

Mecklenburg County, NC

County · NC · North Carolina

BALANCED MARKET

\$460K

MEDIAN SALE PRICE

+0.3%

1-YR CHANGE

16,453

SALES (12 MO)

\$425K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 47 / 100



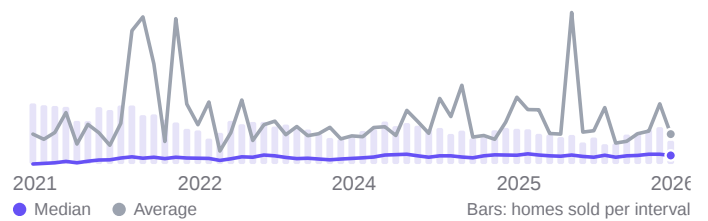
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

47 / 100

Sale prices

Median \$450K · Average \$698K

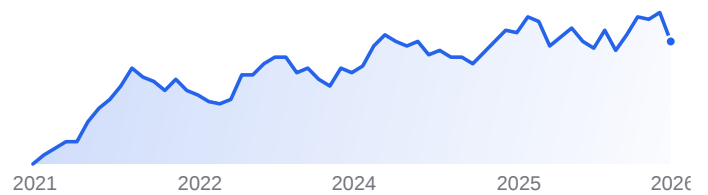
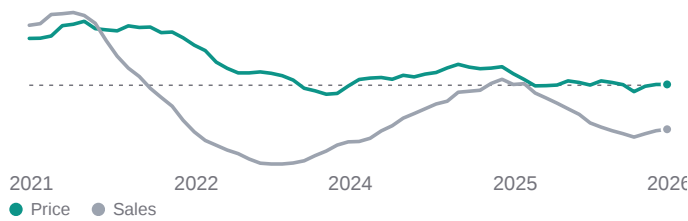


Growth (year over year)

Price +0.3% · Sales -16.6%

Price per square foot

\$238/ft²

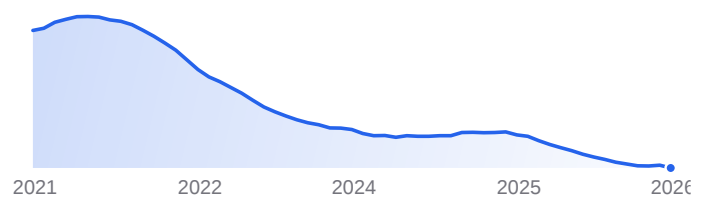
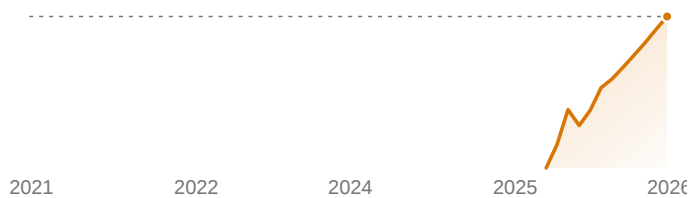


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

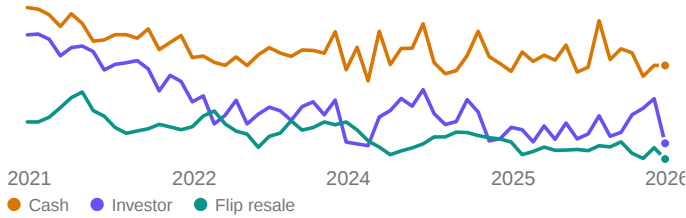
4.6%



BUYERS & OUTCOMES

Buyer mix

Cash 27% · Investor 9.1% · Flip resale 5.5%



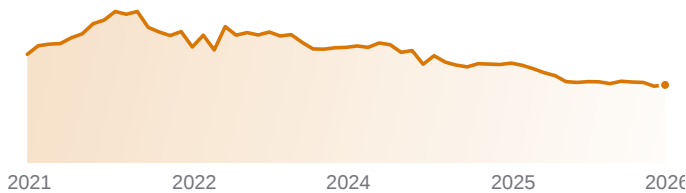
Sellers who sold at a gain

90%

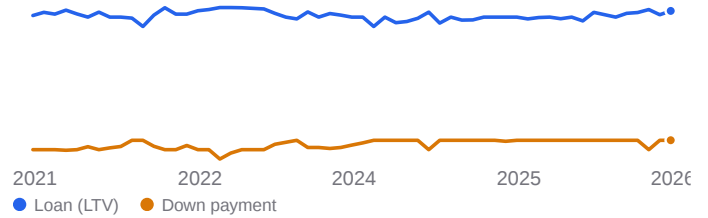


Median annualized return at resale

+5.8%

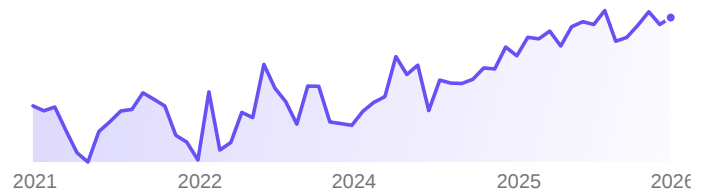


Financing (share of purchase price) Loan (LTV) 88% · Down payment 20%



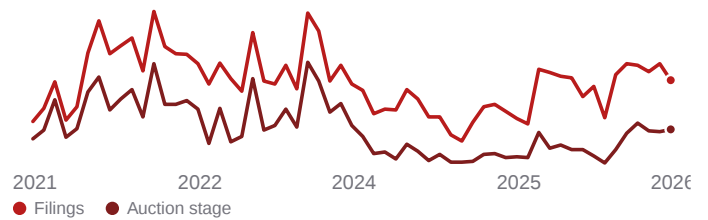
Typical hold before selling

6.7 yrs



Preforeclosure filings

Filings 118 · Auction stage 55



HOUSING STOCK

Homes	359,976
Median value (AVM)	\$425K
Median size	1,878 ft²
Median bedrooms	3
Median year built	1996
Single family	78%
Condos	7.9%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	61%
Underwater (LTV 125% or more)	1.1%
Owner occupied	77%
Company owned	17%
Median loan-to-value	41%

Typical ownership tenure

8.7 yrs

COMMUNITY

Population	1,208,815
Density	2,309 / mi²
Median household income	\$81K
Average household income	\$117K
Crime index (US avg 100)	92
Air pollution index (US avg 100)	93
Earthquake index (US avg 100)	72
Homes occupied	93%
Bachelor's or higher	33%
Poverty rate	9.9%
Unemployment	1.3%
Average temp	60°F
Annual precip	46 in
Sunshine	63%

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.