

Scotland County, NC

County · NC · North Carolina

STRONG BUYER'S MARKET

\$138K

MEDIAN SALE PRICE

-9.9%

1-YR CHANGE

336

SALES (12 MO)

\$136K

MEDIAN VALUE (AVM)

Market temperature

Strong buyer's market · 15 / 100



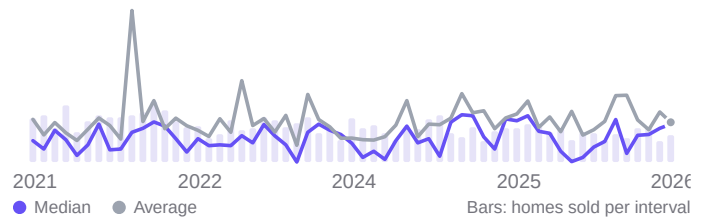
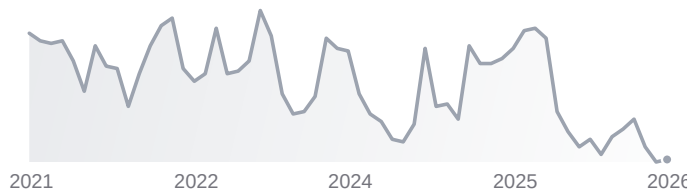
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

15 / 100

Sale prices

Median \$150K · Average \$154K

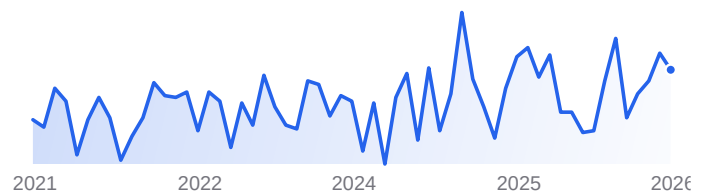
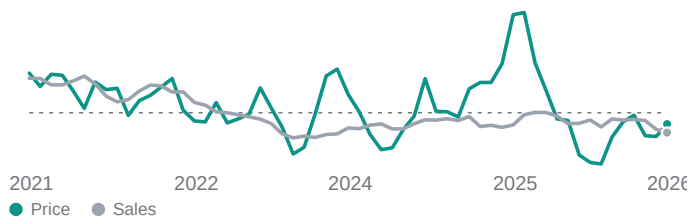


Growth (year over year)

Price -9.9% · Sales -17.4%

Price per square foot

\$102/ft²

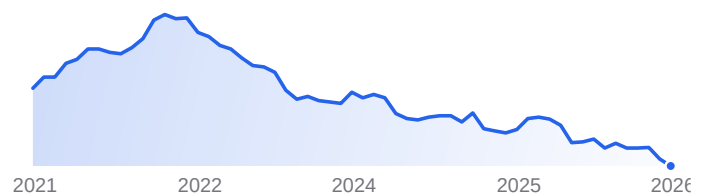


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

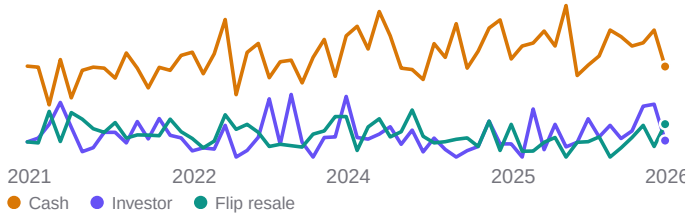
2.5%



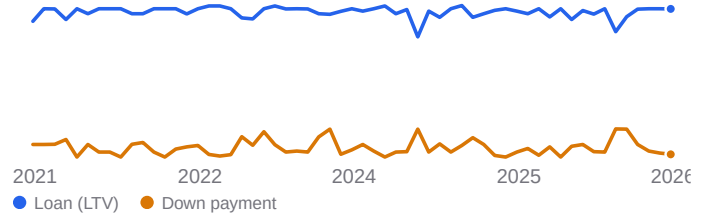
BUYERS & OUTCOMES

Buyer mix

Cash 41% · Investor 7.4% · Flip resale 15%

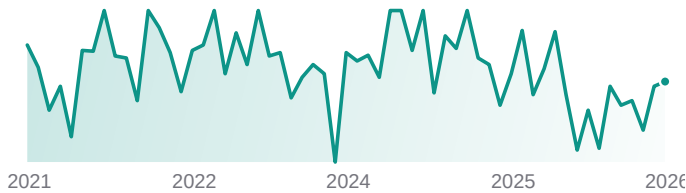


Financing (share of purchase price) Loan (LTV) 98% · Down payment 3.6%



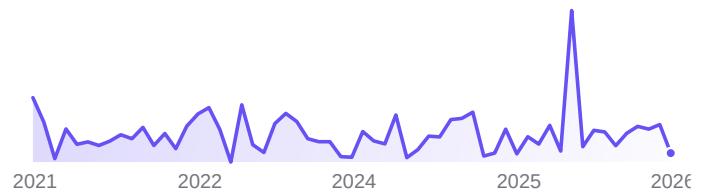
Sellers who sold at a gain

81%



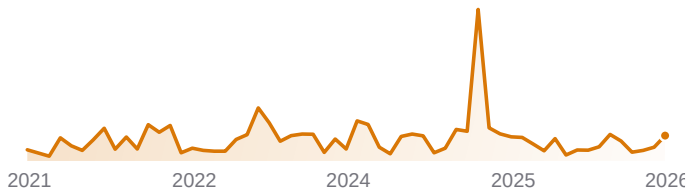
Typical hold before selling

2.0 yrs



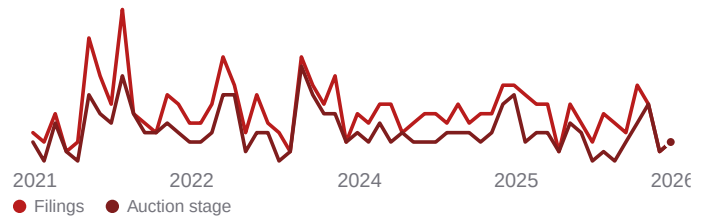
Median annualized return at resale

+8.8%



Preforeclosure filings

Filings 2 · Auction stage 2



HOUSING STOCK

Homes	13,445
Median value (AVM)	\$136K
Median size	1,460 ft²
Median bedrooms	3
Median year built	1977
Single family	54%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	62%
Underwater (LTV 125% or more)	2.8%
Owner occupied	66%
Company owned	9.3%
Median loan-to-value	35%
Typical ownership tenure	16.5 yrs

COMMUNITY

Population	34,342
Density	108 / mi²
Median household income	\$44K
Average household income	\$61K
Crime index (US avg 100)	112
Air pollution index (US avg 100)	88
Earthquake index (US avg 100)	88
Homes occupied	89%
Bachelor's or higher	9%
Poverty rate	23.1%
Unemployment	1.3%
Average temp	62°F
Annual precip	48 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.