

Montgomery County, NC

County · NC · North Carolina

BUYER'S MARKET

\$152K

MEDIAN SALE PRICE

-25.2%

1-YR CHANGE

493

SALES (12 MO)

\$156K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 34 / 100



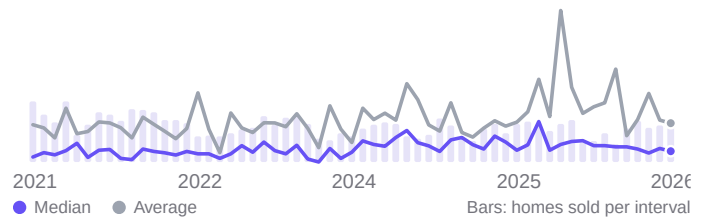
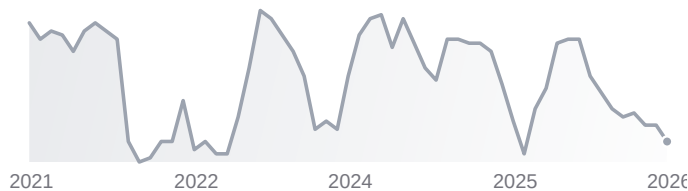
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

34 / 100

Sale prices

Median \$151K · Average \$271K

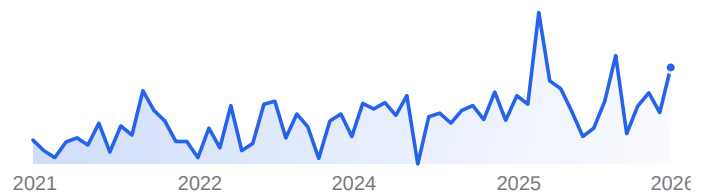
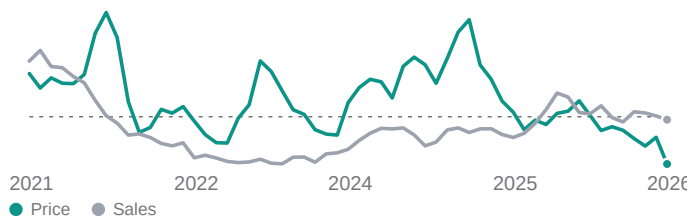


Growth (year over year)

Price -25.2% · Sales -1.6%

Price per square foot

\$226/ft²

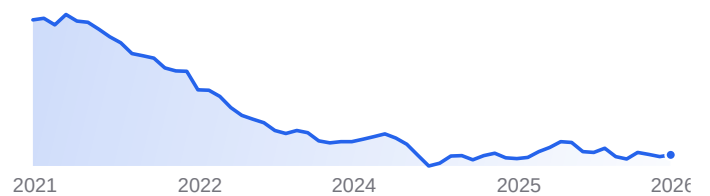
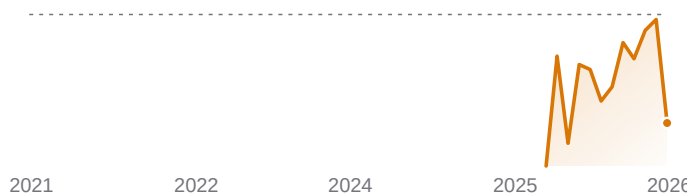


Sale premium vs estimated value

-3.8%

Annual turnover (share of homes sold)

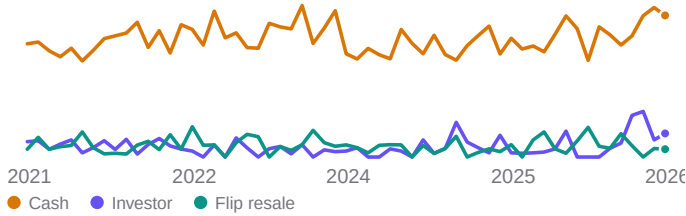
3.2%



BUYERS & OUTCOMES

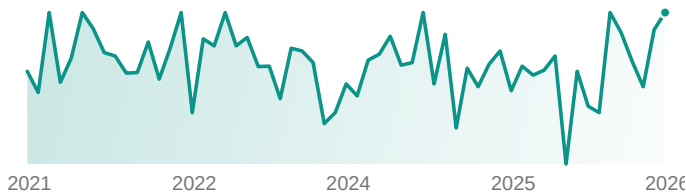
Buyer mix

Cash 71% · Investor 12% · Flip resale 3.9%



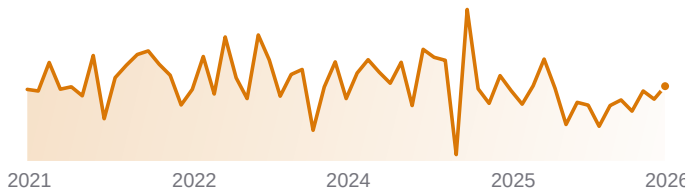
Sellers who sold at a gain

100%

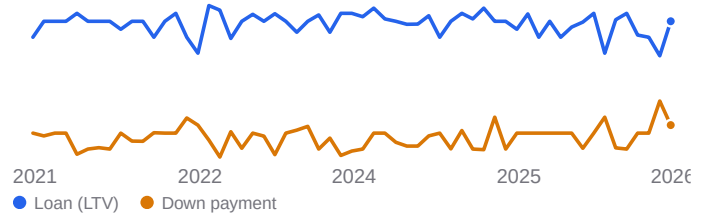


Median annualized return at resale

+9.3%

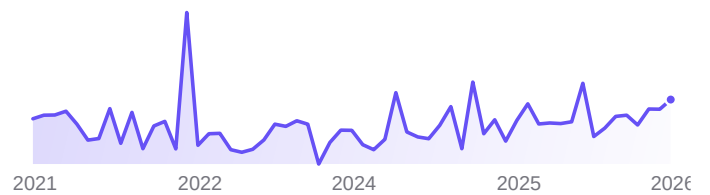


Financing (share of purchase price) Loan (LTV) 90% · Down payment 25%



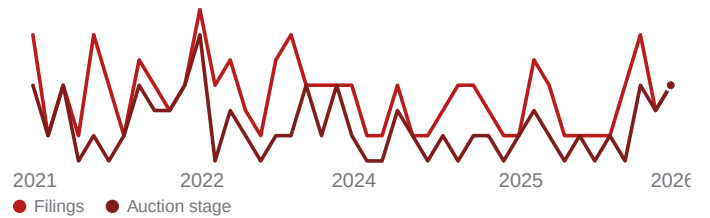
Typical hold before selling

6.0 yrs



Preforeclosure filings

Filings 3 · Auction stage 3



HOUSING STOCK

Homes	15,314
Median value (AVM)	\$156K
Median size	1,440 ft²
Median bedrooms	3
Median year built	1979
Single family	79%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	73%
Underwater (LTV 125% or more)	2.6%
Owner occupied	35%
Company owned	61%
Median loan-to-value	0%
Typical ownership tenure	22.3 yrs

COMMUNITY

Population	26,544
Density	54 / mi²
Median household income	\$57K
Average household income	\$77K
Crime index (US avg 100)	107
Air pollution index (US avg 100)	86
Earthquake index (US avg 100)	64
Homes occupied	72%
Bachelor's or higher	14%
Poverty rate	14.9%
Unemployment	1.0%
Average temp	61°F
Annual precip	48 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.