

Davie County, NC

County · NC · North Carolina

BALANCED MARKET

\$288K

MEDIAN SALE PRICE

-5.5%

1-YR CHANGE

680

SALES (12 MO)

\$273K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 55 / 100

Buyer's market

Balanced

Seller's market

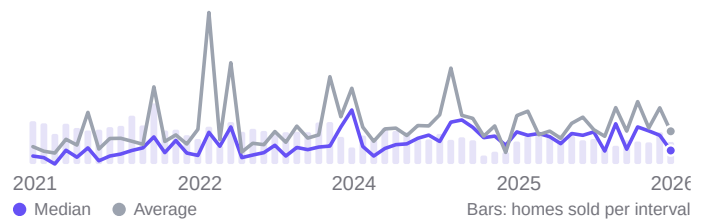
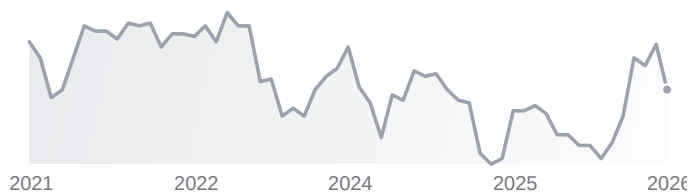
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

55 / 100

Sale prices

Median \$252K · Average \$312K

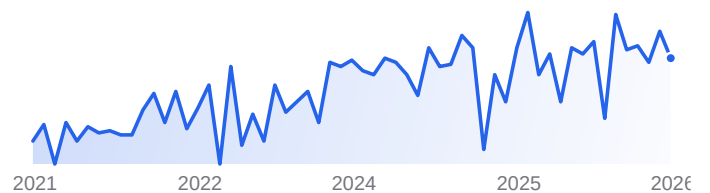
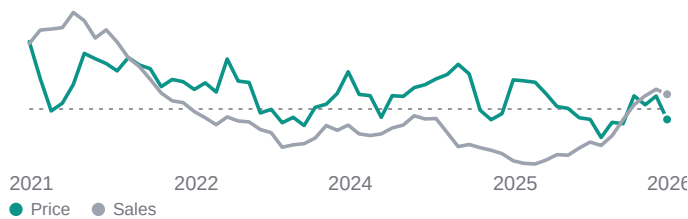


Growth (year over year)

Price -5.5% · Sales +7.8%

Price per square foot

\$174/ft²

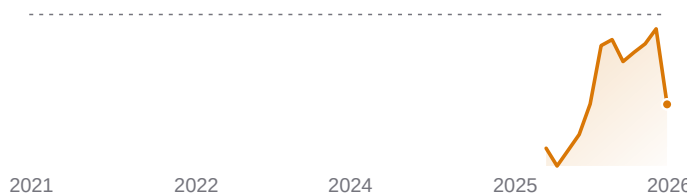


Sale premium vs estimated value

-2.9%

Annual turnover (share of homes sold)

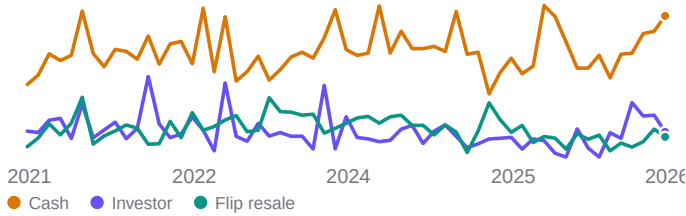
3.9%



BUYERS & OUTCOMES

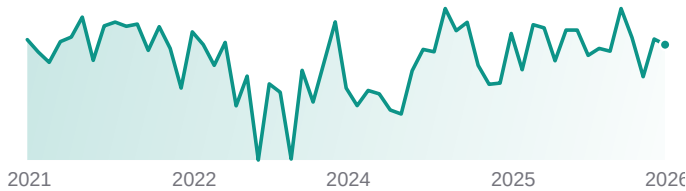
Buyer mix

Cash 54% · Investor 9.6% · Flip resale 7.7%



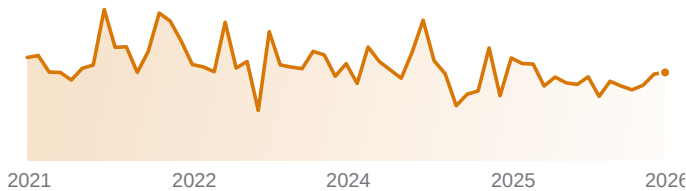
Sellers who sold at a gain

91%

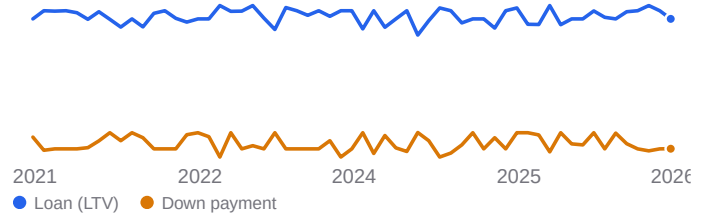


Median annualized return at resale

+7.4%

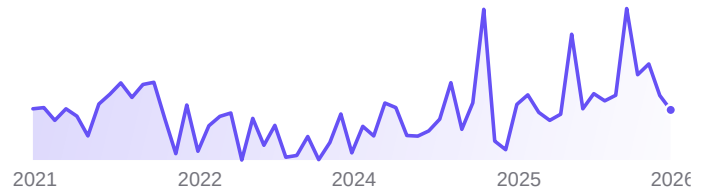


Financing (share of purchase price) Loan (LTV) 90% · Down payment 10%



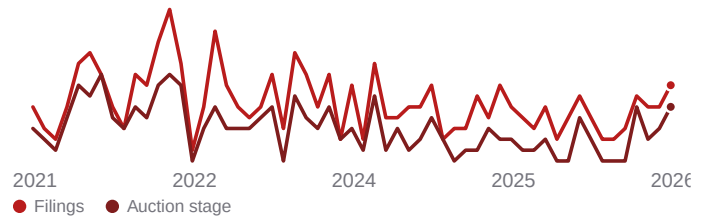
Typical hold before selling

4.2 yrs



Preforeclosure filings

Filings 7 · Auction stage 5



HOUSING STOCK

Homes	17,659
Median value (AVM)	\$273K
Median size	1,694 ft²
Median bedrooms	3
Median year built	1987
Single family	63%
Condos	1.7%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	62%
Underwater (LTV 125% or more)	2.5%
Owner occupied	82%
Company owned	6.6%
Median loan-to-value	39%

Typical ownership tenure

9.9 yrs

COMMUNITY

Population	45,871
Density	174 / mi²
Median household income	\$70K
Average household income	\$94K
Crime index (US avg 100)	102
Air pollution index (US avg 100)	90
Earthquake index (US avg 100)	63
Homes occupied	92%
Bachelor's or higher	17%
Poverty rate	9.6%
Unemployment	0.9%
Average temp	59°F
Annual precip	46 in
Sunshine	60%

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.