

Guilford County, NC

County · NC · North Carolina

BALANCED MARKET

\$282K

MEDIAN SALE PRICE

-0.7%

1-YR CHANGE

7,809

SALES (12 MO)

\$268K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 44 / 100



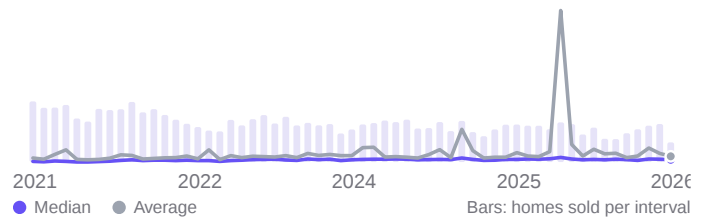
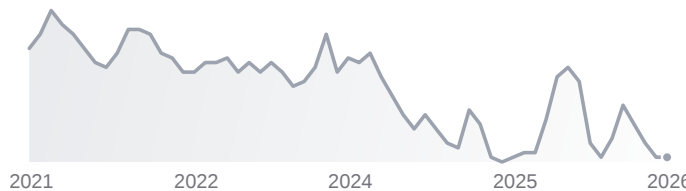
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

44 / 100

Sale prices

Median \$270K · Average \$353K

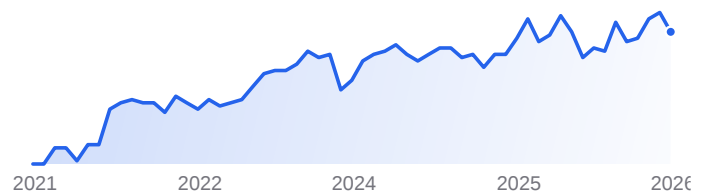
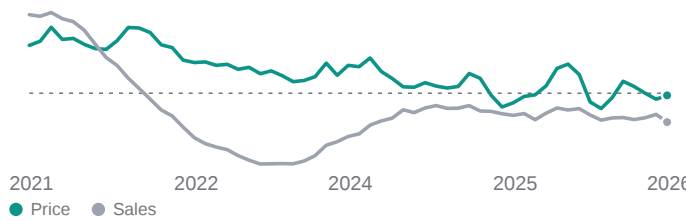


Growth (year over year)

Price -0.7% · Sales -10.0%

Price per square foot

\$173/ft²

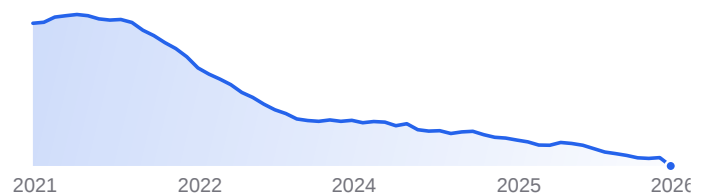
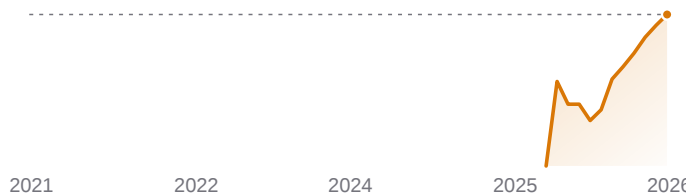


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

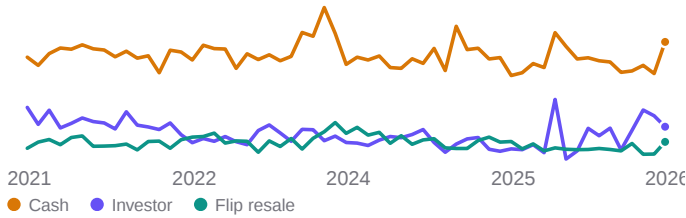
4.0%



BUYERS & OUTCOMES

Buyer mix

Cash 43% · Investor 16% · Flip resale 11%



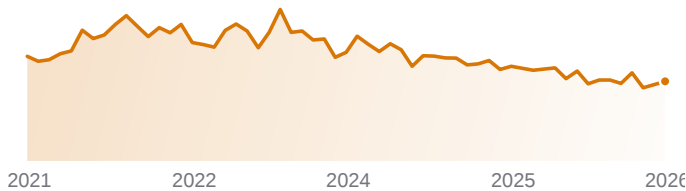
Sellers who sold at a gain

84%

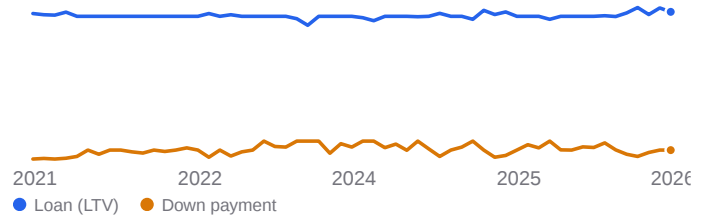


Median annualized return at resale

+5.4%

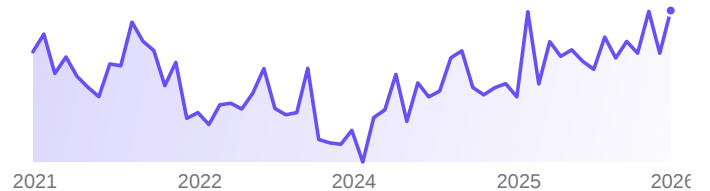


Financing (share of purchase price) Loan (LTV) 93% · Down payment 15%



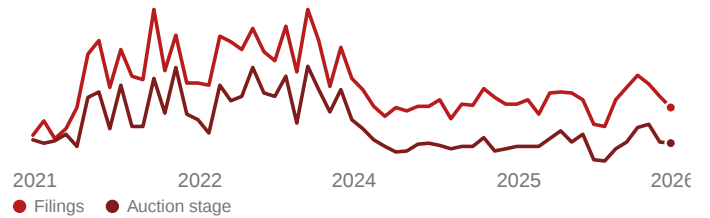
Typical hold before selling

5.7 yrs



Preforeclosure filings

Filings 57 · Auction stage 25



HOUSING STOCK

Homes	195,836
Median value (AVM)	\$268K
Median size	1,656 ft²
Median bedrooms	3
Median year built	1986
Single family	86%
Condos	4.0%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	61%
Underwater (LTV 125% or more)	1.7%
Owner occupied	72%
Company owned	16%
Median loan-to-value	42%

Typical ownership tenure

9.6 yrs

COMMUNITY

Population	560,677
Density	868 / mi²
Median household income	\$66K
Average household income	\$92K
Crime index (US avg 100)	98
Air pollution index (US avg 100)	92
Earthquake index (US avg 100)	49
Homes occupied	94%
Bachelor's or higher	24%
Poverty rate	15.3%
Unemployment	1.2%
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.