

Richmond County, NC

County · NC · North Carolina

BALANCED MARKET

\$145K

MEDIAN SALE PRICE

+6.1%

1-YR CHANGE

426

SALES (12 MO)

\$126K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 49 / 100



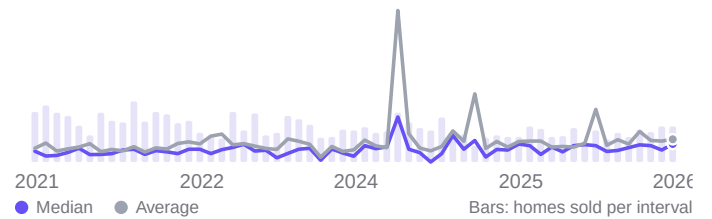
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

49 / 100

Sale prices

Median \$160K · Average \$187K

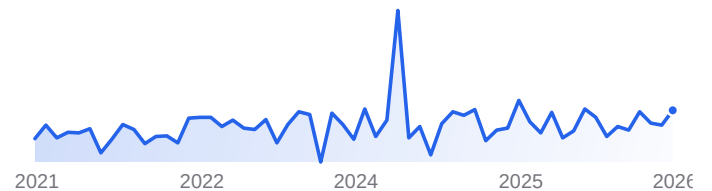
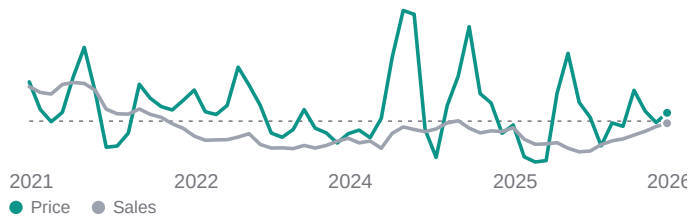


Growth (year over year)

Price +6.1% · Sales -1.6%

Price per square foot

\$129/ft²

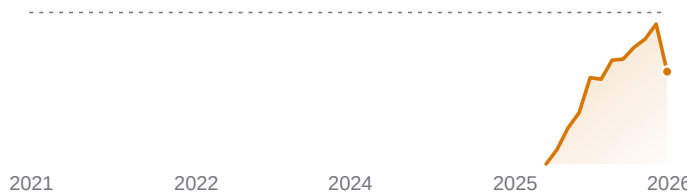


Sale premium vs estimated value

-3.2%

Annual turnover (share of homes sold)

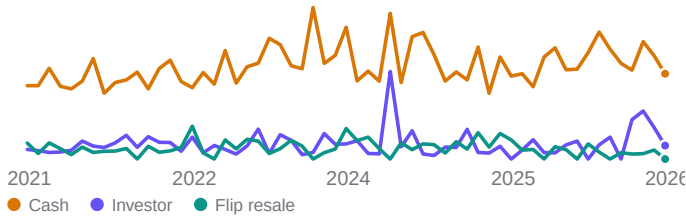
2.3%



BUYERS & OUTCOMES

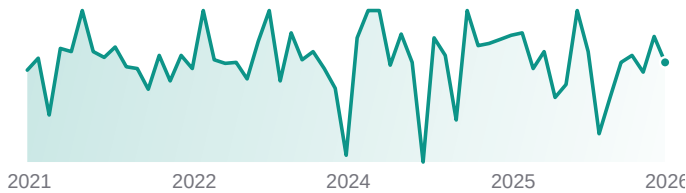
Buyer mix

Cash 43% · Investor 6.8% · Flip resale 0%



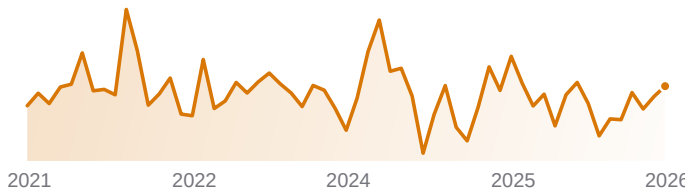
Sellers who sold at a gain

89%

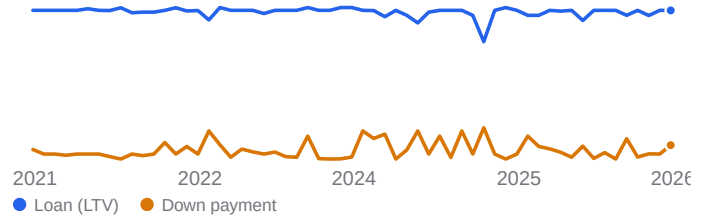


Median annualized return at resale

+9.4%

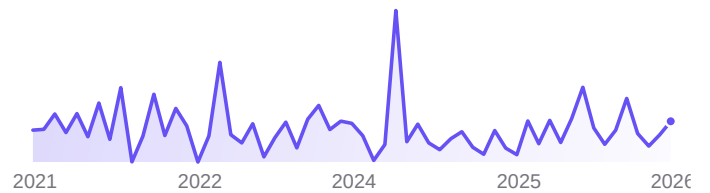


Financing (share of purchase price) Loan (LTV) 98% · Down payment 11%



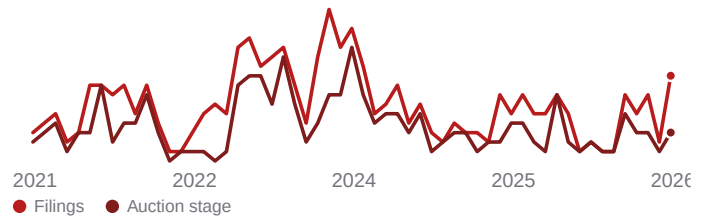
Typical hold before selling

6.1 yrs



Preforeclosure filings

Filings 9 · Auction stage 3



HOUSING STOCK

Homes	18,458
Median value (AVM)	\$126K
Median size	1,236 ft²
Median bedrooms	3
Median year built	1970
Single family	86%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	73%
Underwater (LTV 125% or more)	3.0%
Owner occupied	60%
Company owned	7.3%
Median loan-to-value	11%
Typical ownership tenure	12.5 yrs

COMMUNITY

Population	42,314
Density	89 / mi²
Median household income	\$45K
Average household income	\$62K
Crime index (US avg 100)	109
Air pollution index (US avg 100)	85
Earthquake index (US avg 100)	82
Homes occupied	90%
Bachelor's or higher	10%
Poverty rate	18.8%
Unemployment	1.2%
Average temp	62°F
Annual precip	49 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.