

Macon County, NC

County · NC · North Carolina

SELLER'S MARKET

\$325K

MEDIAN SALE PRICE

+5.1%

1-YR CHANGE

925

SALES (12 MO)

\$364K

MEDIAN VALUE (AVM)

Market temperature

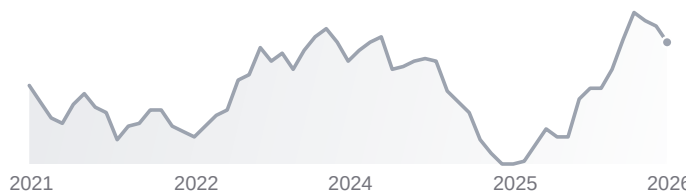
Seller's market · 70 / 100



MARKET TRENDS (5 YEARS)

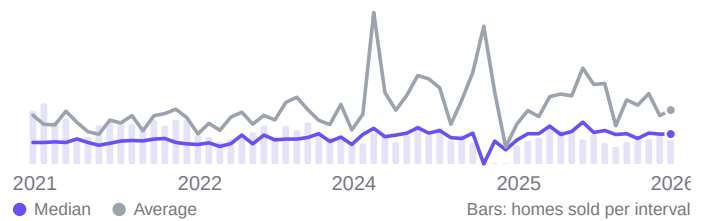
Market temperature (0–100)

70 / 100



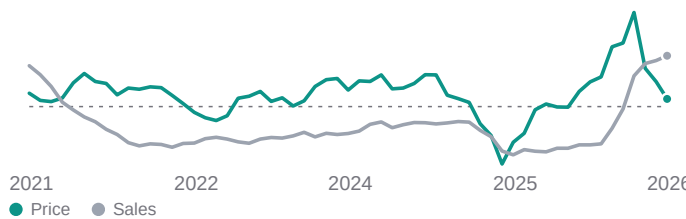
Sale prices

Median \$323K · Average \$502K



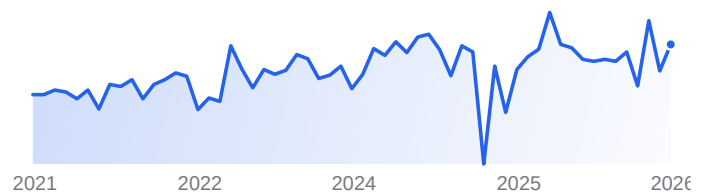
Growth (year over year)

Price +5.1% · Sales +33.7%



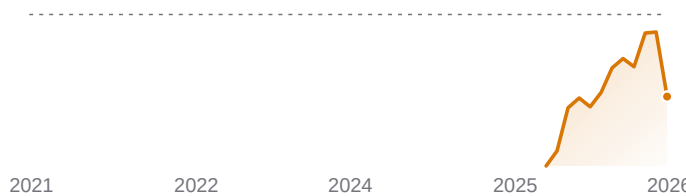
Price per square foot

\$275/ft²



Sale premium vs estimated value

-2.1%



Annual turnover (share of homes sold)

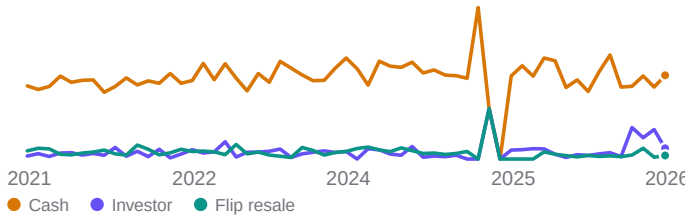
3.8%



BUYERS & OUTCOMES

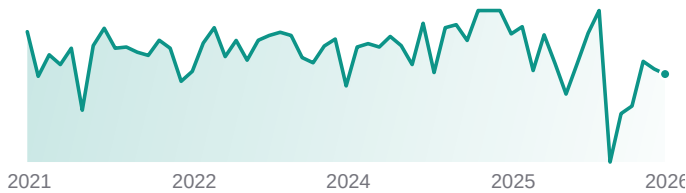
Buyer mix

Cash 55% · Investor 7.1% · Flip resale 2.4%



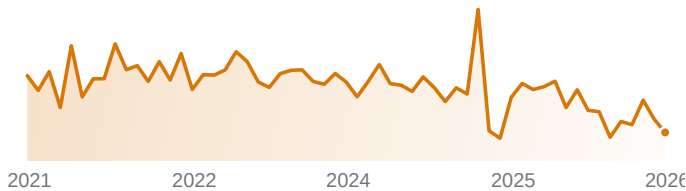
Sellers who sold at a gain

89%

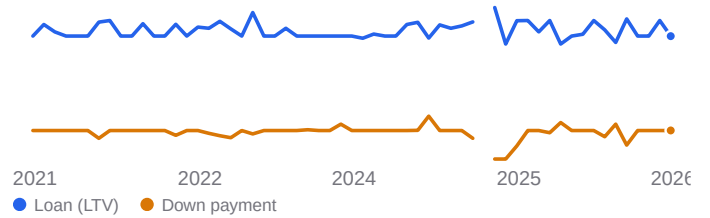


Median annualized return at resale

+4.4%

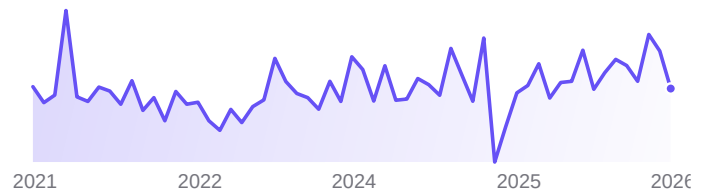


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



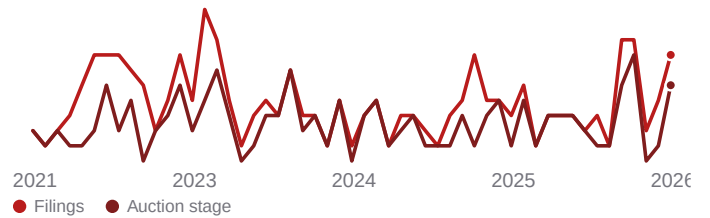
Typical hold before selling

4.3 yrs



Preforeclosure filings

Filings 7 · Auction stage 5



HOUSING STOCK

Homes	24,320
Median value (AVM)	\$364K
Median size	1,370 ft²
Median bedrooms	3
Median year built	1984
Single family	82%
Condos	1.5%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	77%
Underwater (LTV 125% or more)	1.5%
Owner occupied	49%
Company owned	16%
Median loan-to-value	6%

Typical ownership tenure

9.4 yrs

COMMUNITY

Population	39,087
Density	76 / mi²
Median household income	\$53K
Average household income	\$75K
Crime index (US avg 100)	117
Air pollution index (US avg 100)	92
Earthquake index (US avg 100)	114
Homes occupied	63%
Bachelor's or higher	17%
Poverty rate	12.2%
Unemployment	0.9%
Average temp	54°F
Annual precip	64 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.