

Graham County, NC

County · NC · North Carolina

SELLER'S MARKET

\$289K

MEDIAN SALE PRICE

+47.9%

1-YR CHANGE

150

SALES (12 MO)

\$241K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 67 / 100

Buyer's market

Balanced

Seller's market

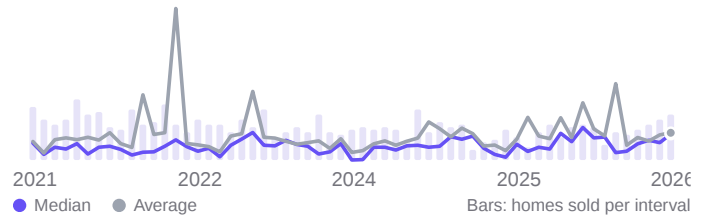
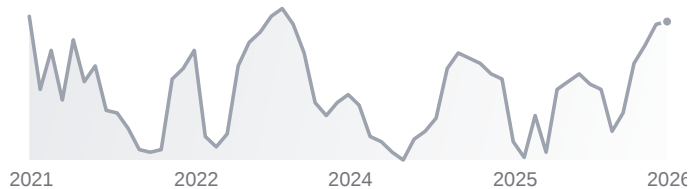
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

67 / 100

Sale prices

Median \$343K · Average \$357K

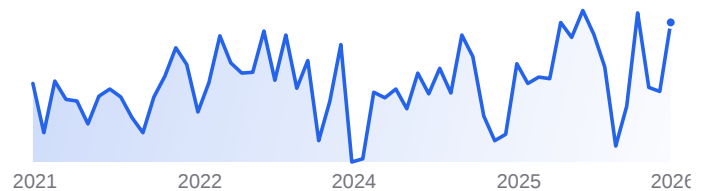
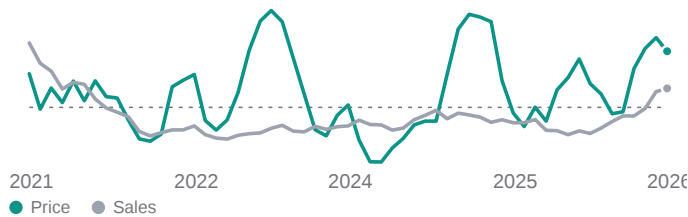


Growth (year over year)

Price +47.9% · Sales +16.3%

Price per square foot

\$255/ft²

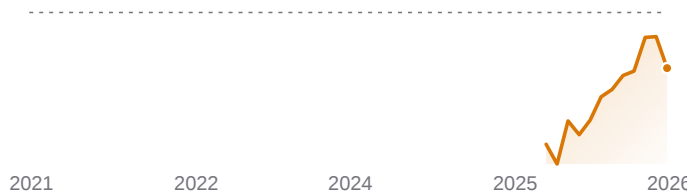


Sale premium vs estimated value

-3.4%

Annual turnover (share of homes sold)

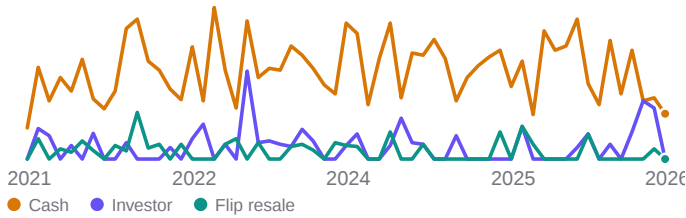
2.9%



BUYERS & OUTCOMES

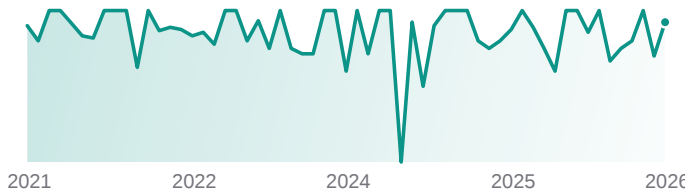
Buyer mix

Cash 28% · Investor 0% · Flip resale 0%



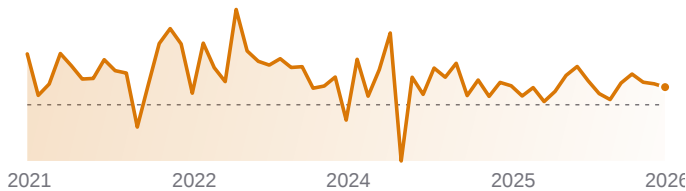
Sellers who sold at a gain

92%

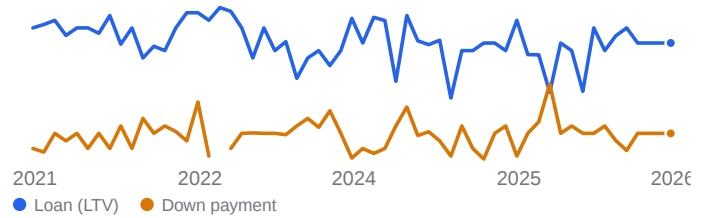


Median annualized return at resale

+5.2%

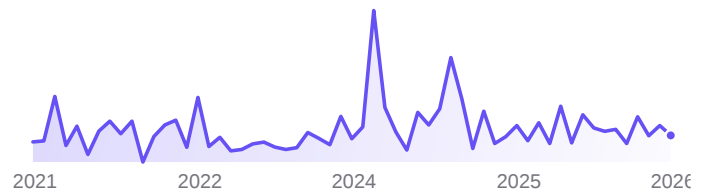


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



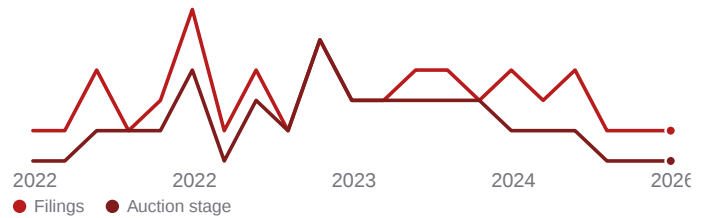
Typical hold before selling

3.7 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	5,167
Median value (AVM)	\$241K
Median size	1,248 ft²
Median bedrooms	3
Median year built	1984
Single family	23%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	77%
Underwater (LTV 125% or more)	1.6%
Owner occupied	40%
Company owned	8.8%
Median loan-to-value	0%
Typical ownership tenure	11.5 yrs

COMMUNITY

Population	8,236
Density	28 / mi²
Median household income	\$49K
Average household income	\$65K
Crime index (US avg 100)	108
Air pollution index (US avg 100)	90
Earthquake index (US avg 100)	130
Homes occupied	67%
Bachelor's or higher	12%
Poverty rate	9.9%
Unemployment	0.9%
Average temp	54°F
Annual precip	65 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.