

North Raleigh

Neighborhood · NC · North Carolina › Wake County › Raleigh

BALANCED MARKET

\$485K

MEDIAN SALE PRICE

+1.0%

1-YR CHANGE

1,109

SALES (12 MO)

\$485K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 53 / 100



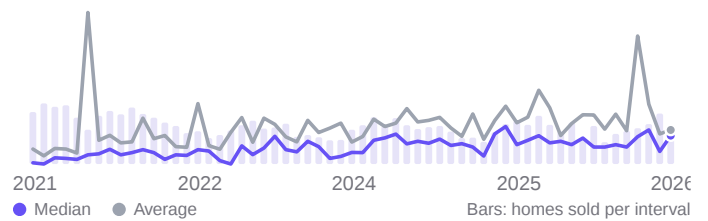
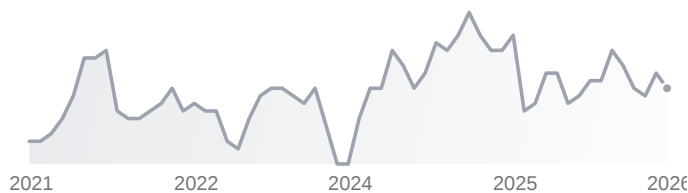
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

53 / 100

Sale prices

Median \$500K · Average \$525K

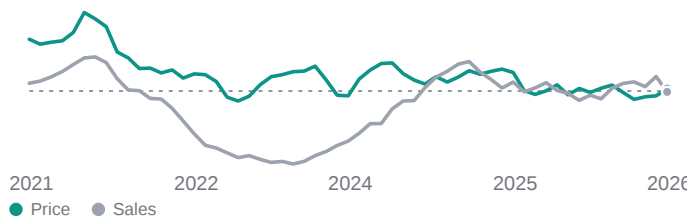


Growth (year over year)

Price +1.0% · Sales -0.4%

Price per square foot

\$226/ft²

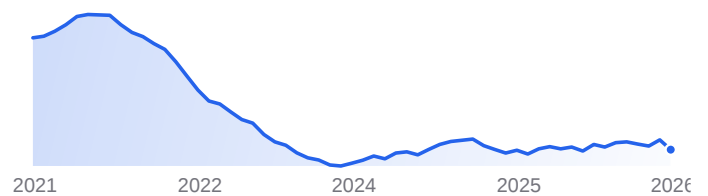
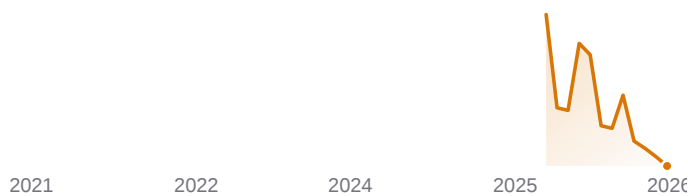


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

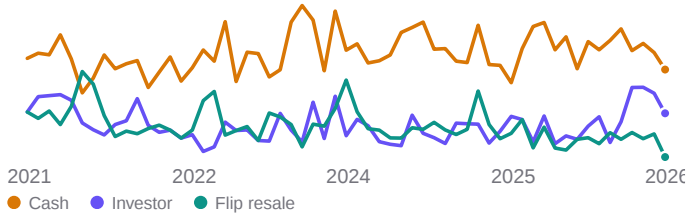
4.6%



BUYERS & OUTCOMES

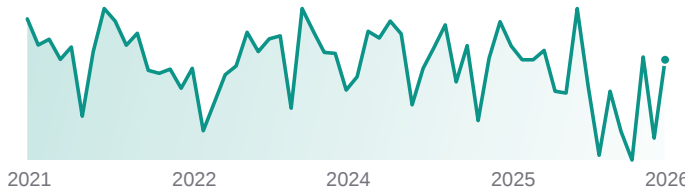
Buyer mix

Cash 23% · Investor 11% · Flip resale 0%



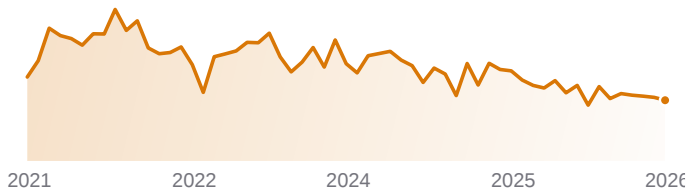
Sellers who sold at a gain

95%

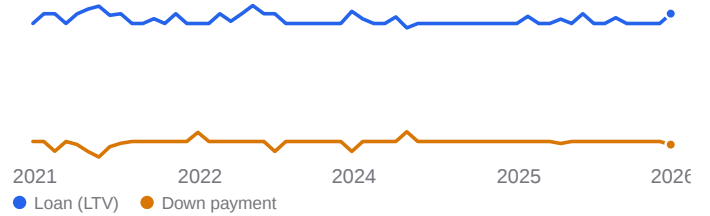


Median annualized return at resale

+4.8%

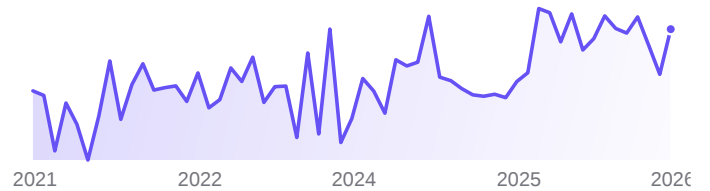


Financing (share of purchase price) Loan (LTV) 85% · Down payment 18%



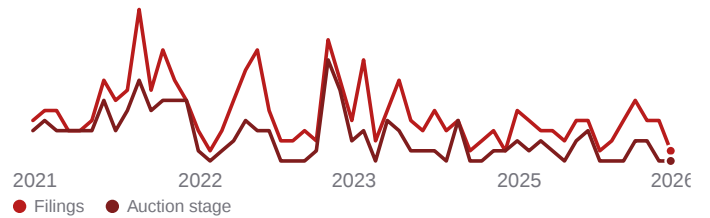
Typical hold before selling

7.6 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	24,353
Median value (AVM)	\$485K
Median size	1,984 ft²
Median year built	1986
Single family	68%
Condos	8.8%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	59%
Underwater (LTV 125% or more)	0.9%
Owner occupied	85%
Company owned	12%
Median loan-to-value	43%
Typical ownership tenure	10.0 yrs

COMMUNITY

Population	79,604
Density	3,187 / mi²
Median household income	\$95K
Average household income	\$118K
Crime index (US avg 100)	89
Air pollution index (US avg 100)	84
Earthquake index (US avg 100)	41
Homes occupied	95%
Bachelor's or higher	39%
Poverty rate	4.7%
Unemployment	1.0%
Average temp	60°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.