

Washington County, NC

County · NC · North Carolina

BUYER'S MARKET

\$78K

MEDIAN SALE PRICE

-37.1%

1-YR CHANGE

122

SALES (12 MO)

\$99K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 26 / 100



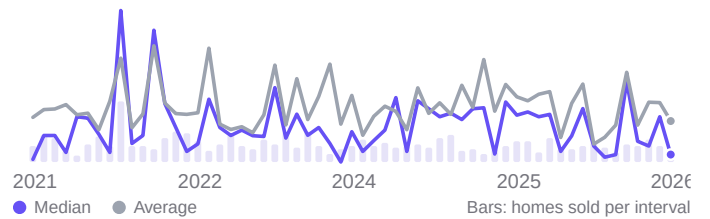
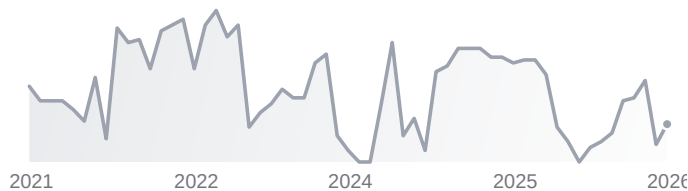
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

26 / 100

Sale prices

Median \$49K · Average \$112K

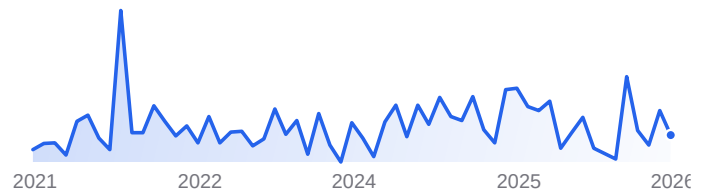
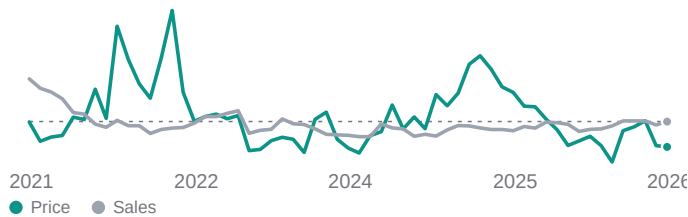


Growth (year over year)

Price -37.1% · Sales +0.0%

Price per square foot

\$69/ft²



Sale premium vs estimated value

-27.0%

Annual turnover (share of homes sold)

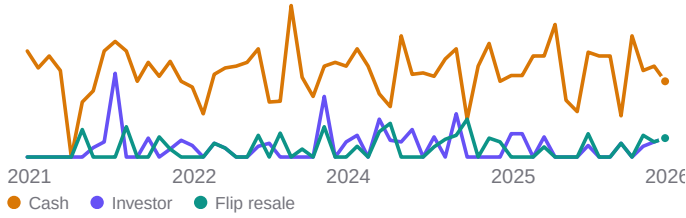
2.2%



BUYERS & OUTCOMES

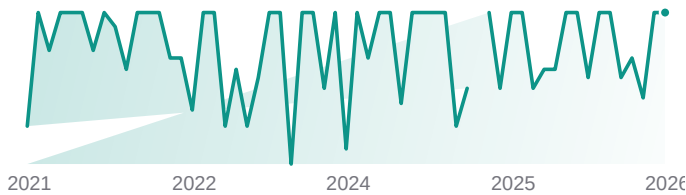
Buyer mix

Cash 50% · Investor 13% · Flip resale 13%



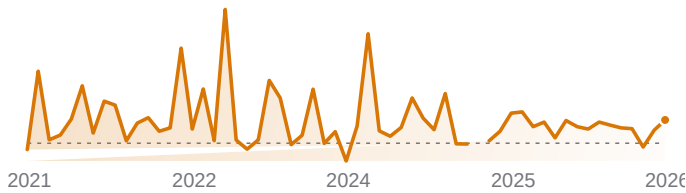
Sellers who sold at a gain

100%

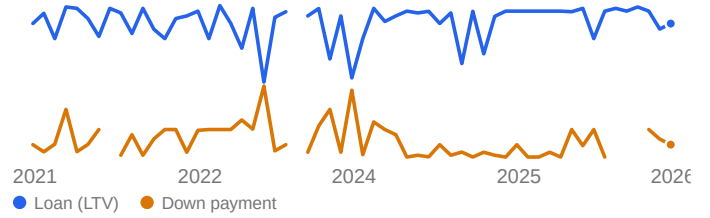


Median annualized return at resale

+11.3%

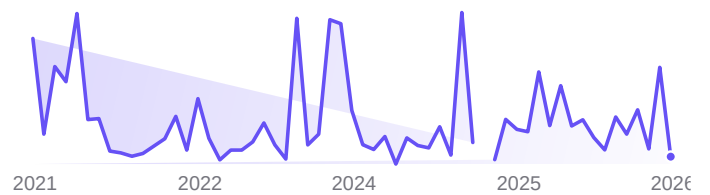


Financing (share of purchase price) Loan (LTV) 90% · Down payment 10%



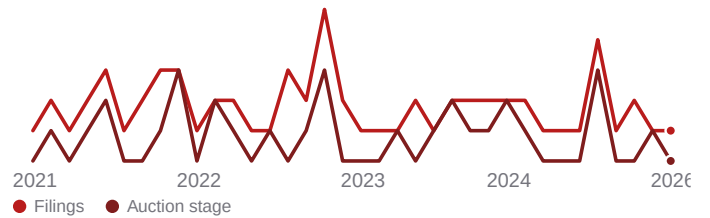
Typical hold before selling

1.0 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	5,648
Median value (AVM)	\$99K
Median size	1,240 ft²
Median year built	1971
Single family	93%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	66%
Underwater (LTV 125% or more)	6.7%
Owner occupied	57%
Company owned	11%
Median loan-to-value	0%
Typical ownership tenure	20.1 yrs

COMMUNITY

Population	10,705
Density	31 / mi²
Median household income	\$42K
Average household income	\$57K
Crime index (US avg 100)	123
Air pollution index (US avg 100)	90
Earthquake index (US avg 100)	29
Homes occupied	78%
Bachelor's or higher	13%
Poverty rate	18.9%
Unemployment	0.9%
Average temp	61°F
Annual precip	51 in
Sunshine	60%

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.