

Northwest Raleigh

Neighborhood · NC · North Carolina · Wake County · Raleigh

BUYER'S MARKET

\$458K

MEDIAN SALE PRICE

-13.0%

1-YR CHANGE

1,067

SALES (12 MO)

\$485K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 38 / 100



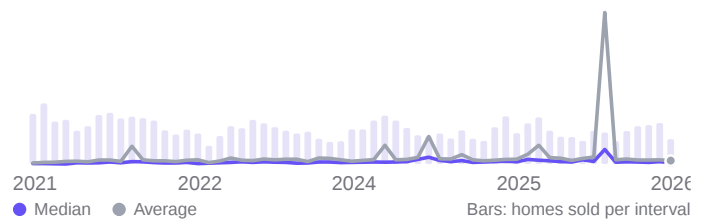
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

38 / 100

Sale prices

Median \$435K · Average \$522K

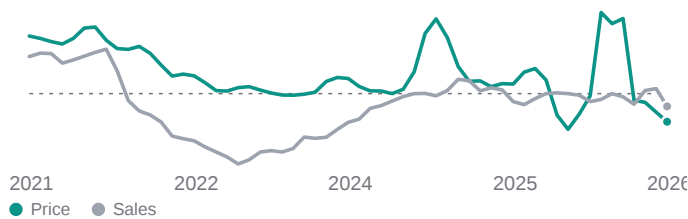


Growth (year over year)

Price -13.0% · Sales -5.9%

Price per square foot

\$244/ft²

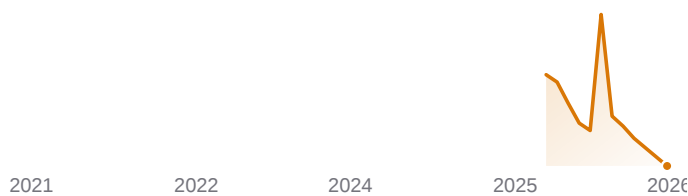


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

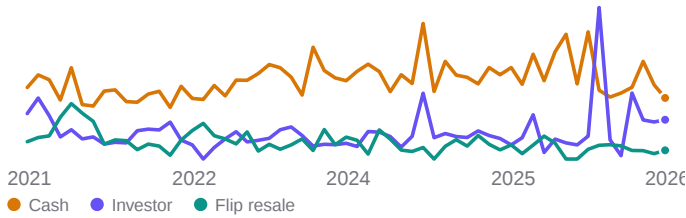
4.3%



BUYERS & OUTCOMES

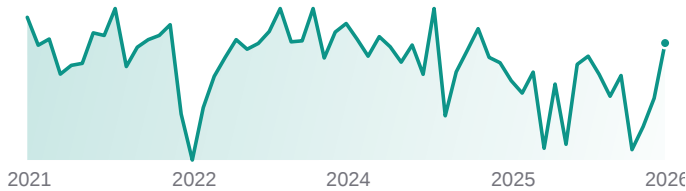
Buyer mix

Cash 20% · Investor 13% · Flip resale 2.8%



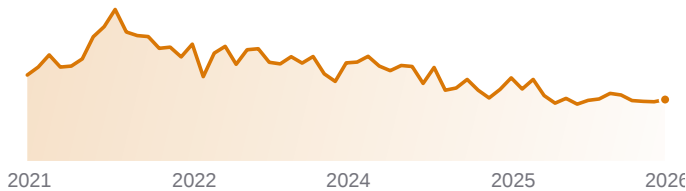
Sellers who sold at a gain

96%

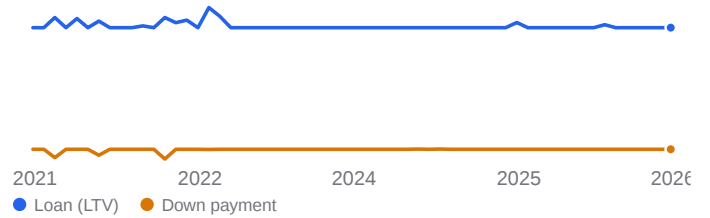


Median annualized return at resale

+4.8%

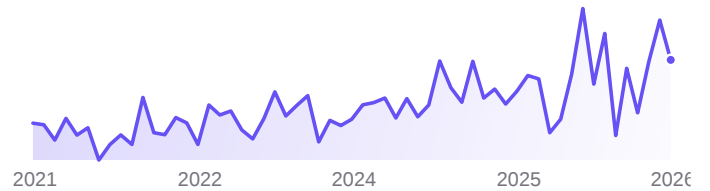


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



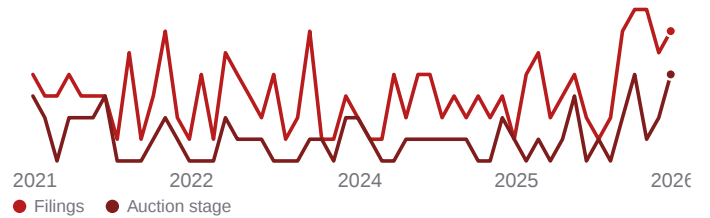
Typical hold before selling

8.4 yrs



Preforeclosure filings

Filings 6 · Auction stage 4



HOUSING STOCK

Homes	25,066
Median value (AVM)	\$485K
Median size	2,094 ft²
Median bedrooms	3
Median year built	1999
Single family	62%
Condos	7.2%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	55%
Underwater (LTV 125% or more)	0.9%
Owner occupied	83%
Company owned	13%
Median loan-to-value	47%

Typical ownership tenure

9.5 yrs

COMMUNITY

Population	97,796
Density	2,372 / mi²
Median household income	\$101K
Average household income	\$123K
Crime index (US avg 100)	111
Air pollution index (US avg 100)	87
Earthquake index (US avg 100)	41
Homes occupied	94%
Bachelor's or higher	41%
Poverty rate	5.0%
Unemployment	1.1%
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.