

Dallas

City · NC · North Carolina > Gaston County

STRONG BUYER'S MARKET

\$201K

MEDIAN SALE PRICE

-33.0%

1-YR CHANGE

235

SALES (12 MO)

\$282K

MEDIAN VALUE (AVM)

Market temperature

Strong buyer's market · 17 / 100



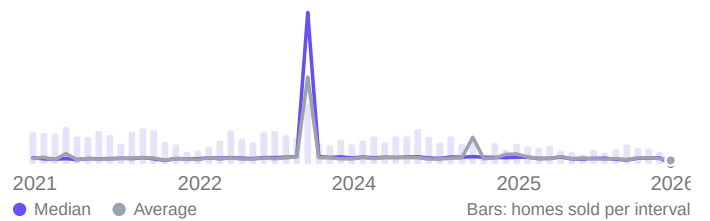
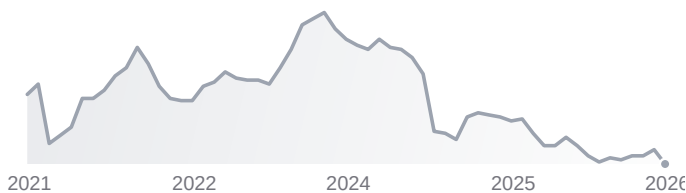
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

17 / 100

Sale prices

Median \$35K · Average \$185K

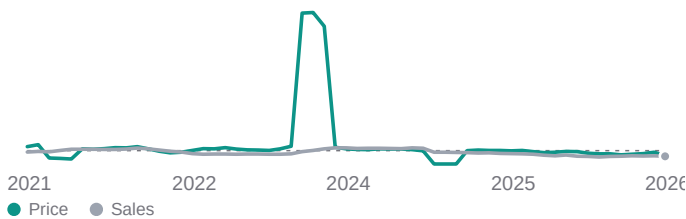


Growth (year over year)

Price -33.0% · Sales -37.0%

Price per square foot

\$42/ft²

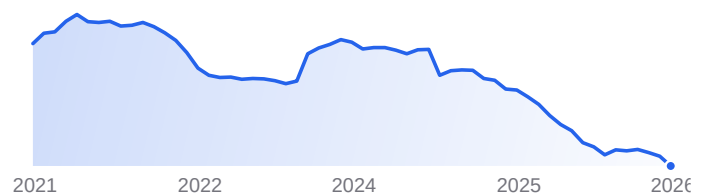


Sale premium vs estimated value

-58.7%

Annual turnover (share of homes sold)

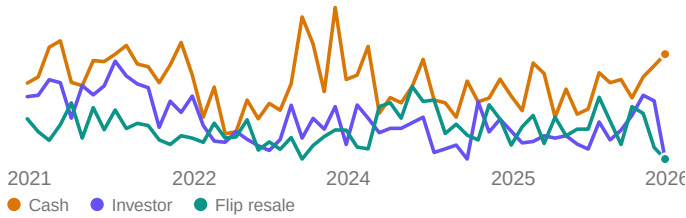
3.3%



BUYERS & OUTCOMES

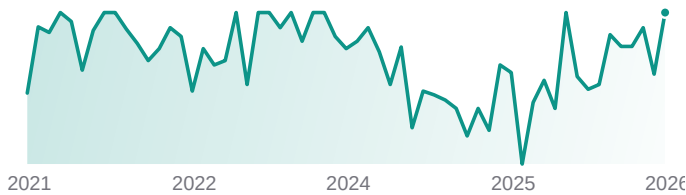
Buyer mix

Cash 50% · Investor 0% · Flip resale 0%



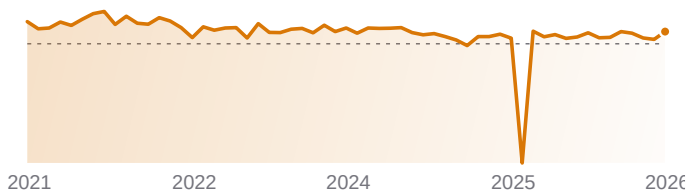
Sellers who sold at a gain

100%

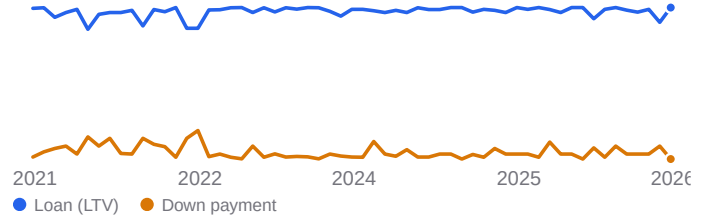


Median annualized return at resale

+8.5%

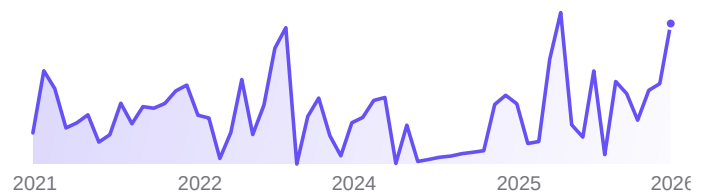


Financing (share of purchase price) Loan (LTV) 98% · Down payment 1.8%



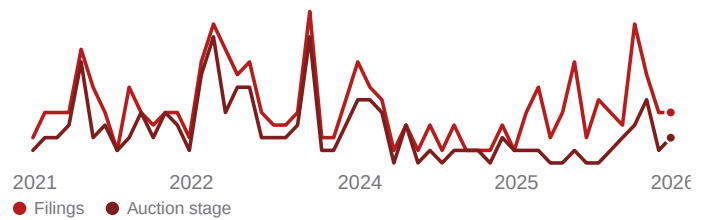
Typical hold before selling

7.3 yrs



Preforeclosure filings

Filings 4 · Auction stage 2



HOUSING STOCK

Homes	7,163
Median value (AVM)	\$282K
Median size	1,536 ft²
Median bedrooms	3
Median year built	1989
Single family	85%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	56%
Underwater (LTV 125% or more)	2.1%
Owner occupied	76%
Company owned	12%
Median loan-to-value	43%
Typical ownership tenure	8.9 yrs

COMMUNITY

Population	6,301
Density	2,145 / mi²
Median household income	\$61K
Average household income	\$68K
Crime index (US avg 100)	101
Air pollution index (US avg 100)	92
Earthquake index (US avg 100)	72
Homes occupied	94%
Bachelor's or higher	18%
Poverty rate	8.0%
Unemployment	1.0%
Average temp	60°F
Annual precip	46 in
Sunshine	63%

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.