

# Wake County, NC

County · NC · North Carolina

BALANCED MARKET

**\$495K**

MEDIAN SALE PRICE

**+0.5%**

1-YR CHANGE

**14,797**

SALES (12 MO)

**\$477K**

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 41 / 100



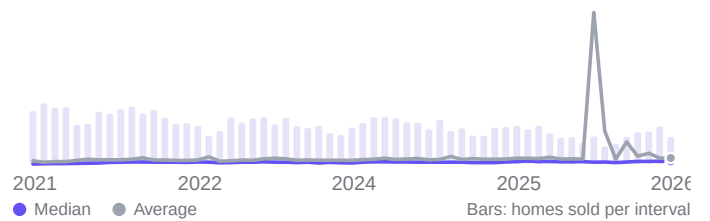
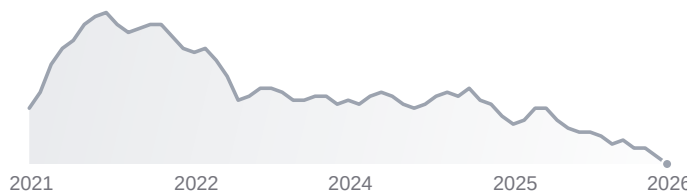
## MARKET TRENDS (5 YEARS)

Market temperature (0–100)

41 / 100

Sale prices

Median \$495K · Average \$621K

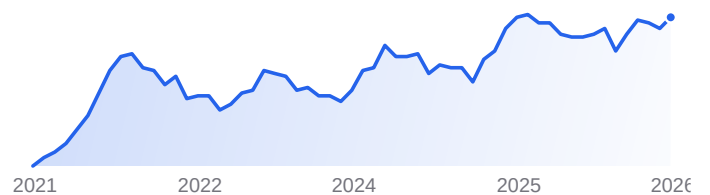
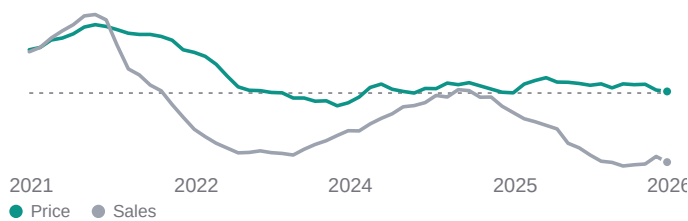


Growth (year over year)

Price +0.5% · Sales -24.1%

Price per square foot

\$239/ft²

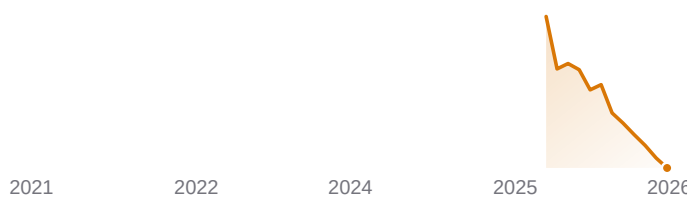


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

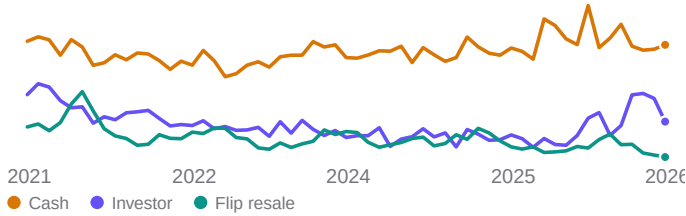
3.9%



## BUYERS & OUTCOMES

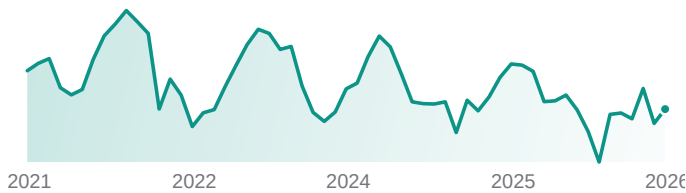
### Buyer mix

Cash 25% · Investor 11% · Flip resale 3.9%



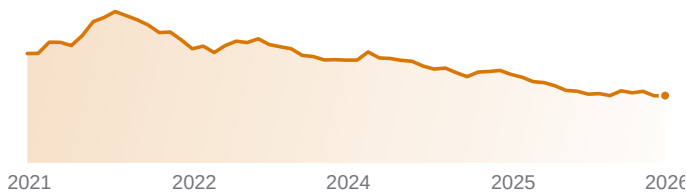
### Sellers who sold at a gain

89%

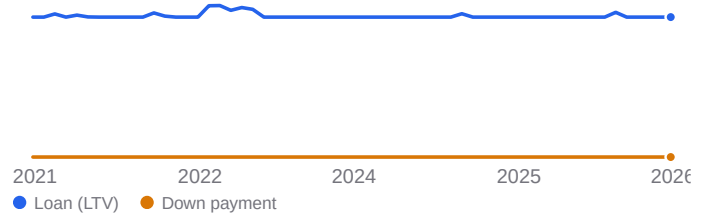


### Median annualized return at resale

+5.1%

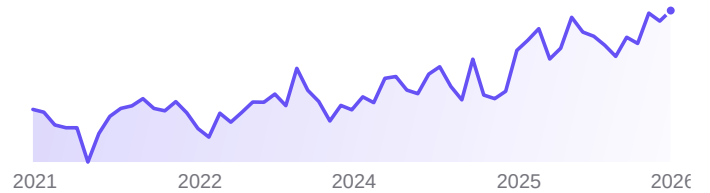


### Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



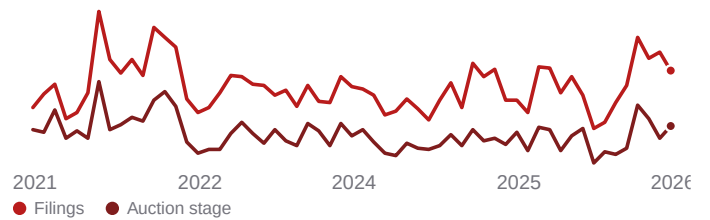
### Typical hold before selling

7.2 yrs



### Preforeclosure filings

Filings 78 · Auction stage 33



## HOUSING STOCK

|                    |           |
|--------------------|-----------|
| Homes              | 383,489   |
| Median value (AVM) | \$477K    |
| Median size        | 2,120 ft² |
| Median bedrooms    | 4         |
| Median year built  | 2001      |
| Single family      | 79%       |
| Condos             | 3.6%      |

## EQUITY & OWNERSHIP

|                               |      |
|-------------------------------|------|
| Equity rich (LTV 50% or less) | 55%  |
| Underwater (LTV 125% or more) | 1.0% |
| Owner occupied                | 82%  |
| Company owned                 | 14%  |
| Median loan-to-value          | 46%  |

Typical ownership tenure

**8.3 yrs**

## COMMUNITY

|                                  |                    |
|----------------------------------|--------------------|
| Population                       | <b>1,238,004</b>   |
| Density                          | <b>1,483 / mi²</b> |
| Median household income          | <b>\$97K</b>       |
| Average household income         | <b>\$127K</b>      |
| Crime index (US avg 100)         | <b>84</b>          |
| Air pollution index (US avg 100) | <b>84</b>          |
| Earthquake index (US avg 100)    | <b>42</b>          |
| Homes occupied                   | <b>94%</b>         |
| Bachelor's or higher             | <b>35%</b>         |
| Poverty rate                     | <b>6.7%</b>        |
| Unemployment                     | <b>1.1%</b>        |
| Average temp                     | <b>60°F</b>        |
| Annual precip                    | <b>47 in</b>       |
| Sunshine                         | <b>58%</b>         |

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.