

West Raleigh

Neighborhood · NC · North Carolina > Wake County > Raleigh

BALANCED MARKET

\$406K

MEDIAN SALE PRICE

+2.8%

1-YR CHANGE

376

SALES (12 MO)

\$351K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 55 / 100

Buyer's market

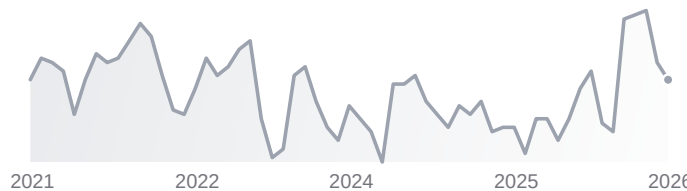
Balanced

Seller's market

MARKET TRENDS (5 YEARS)

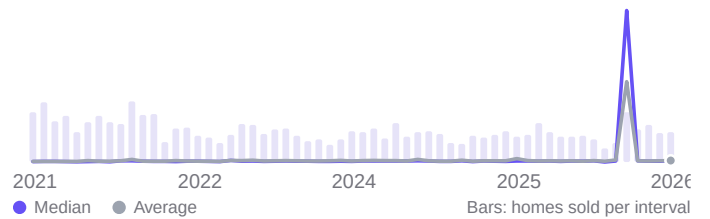
Market temperature (0–100)

55 / 100



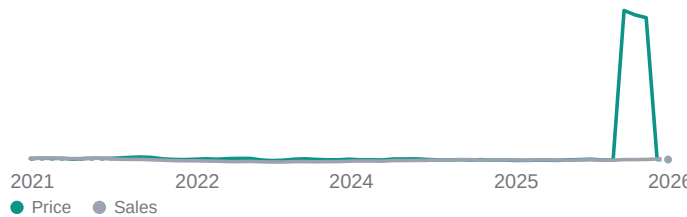
Sale prices

Median \$465K · Average \$486K



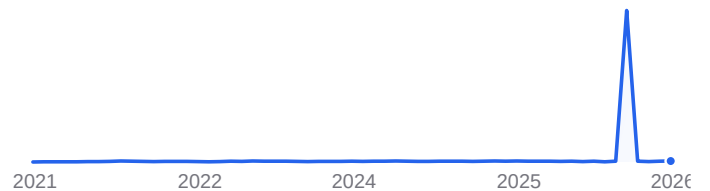
Growth (year over year)

Price +2.8% · Sales +4.4%



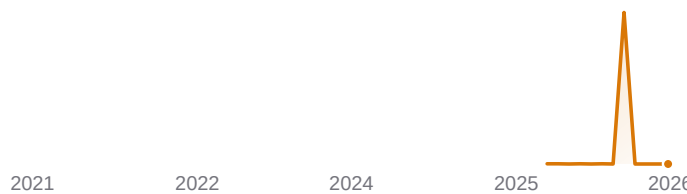
Price per square foot

\$253/ft²



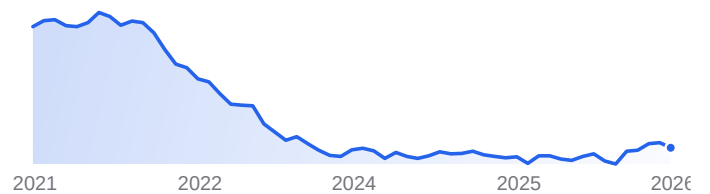
Sale premium vs estimated value

+0.0%



Annual turnover (share of homes sold)

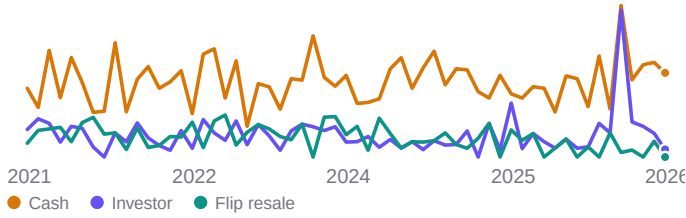
4.5%



BUYERS & OUTCOMES

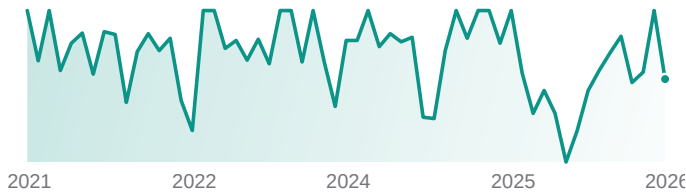
Buyer mix

Cash 33% · Investor 3.0% · Flip resale 0%



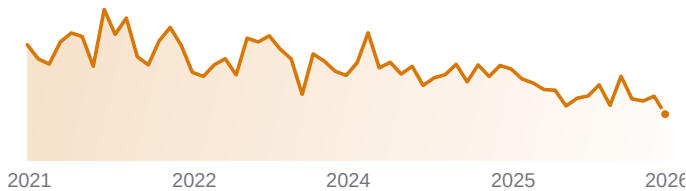
Sellers who sold at a gain

90%

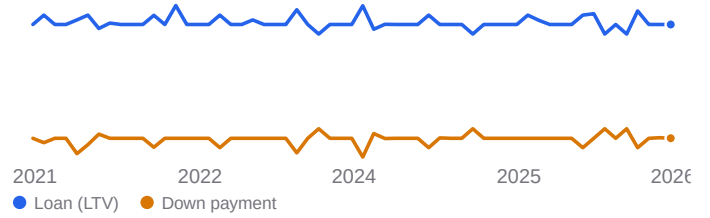


Median annualized return at resale

+4.1%

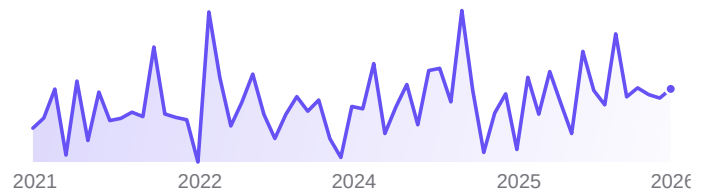


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



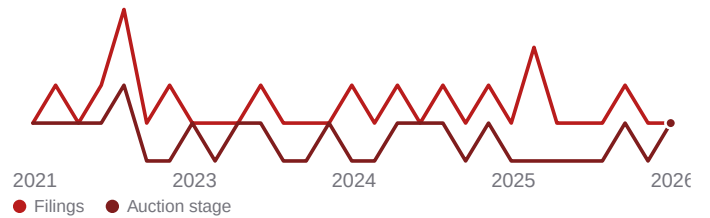
Typical hold before selling

6.5 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	8,396
Median value (AVM)	\$351K
Median size	1,495 ft²
Median year built	1986
Single family	46%
Condos	21%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	64%
Underwater (LTV 125% or more)	1.1%
Owner occupied	58%
Company owned	21%
Median loan-to-value	37%
Typical ownership tenure	9.4 yrs

COMMUNITY

Population	42,204
Density	3,169 / mi²
Median household income	\$63K
Average household income	\$79K
Crime index (US avg 100)	156
Air pollution index (US avg 100)	87
Earthquake index (US avg 100)	40
Homes occupied	93%
Bachelor's or higher	33%
Poverty rate	15.6%
Unemployment	1.1%
Average temp	60°F
Annual precip	47 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.