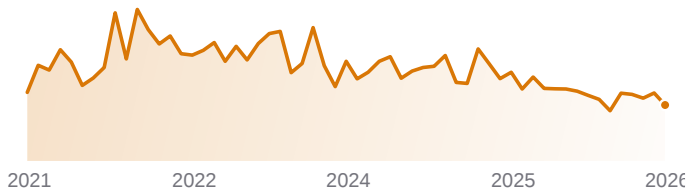
Sellers who sold at a gain

85%

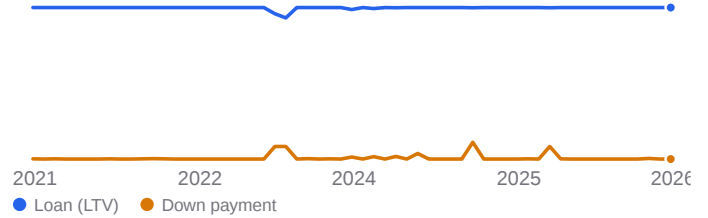


Median annualized return at resale

+4.8%

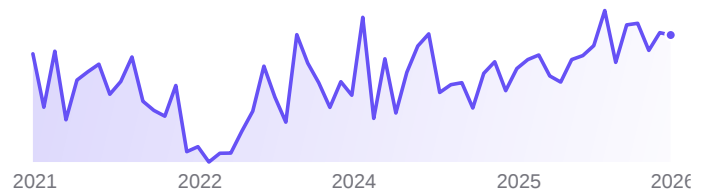


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



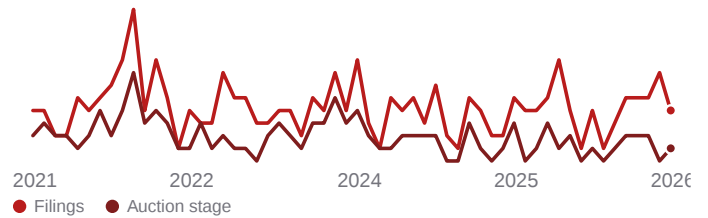
Typical hold before selling

5.8 yrs



Preforeclosure filings

Filings 4 · Auction stage 1



HOUSING STOCK

Homes	31,240
Median value (AVM)	\$580K
Median size	2,064 ft²
Median bedrooms	3
Median year built	2001
Single family	86%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	64%
Underwater (LTV 125% or more)	1.4%
Owner occupied	80%
Company owned	9.3%
Median loan-to-value	40%
Typical ownership tenure	9.1 yrs

COMMUNITY

Population	84,640
Density	124 / mi²
Median household income	\$87K
Average household income	\$122K
Crime index (US avg 100)	103
Air pollution index (US avg 100)	96
Earthquake index (US avg 100)	45
Homes occupied	94%
Bachelor's or higher	26%
Poverty rate	9.6%
Unemployment	0.9%
Average temp	60°F
Annual precip	48 in
Sunshine	58%

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.