

Orange County, NC

County · NC · North Carolina

SELLER'S MARKET

\$580K

MEDIAN SALE PRICE

+10.8%

1-YR CHANGE

1,651

SALES (12 MO)

\$512K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 65 / 100



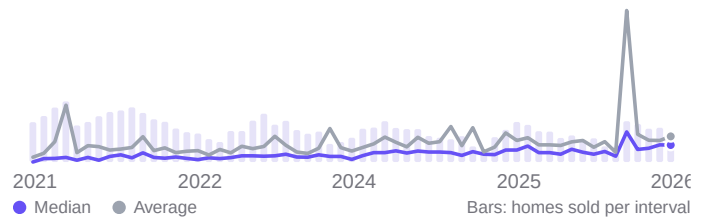
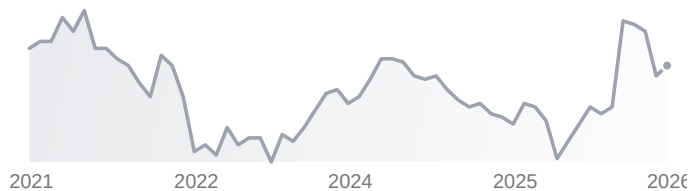
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

65 / 100

Sale prices

Median \$595K · Average \$731K

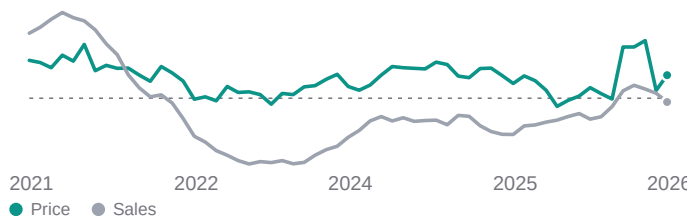


Growth (year over year)

Price +10.8% · Sales -1.8%

Price per square foot

\$295/ft²

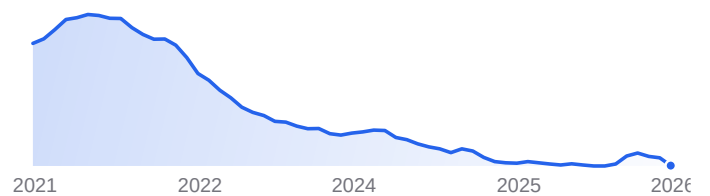
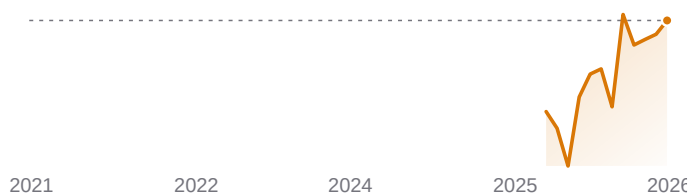


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

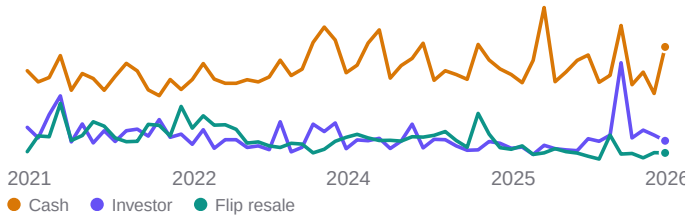
3.6%



BUYERS & OUTCOMES

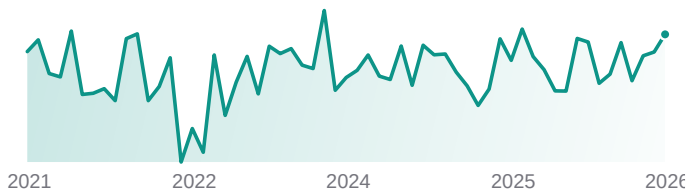
Buyer mix

Cash 48% · Investor 8.9% · Flip resale 3.8%



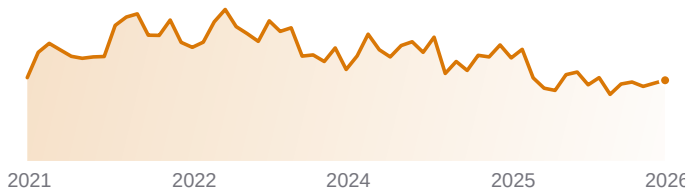
Sellers who sold at a gain

96%

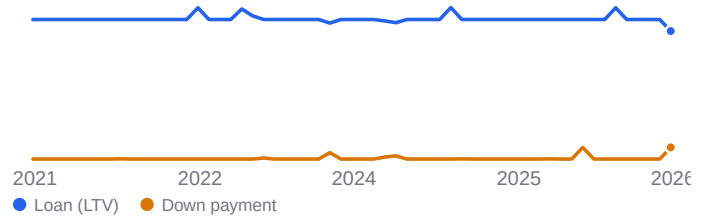


Median annualized return at resale

+5.6%

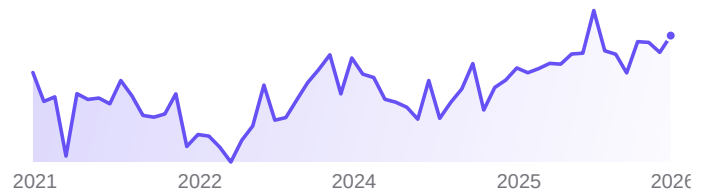


Financing (share of purchase price) Loan (LTV) 75% · Down payment 25%



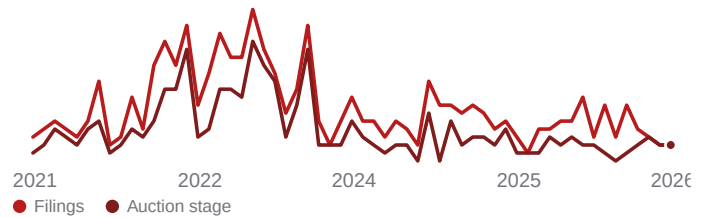
Typical hold before selling

8.2 yrs



Preforeclosure filings

Filings 2 · Auction stage 2



HOUSING STOCK

Homes	45,583
Median value (AVM)	\$512K
Median size	1,916 ft²
Median bedrooms	3
Median year built	1990
Single family	85%
Condos	8.9%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	64%
Underwater (LTV 125% or more)	1.4%
Owner occupied	75%
Company owned	11%
Median loan-to-value	39%

Typical ownership tenure

10.1 yrs

COMMUNITY

Population	153,075
Density	385 / mi²
Median household income	\$85K
Average household income	\$127K
Crime index (US avg 100)	91
Air pollution index (US avg 100)	102
Earthquake index (US avg 100)	41
Homes occupied	93%
Bachelor's or higher	30%
Poverty rate	10.8%
Unemployment	0.9%
Average temp	59°F
Annual precip	47 in
Sunshine	60%

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.