

Nash County, NC

County · NC · North Carolina

STRONG BUYER'S MARKET

\$225K

MEDIAN SALE PRICE

-11.6%

1-YR CHANGE

1,049

SALES (12 MO)

\$231K

MEDIAN VALUE (AVM)

Market temperature

Strong buyer's market · 19 / 100



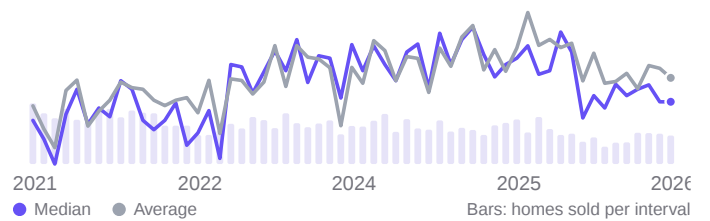
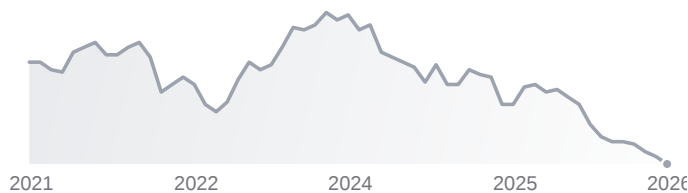
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

19 / 100

Sale prices

Median \$220K · Average \$239K

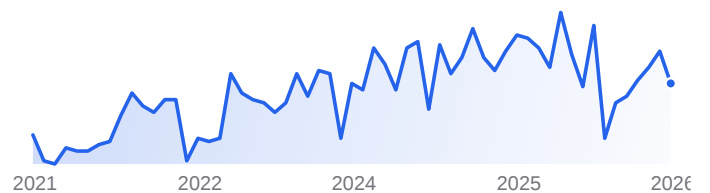
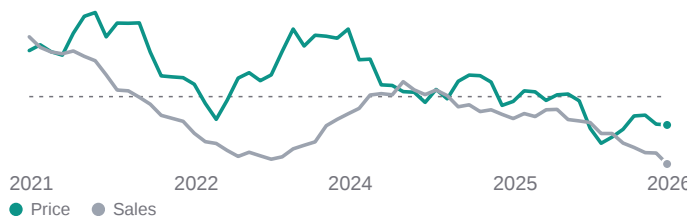


Growth (year over year)

Price -11.6% · Sales -27.6%

Price per square foot

\$136/ft²

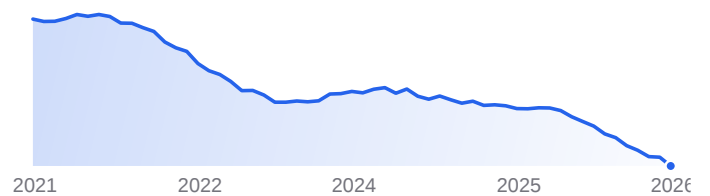


Sale premium vs estimated value

-0.5%

Annual turnover (share of homes sold)

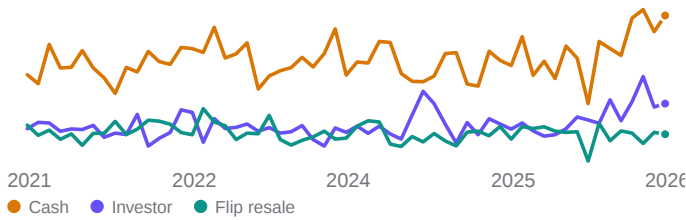
3.0%



BUYERS & OUTCOMES

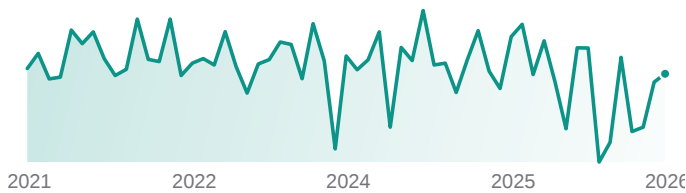
Buyer mix

Cash 41% · Investor 16% · Flip resale 7.6%



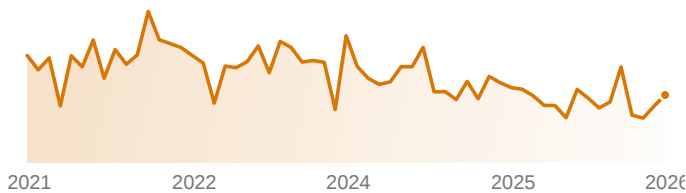
Sellers who sold at a gain

89%

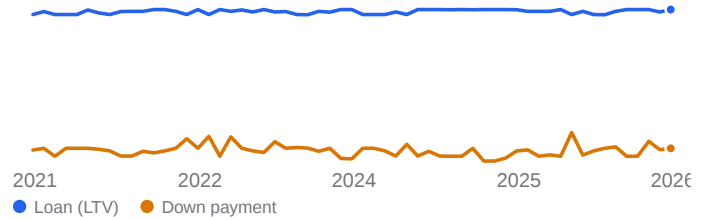


Median annualized return at resale

+6.3%

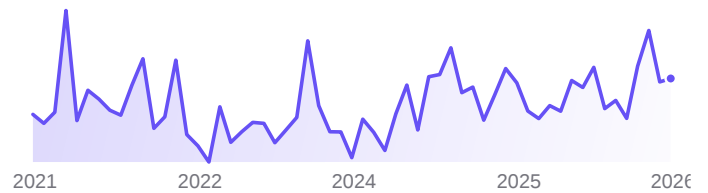


Financing (share of purchase price) Loan (LTV) 98% · Down payment 10%



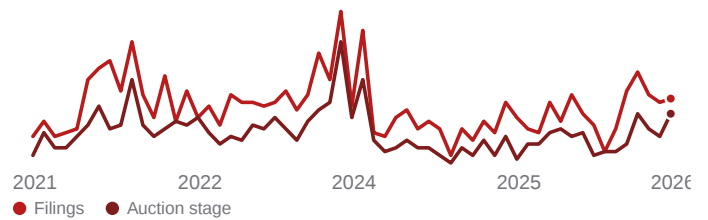
Typical hold before selling

5.1 yrs



Preforeclosure filings

Filings 18 · Auction stage 14



HOUSING STOCK

Homes	35,540
Median value (AVM)	\$231K
Median size	1,608 ft²
Median bedrooms	3
Median year built	1987
Single family	83%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	54%
Underwater (LTV 125% or more)	2.5%
Owner occupied	71%
Company owned	14%
Median loan-to-value	46%
Typical ownership tenure	11.4 yrs

COMMUNITY

Population	98,644
Density	183 / mi²
Median household income	\$62K
Average household income	\$82K
Crime index (US avg 100)	103
Air pollution index (US avg 100)	80
Earthquake index (US avg 100)	33
Homes occupied	92%
Bachelor's or higher	15%
Poverty rate	13.3%
Unemployment	1.3%
Average temp	60°F
Annual precip	47 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.