

Vance County, NC

County · NC · North Carolina

BALANCED MARKET

\$166K

MEDIAN SALE PRICE

+11.8%

1-YR CHANGE

503

SALES (12 MO)

\$157K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 47 / 100



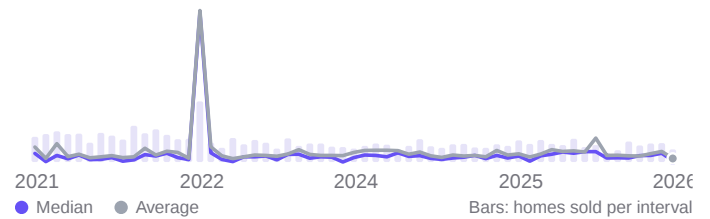
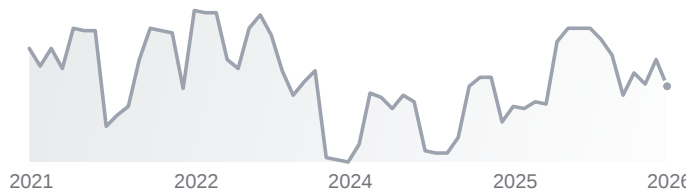
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

47 / 100

Sale prices

Median \$108K · Average \$138K

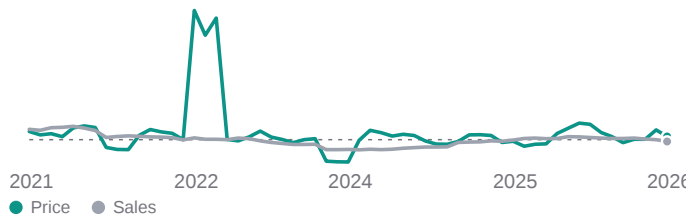


Growth (year over year)

Price +11.8% · Sales -7.0%

Price per square foot

\$92/ft²

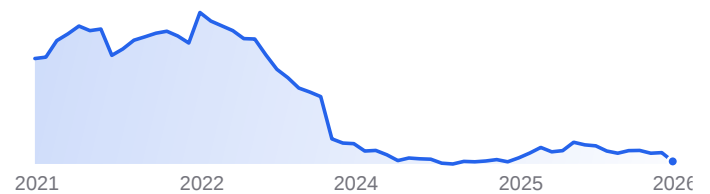
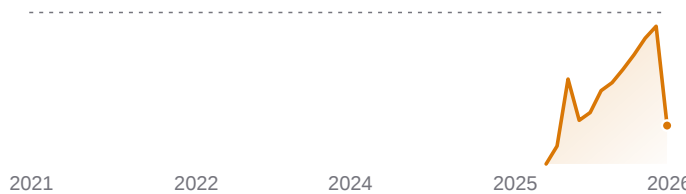


Sale premium vs estimated value

-2.1%

Annual turnover (share of homes sold)

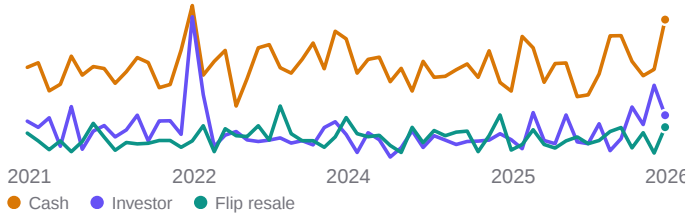
3.0%



BUYERS & OUTCOMES

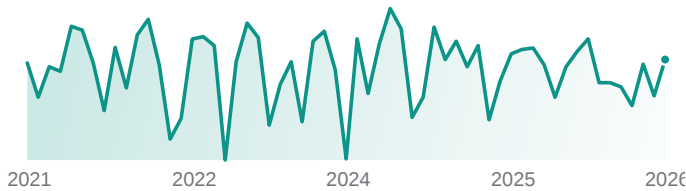
Buyer mix

Cash 72% · Investor 22% · Flip resale 16%



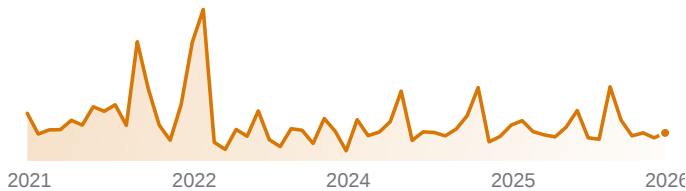
Sellers who sold at a gain

88%

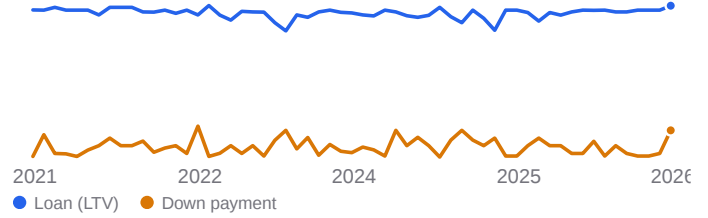


Median annualized return at resale

+7.8%

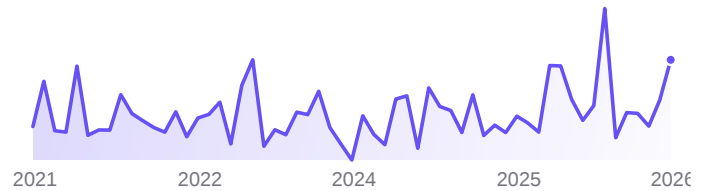


Financing (share of purchase price) Loan (LTV) 101% · Down payment 20%



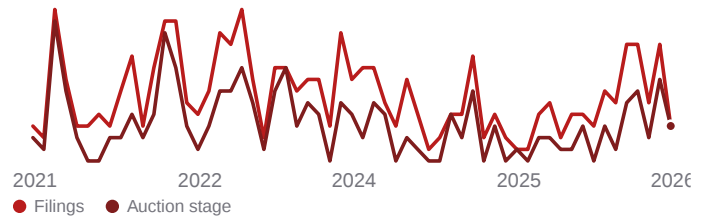
Typical hold before selling

7.8 yrs



Preforeclosure filings

Filings 3 · Auction stage 3



HOUSING STOCK

Homes	16,884
Median value (AVM)	\$157K
Median size	1,404 ft²
Median bedrooms	3
Median year built	1979
Single family	75%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	66%
Underwater (LTV 125% or more)	3.6%
Owner occupied	50%
Company owned	16%
Median loan-to-value	19%
Typical ownership tenure	24.4 yrs

COMMUNITY

Population	42,586
Density	169 / mi²
Median household income	\$52K
Average household income	\$69K
Crime index (US avg 100)	106
Air pollution index (US avg 100)	85
Earthquake index (US avg 100)	37
Homes occupied	89%
Bachelor's or higher	14%
Poverty rate	16.5%
Unemployment	1.0%
Average temp	59°F
Annual precip	46 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.