

Sampson County, NC

County · NC · North Carolina

STRONG BUYER'S MARKET

\$182K

MEDIAN SALE PRICE

-16.8%

1-YR CHANGE

569

SALES (12 MO)

\$163K

MEDIAN VALUE (AVM)

Market temperature

Strong buyer's market · 18 / 100



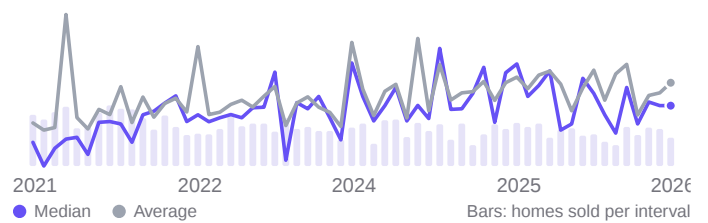
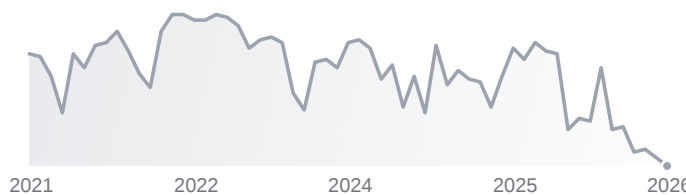
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

18 / 100

Sale prices

Median \$180K · Average \$218K

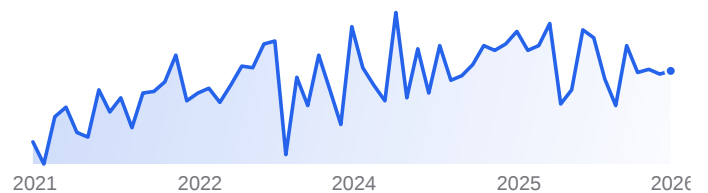
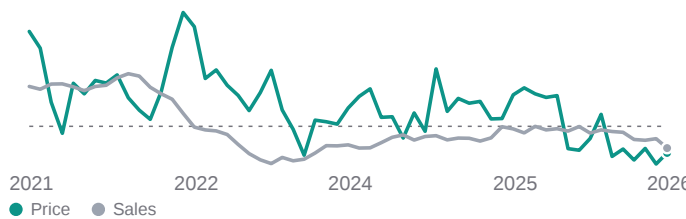


Growth (year over year)

Price -16.8% · Sales -13.8%

Price per square foot

\$119/ft²



Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

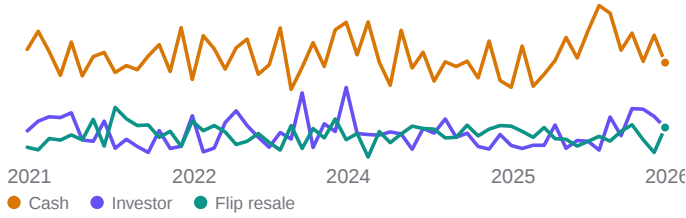
2.4%



BUYERS & OUTCOMES

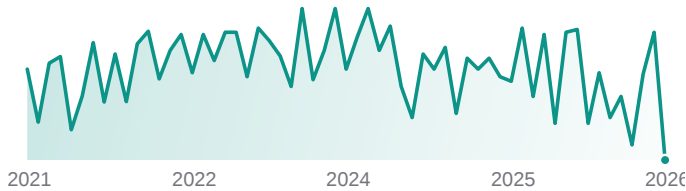
Buyer mix

Cash 38% · Investor 12% · Flip resale 12%



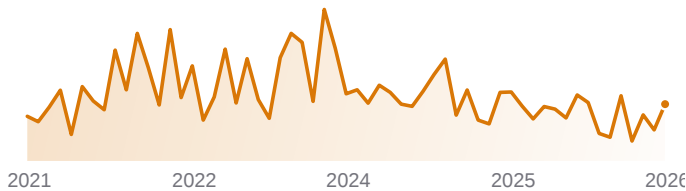
Sellers who sold at a gain

72%

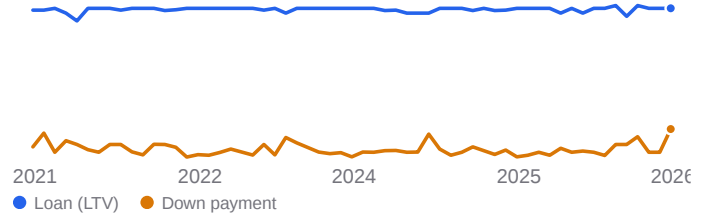


Median annualized return at resale

+6.8%

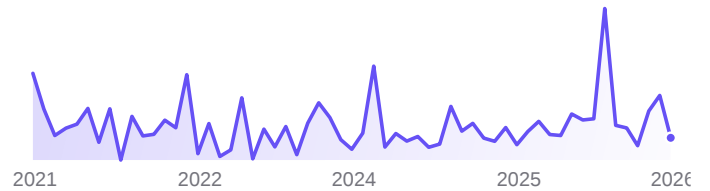


Financing (share of purchase price) Loan (LTV) 98% · Down payment 20%



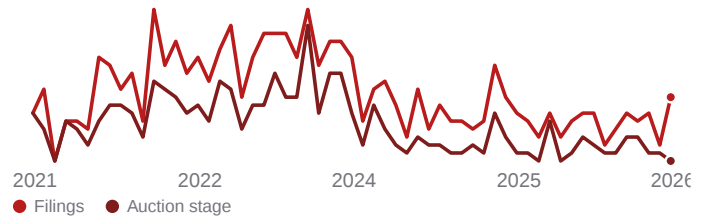
Typical hold before selling

3.1 yrs



Preforeclosure filings

Filings 9 · Auction stage 1



HOUSING STOCK

Homes	24,047
Median value (AVM)	\$163K
Median size	1,556 ft²
Median bedrooms	3
Median year built	1976
Single family	76%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	63%
Underwater (LTV 125% or more)	4.8%
Owner occupied	67%
Company owned	6.7%
Median loan-to-value	27%
Typical ownership tenure	14.4 yrs

COMMUNITY

Population	60,798
Density	64 / mi²
Median household income	\$53K
Average household income	\$73K
Crime index (US avg 100)	112
Air pollution index (US avg 100)	85
Earthquake index (US avg 100)	54
Homes occupied	90%
Bachelor's or higher	11%
Poverty rate	21.6%
Unemployment	1.1%
Average temp	61°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.