

Martin County, NC

County · NC · North Carolina

BALANCED MARKET

\$111K

MEDIAN SALE PRICE

-1.3%

1-YR CHANGE

304

SALES (12 MO)

\$102K

MEDIAN VALUE (AVM)

Market temperature

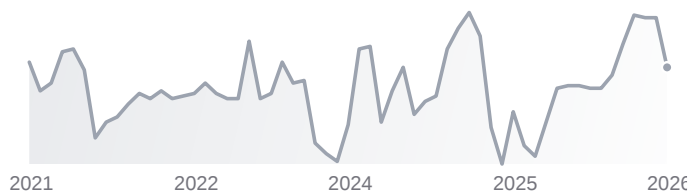
Balanced market · 48 / 100



MARKET TRENDS (5 YEARS)

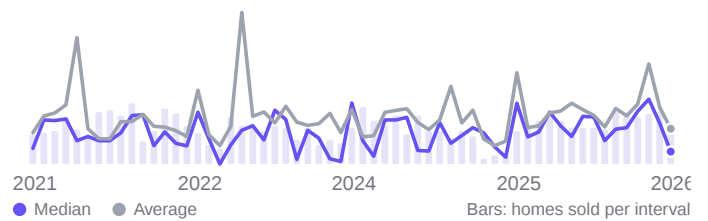
Market temperature (0–100)

48 / 100



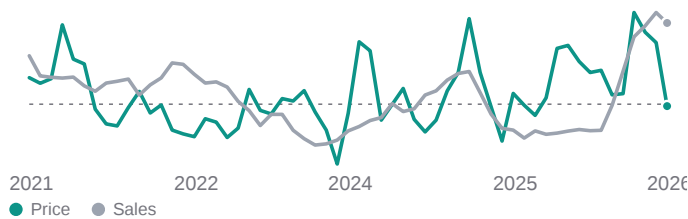
Sale prices

Median \$59K · Average \$103K



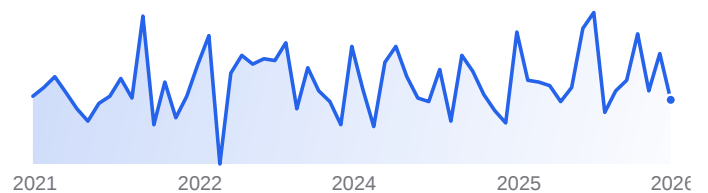
Growth (year over year)

Price -1.3% · Sales +55.9%



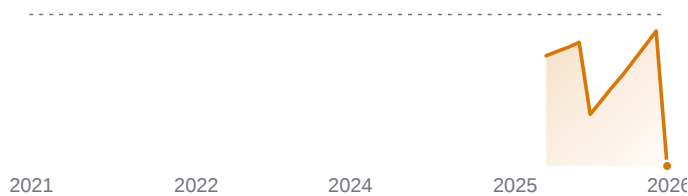
Price per square foot

\$58/ft²



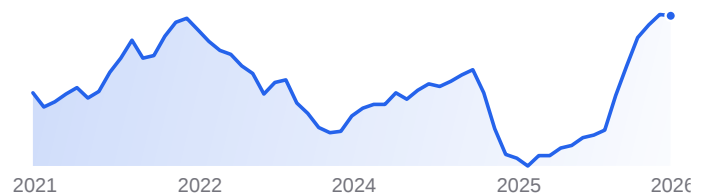
Sale premium vs estimated value

-8.9%



Annual turnover (share of homes sold)

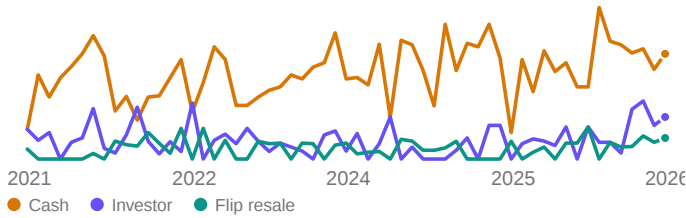
2.9%



BUYERS & OUTCOMES

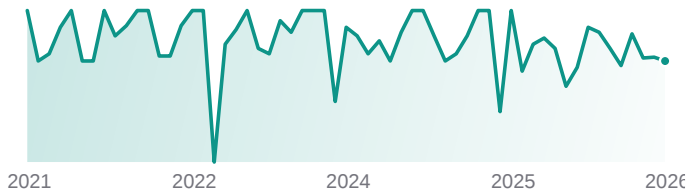
Buyer mix

Cash 63% · Investor 25% · Flip resale 13%



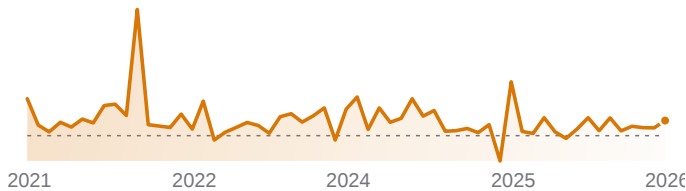
Sellers who sold at a gain

67%

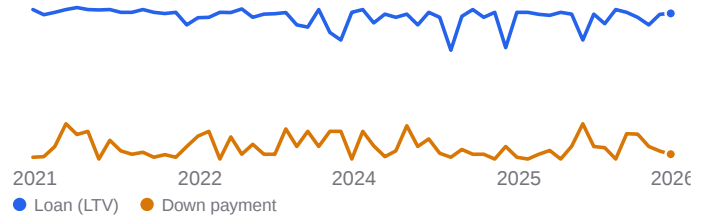


Median annualized return at resale

+8.7%

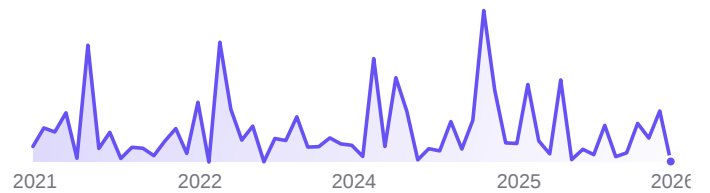


Financing (share of purchase price) Loan (LTV) 98% · Down payment 5.0%



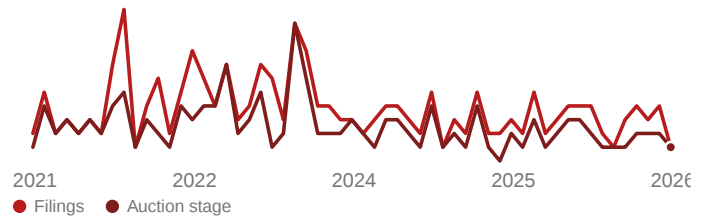
Typical hold before selling

0.9 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	10,410
Median value (AVM)	\$102K
Median size	1,510 ft²
Median bedrooms	3
Median year built	1971
Single family	80%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	64%
Underwater (LTV 125% or more)	5.7%
Owner occupied	52%
Company owned	9.5%
Median loan-to-value	19%
Typical ownership tenure	126.6 yrs

COMMUNITY

Population	21,677
Density	48 / mi²
Median household income	\$50K
Average household income	\$63K
Crime index (US avg 100)	112
Air pollution index (US avg 100)	92
Earthquake index (US avg 100)	31
Homes occupied	87%
Bachelor's or higher	12%
Poverty rate	19.2%
Unemployment	0.8%
Average temp	61°F
Annual precip	49 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.