

Johnston County, NC

County · NC · North Carolina

BUYER'S MARKET

\$335K

MEDIAN SALE PRICE

-4.1%

1-YR CHANGE

3,242

SALES (12 MO)

\$344K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 30 / 100



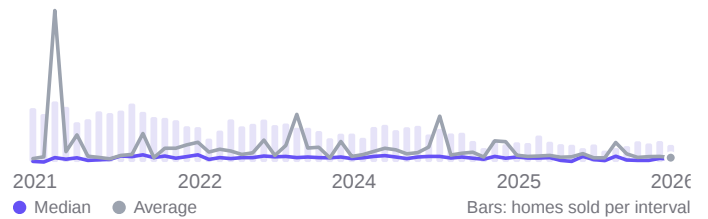
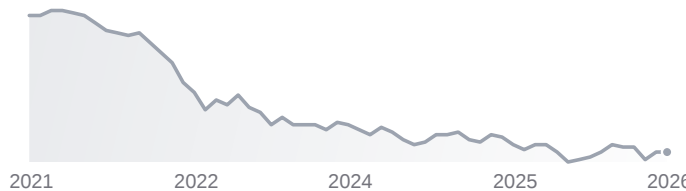
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

30 / 100

Sale prices

Median \$336K · Average \$349K

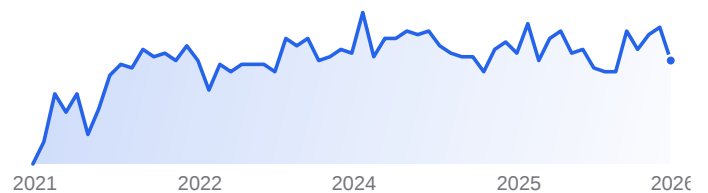
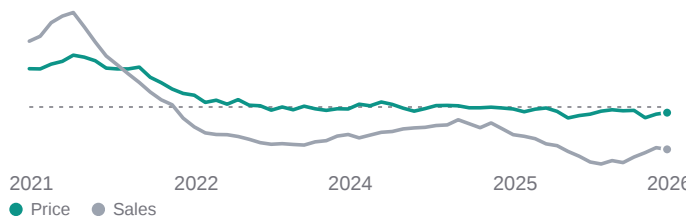


Growth (year over year)

Price -4.1% · Sales -30.3%

Price per square foot

\$182/ft²

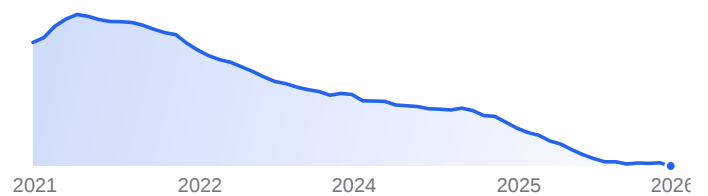


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

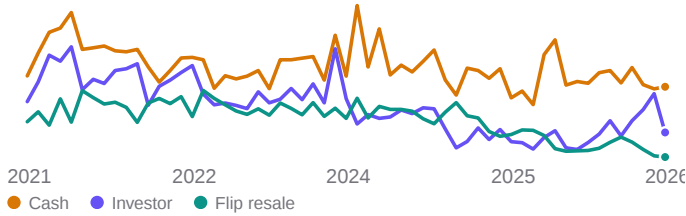
3.8%



BUYERS & OUTCOMES

Buyer mix

Cash 27% · Investor 12% · Flip resale 4.4%



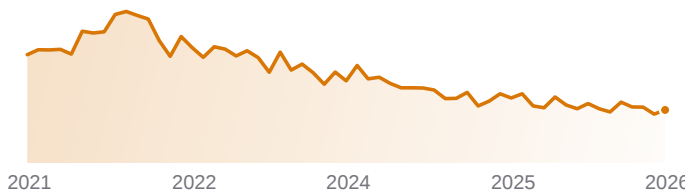
Sellers who sold at a gain

83%

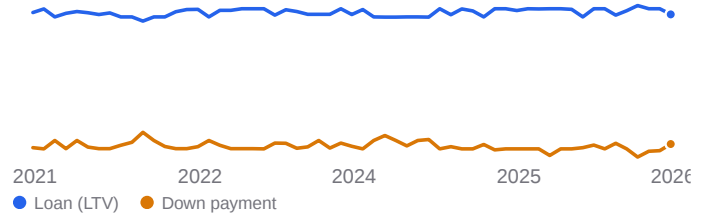


Median annualized return at resale

+5.0%

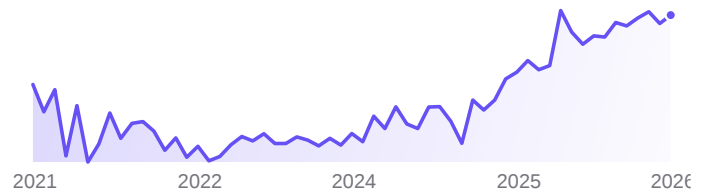


Financing (share of purchase price) Loan (LTV) 92% · Down payment 13%



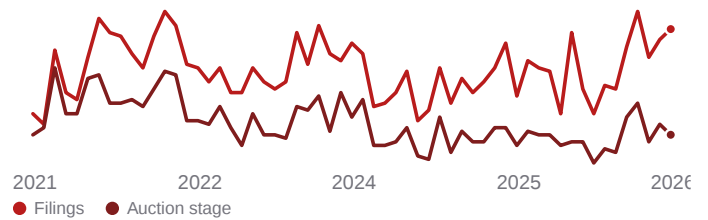
Typical hold before selling

5.4 yrs



Preforeclosure filings

Filings 39 · Auction stage 9



HOUSING STOCK

Homes	86,027
Median value (AVM)	\$344K
Median size	1,784 ft²
Median bedrooms	3
Median year built	2003
Single family	85%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	49%
Underwater (LTV 125% or more)	1.4%
Owner occupied	79%
Company owned	11%
Median loan-to-value	51%
Typical ownership tenure	7.2 yrs

COMMUNITY

Population	252,607
Density	319 / mi²
Median household income	\$77K
Average household income	\$98K
Crime index (US avg 100)	93
Air pollution index (US avg 100)	82
Earthquake index (US avg 100)	42
Homes occupied	95%
Bachelor's or higher	21%
Poverty rate	7.3%
Unemployment	1.1%
Average temp	61°F
Annual precip	47 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.