

Haw River

City · NC · North Carolina > Alamance County

BALANCED MARKET

\$350K

MEDIAN SALE PRICE

+26.1%

1-YR CHANGE

107

SALES (12 MO)

\$320K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 48 / 100



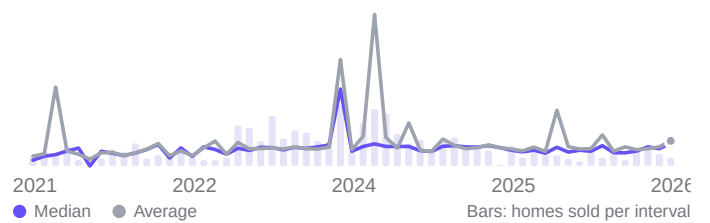
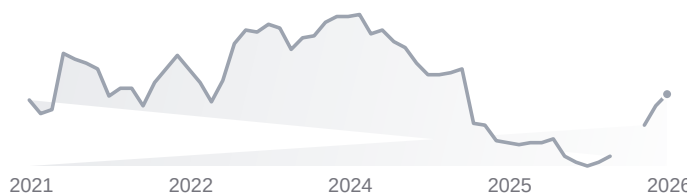
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

48 / 100

Sale prices

Median \$398K · Average \$430K

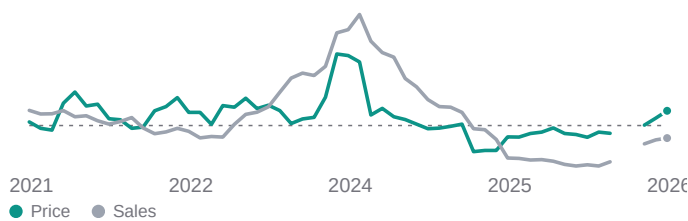


Growth (year over year)

Price +26.1% · Sales -22.5%

Price per square foot

\$177/ft²

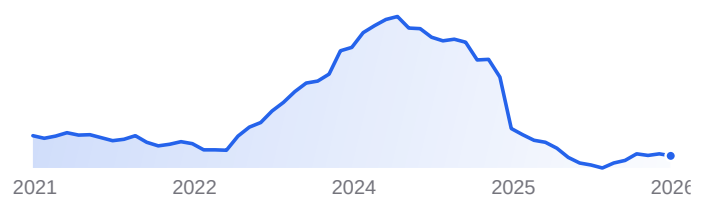
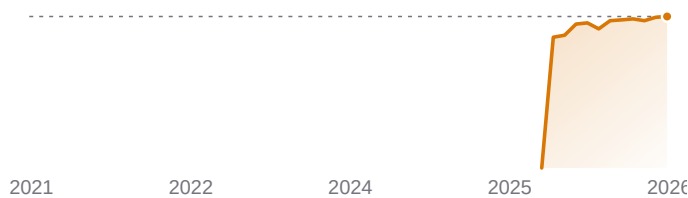


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

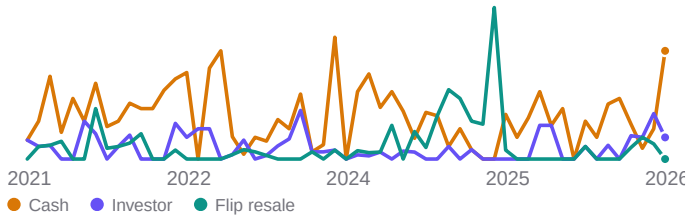
3.6%



BUYERS & OUTCOMES

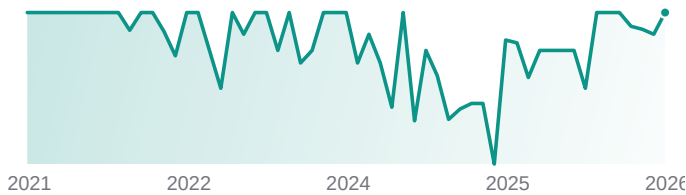
Buyer mix

Cash 71% · Investor 14% · Flip resale 0%



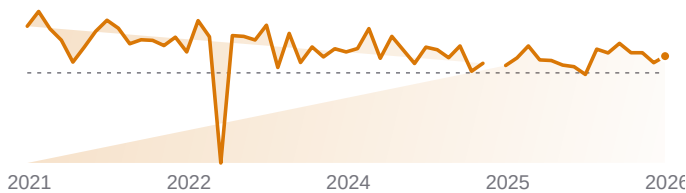
Sellers who sold at a gain

100%

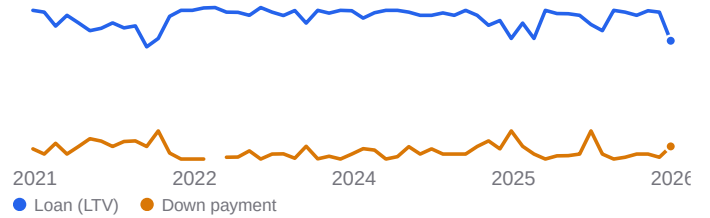


Median annualized return at resale

+5.0%

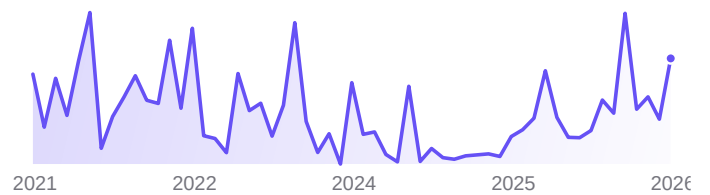


Financing (share of purchase price) Loan (LTV) 78% · Down payment 10%



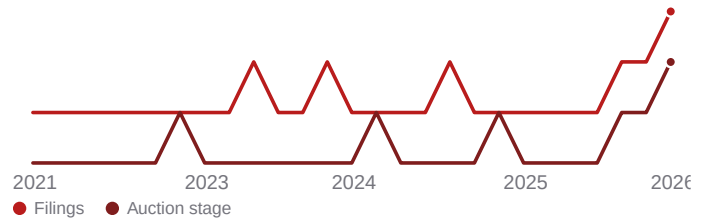
Typical hold before selling

9.4 yrs



Preforeclosure filings

Filings 3 · Auction stage 2



HOUSING STOCK

Homes	2,984
Median value (AVM)	\$320K
Median size	1,661 ft²
Median bedrooms	3
Median year built	1998
Single family	79%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	48%
Underwater (LTV 125% or more)	1.8%
Owner occupied	82%
Company owned	7.8%
Median loan-to-value	52%
Typical ownership tenure	8.1 yrs

COMMUNITY

Population	2,431
Density	842 / mi²
Median household income	\$52K
Average household income	\$62K
Crime index (US avg 100)	129
Air pollution index (US avg 100)	100
Earthquake index (US avg 100)	46
Homes occupied	87%
Bachelor's or higher	11%
Poverty rate	14.9%
Unemployment	1.1%
Average temp	59°F
Annual precip	46 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.