

Union County, NC

County · NC · North Carolina

BALANCED MARKET

\$448K

MEDIAN SALE PRICE

+0.0%

1-YR CHANGE

4,668

SALES (12 MO)

\$451K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 40 / 100



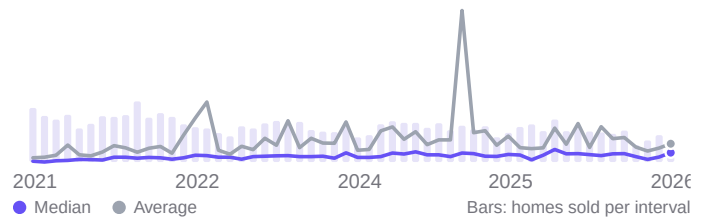
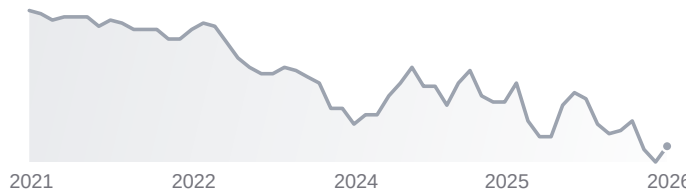
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

40 / 100

Sale prices

Median \$505K · Average \$642K

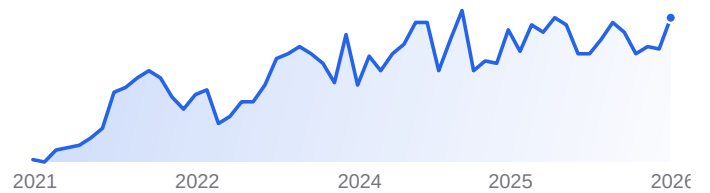
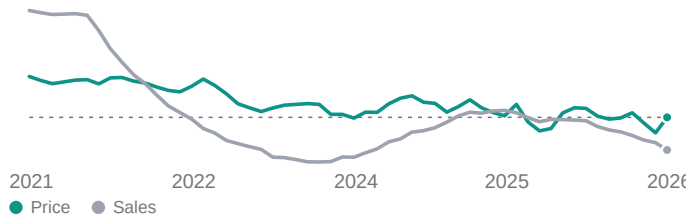


Growth (year over year)

Price +0.0% · Sales -16.9%

Price per square foot

\$235/ft²

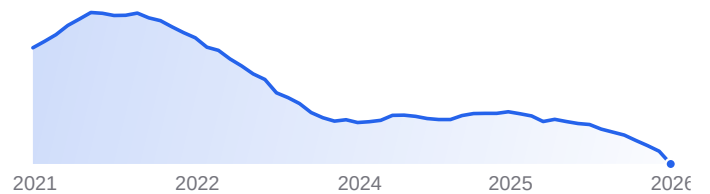
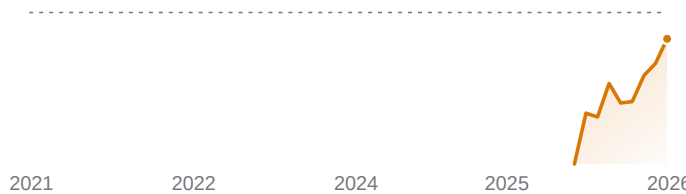


Sale premium vs estimated value

-0.3%

Annual turnover (share of homes sold)

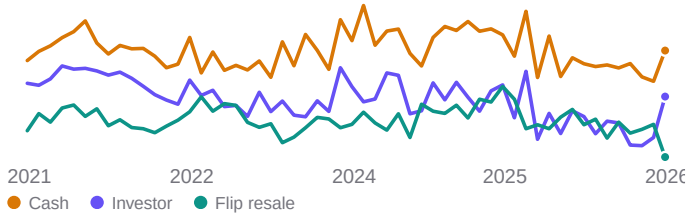
5.1%



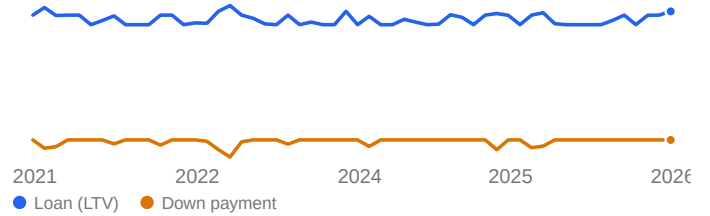
BUYERS & OUTCOMES

Buyer mix

Cash 35% · Investor 22% · Flip resale 3.9%

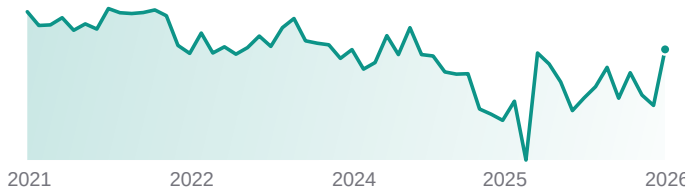


Financing (share of purchase price) Loan (LTV) 87% · Down payment 20%



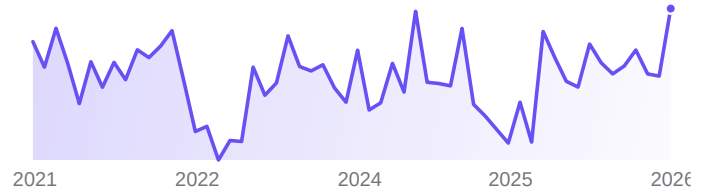
Sellers who sold at a gain

85%



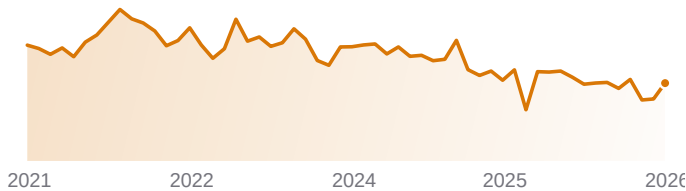
Typical hold before selling

6.0 yrs



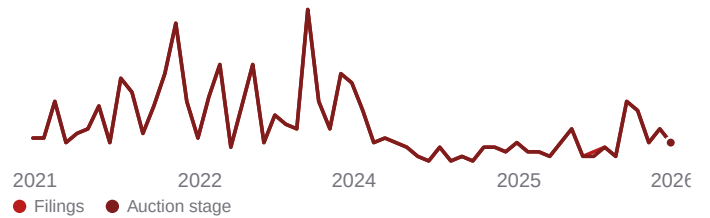
Median annualized return at resale

+6.0%



Preforeclosure filings

Filings 6 · Auction stage 6



HOUSING STOCK

Homes	91,143
Median value (AVM)	\$451K
Median size	2,064 ft²
Median bedrooms	3
Median year built	2001
Single family	41%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	60%
Underwater (LTV 125% or more)	1.1%
Owner occupied	79%
Company owned	14%
Median loan-to-value	42%
Typical ownership tenure	7.8 yrs

COMMUNITY

Population	265,914
Density	420 / mi²
Median household income	\$95K
Average household income	\$129K
Crime index (US avg 100)	88
Air pollution index (US avg 100)	90
Earthquake index (US avg 100)	81
Homes occupied	96%
Bachelor's or higher	26%
Poverty rate	5.6%
Unemployment	1.1%
Average temp	61°F
Annual precip	48 in
Sunshine	63%

Market metrics are derived from recorded arms-length deeds through April 2026. Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.