

Pitt County, NC

County · NC · North Carolina

BALANCED MARKET

\$250K

MEDIAN SALE PRICE

-6.8%

1-YR CHANGE

2,422

SALES (12 MO)

\$243K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 43 / 100



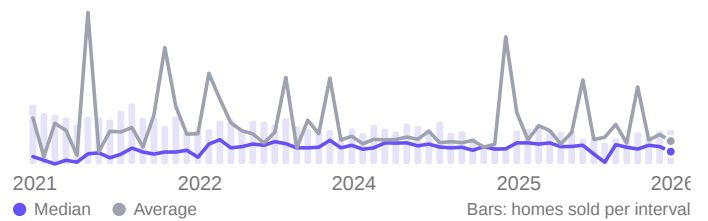
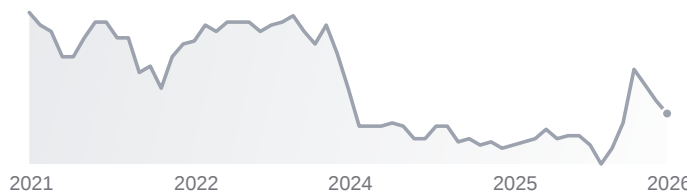
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

43 / 100

Sale prices

Median \$235K · Average \$277K

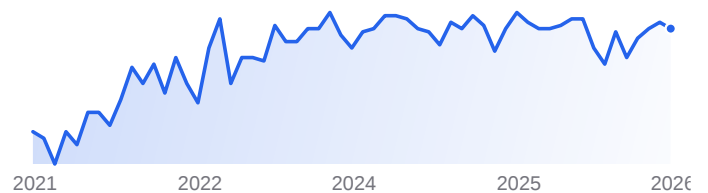
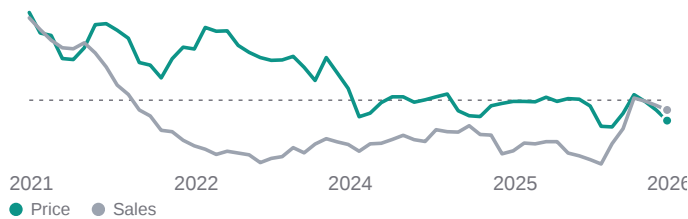


Growth (year over year)

Price -6.8% · Sales -3.2%

Price per square foot

\$152/ft²

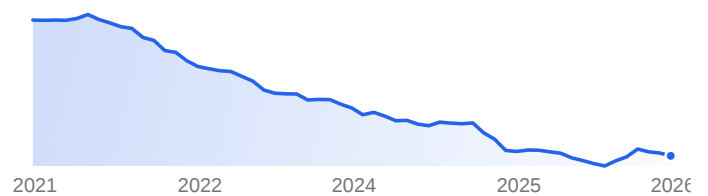


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

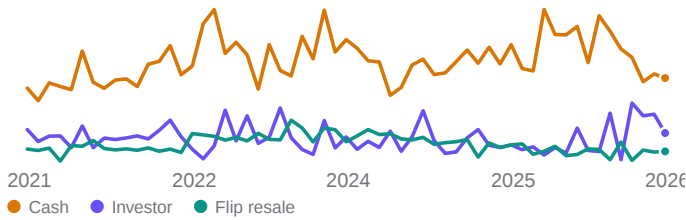
4.1%



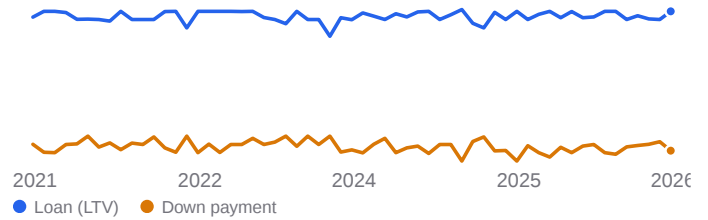
BUYERS & OUTCOMES

Buyer mix

Cash 32% · Investor 13% · Flip resale 6.8%

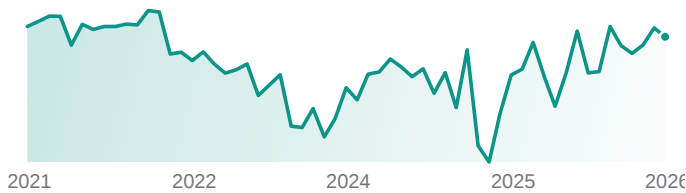


Financing (share of purchase price) Loan (LTV) 95% · Down payment 11%



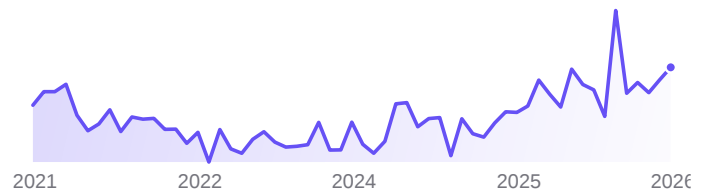
Sellers who sold at a gain

91%



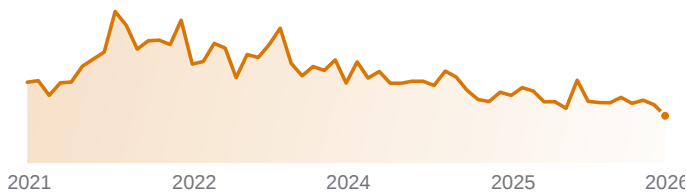
Typical hold before selling

5.1 yrs



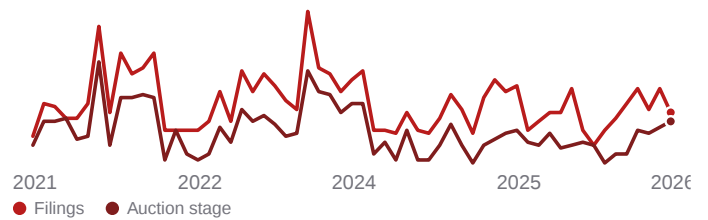
Median annualized return at resale

+4.4%



Preforeclosure filings

Filings 19 · Auction stage 16



HOUSING STOCK

Homes	58,495
Median value (AVM)	\$243K
Median size	1,620 ft²
Median bedrooms	3
Median year built	1995
Single family	64%
Condos	13%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	56%
Underwater (LTV 125% or more)	1.6%
Owner occupied	65%
Company owned	16%
Median loan-to-value	45%

Typical ownership tenure

10.5 yrs

COMMUNITY

Population	180,835
Density	277 / mi²
Median household income	\$59K
Average household income	\$81K
Crime index (US avg 100)	97
Air pollution index (US avg 100)	88
Earthquake index (US avg 100)	32
Homes occupied	89%
Bachelor's or higher	19%
Poverty rate	16.4%
Unemployment	1.2%
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.