

Cleveland County, NC

County · NC · North Carolina

BUYER'S MARKET

\$232K

MEDIAN SALE PRICE

-4.8%

1-YR CHANGE

1,345

SALES (12 MO)

\$210K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 38 / 100



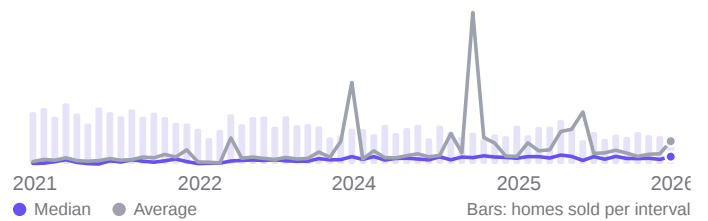
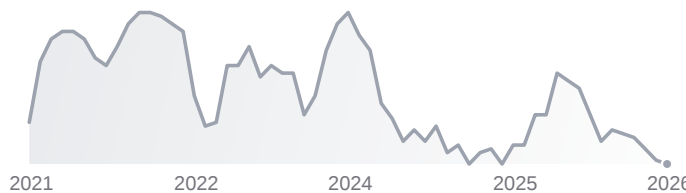
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

38 / 100

Sale prices

Median \$250K · Average \$438K

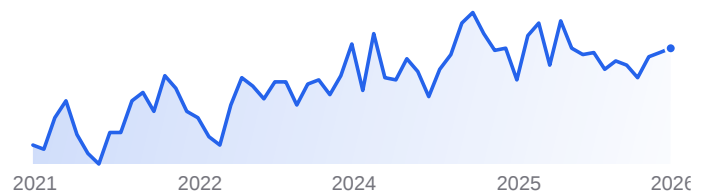
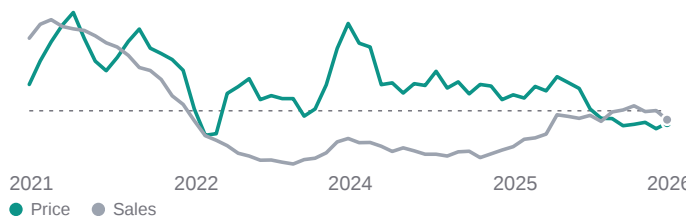


Growth (year over year)

Price -4.8% · Sales -3.4%

Price per square foot

\$167/ft²

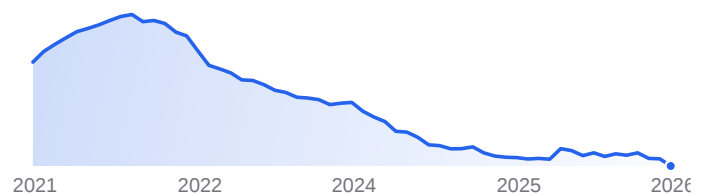
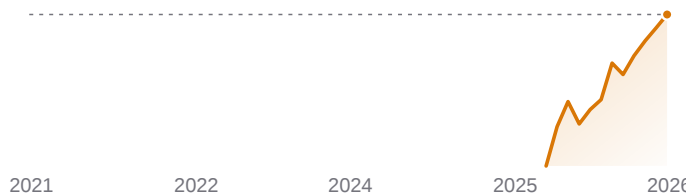


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

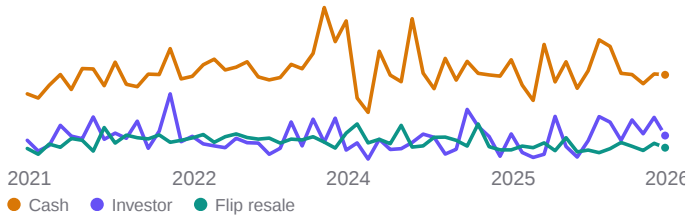
3.4%



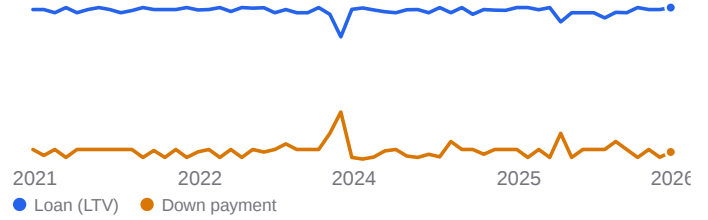
BUYERS & OUTCOMES

Buyer mix

Cash 42% · Investor 14% · Flip resale 8.8%

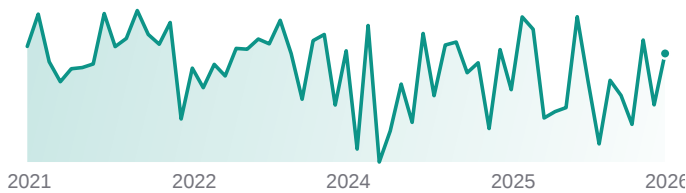


Financing (share of purchase price) Loan (LTV) 98% · Down payment 8.4%



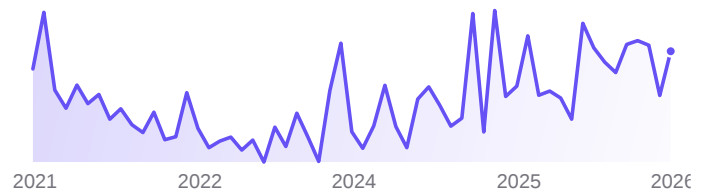
Sellers who sold at a gain

90%



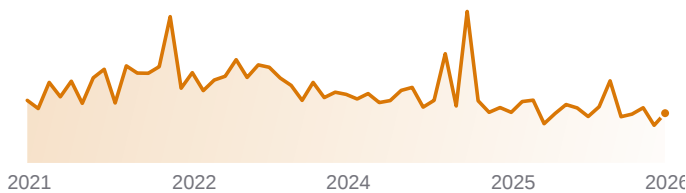
Typical hold before selling

4.5 yrs



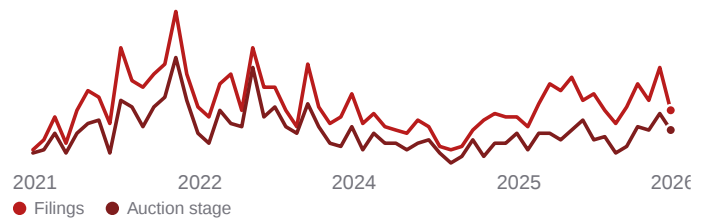
Median annualized return at resale

+7.7%



Preforeclosure filings

Filings 16 · Auction stage 10



HOUSING STOCK

Homes	39,245
Median value (AVM)	\$210K
Median size	1,466 ft²
Median year built	1979
Single family	97%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	66%
Underwater (LTV 125% or more)	3.0%
Owner occupied	69%
Company owned	11%
Median loan-to-value	29%
Typical ownership tenure	9.0 yrs

COMMUNITY

Population	102,933
Density	222 / mi²
Median household income	\$53K
Average household income	\$71K
Crime index (US avg 100)	110
Air pollution index (US avg 100)	90
Earthquake index (US avg 100)	79
Homes occupied	91%
Bachelor's or higher	13%
Poverty rate	17.1%
Unemployment	1.1%
Average temp	59°F
Annual precip	50 in
Sunshine	59%

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.