

# Jones County, NC

County · NC · North Carolina

**STRONG BUYER'S MARKET**

**\$165K**

MEDIAN SALE PRICE

**-16.8%**

1-YR CHANGE

**98**

SALES (12 MO)

**\$169K**

MEDIAN VALUE (AVM)

Market temperature

**Strong buyer's market · 16 / 100**



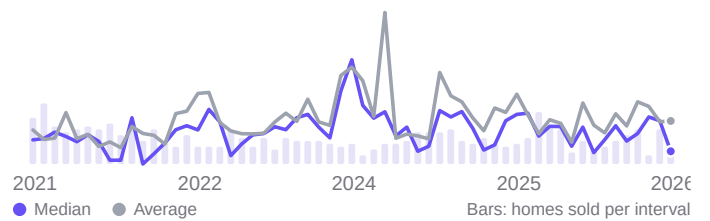
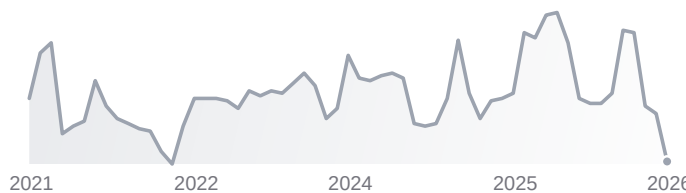
## MARKET TRENDS (5 YEARS)

Market temperature (0–100)

**16 / 100**

Sale prices

**Median \$80K · Average \$199K**

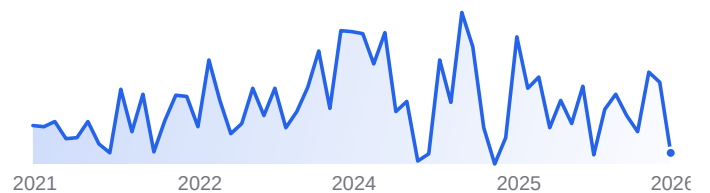
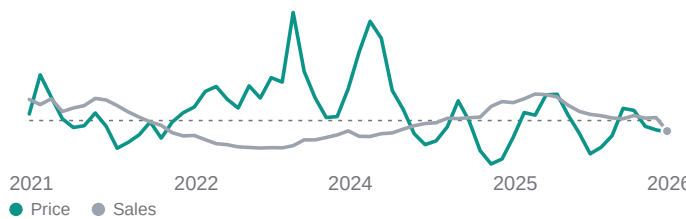


Growth (year over year)

**Price -16.8% · Sales -15.5%**

Price per square foot

**\$58/ft²**

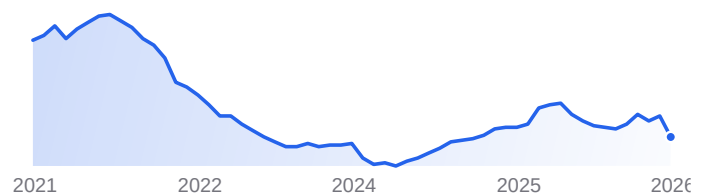
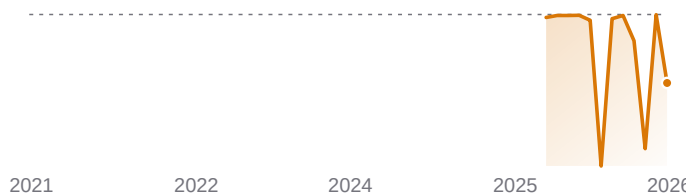


Sale premium vs estimated value

**-30.6%**

Annual turnover (share of homes sold)

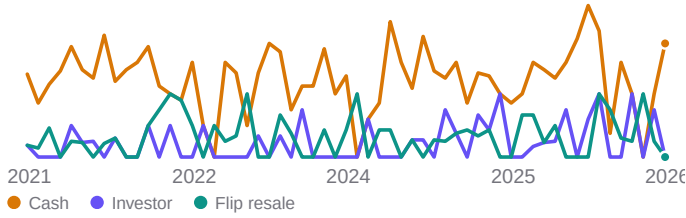
**2.3%**



## BUYERS & OUTCOMES

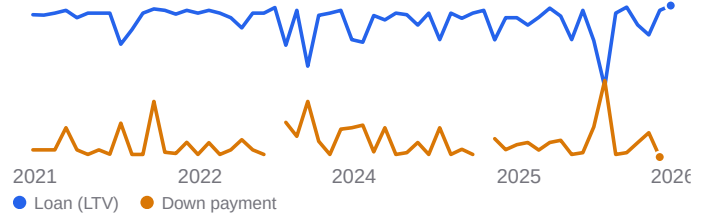
### Buyer mix

Cash 60% · Investor 0% · Flip resale 0%



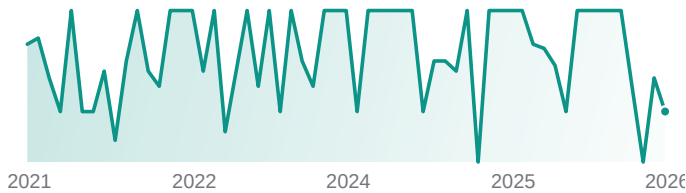
### Financing (share of purchase price)

Loan (LTV) 103% · Down payment 0.0%



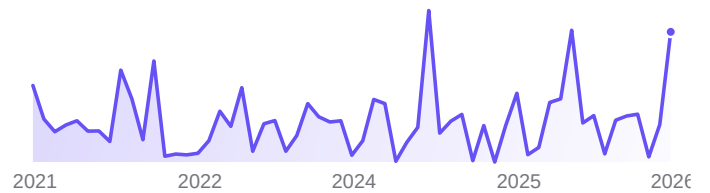
### Sellers who sold at a gain

67%



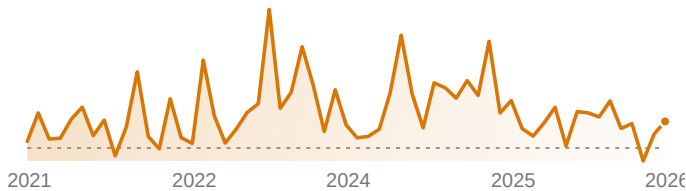
### Typical hold before selling

13.2 yrs



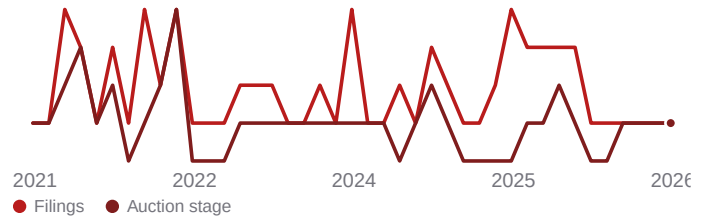
### Median annualized return at resale

+6.0%



### Preforeclosure filings

Filings 1 · Auction stage 1



## HOUSING STOCK

|                    |           |
|--------------------|-----------|
| Homes              | 4,181     |
| Median value (AVM) | \$169K    |
| Median size        | 1,512 ft² |
| Median bedrooms    | 3         |
| Median year built  | 1978      |
| Single family      | 79%       |

## EQUITY & OWNERSHIP

|                               |         |
|-------------------------------|---------|
| Equity rich (LTV 50% or less) | 67%     |
| Underwater (LTV 125% or more) | 3.7%    |
| Owner occupied                | 61%     |
| Company owned                 | 7.0%    |
| Median loan-to-value          | 25%     |
| Typical ownership tenure      | 8.1 yrs |

## COMMUNITY

|                                  |          |
|----------------------------------|----------|
| Population                       | 9,552    |
| Density                          | 20 / mi² |
| Median household income          | \$53K    |
| Average household income         | \$69K    |
| Crime index (US avg 100)         | 124      |
| Air pollution index (US avg 100) | 90       |
| Earthquake index (US avg 100)    | 38       |
| Homes occupied                   | 86%      |
| Bachelor's or higher             | 14%      |
| Poverty rate                     | 16.2%    |
| Unemployment                     | 0.9%     |
| Average temp                     | 62°F     |
| Annual precip                    | 53 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.