

Henderson

City · NC · North Carolina · Vance County

BUYER'S MARKET

\$165K

MEDIAN SALE PRICE

-1.4%

1-YR CHANGE

478

SALES (12 MO)

\$154K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 37 / 100



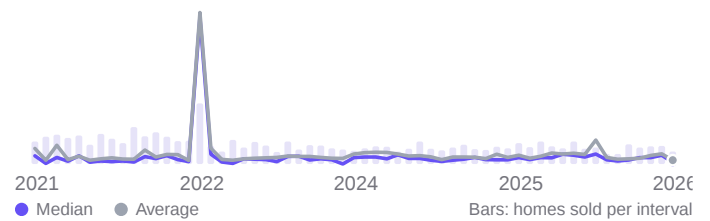
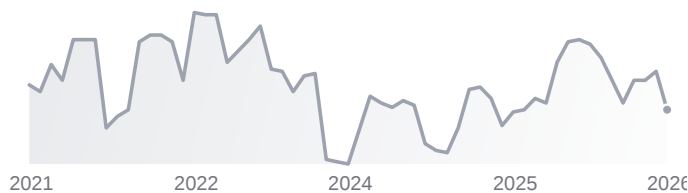
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

37 / 100

Sale prices

Median \$110K · Average \$141K

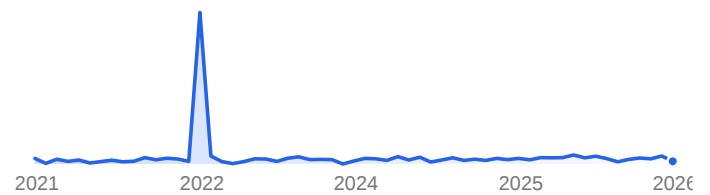
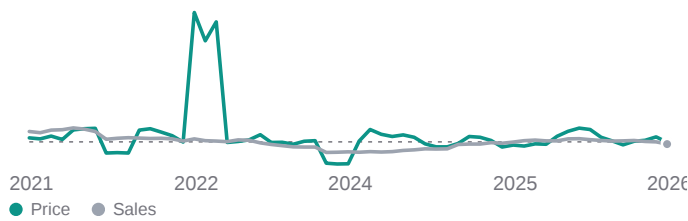


Growth (year over year)

Price -1.4% · Sales -8.3%

Price per square foot

\$92/ft²

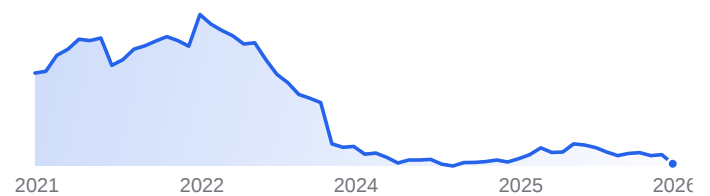
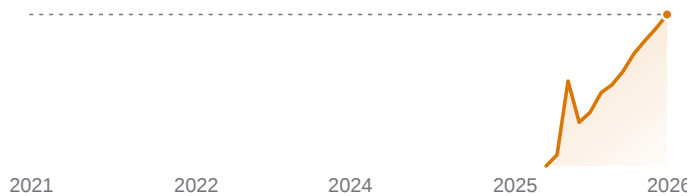


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

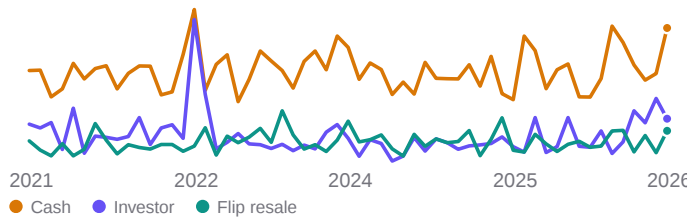
3.1%



BUYERS & OUTCOMES

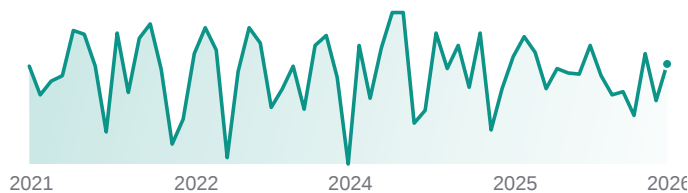
Buyer mix

Cash 71% · Investor 23% · Flip resale 16%



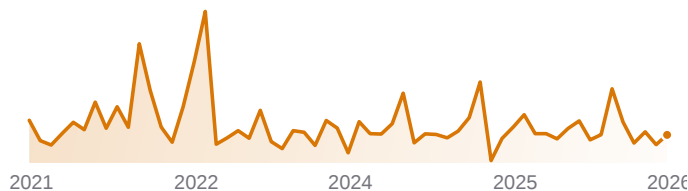
Sellers who sold at a gain

88%

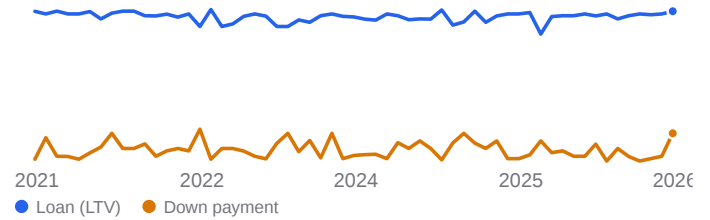


Median annualized return at resale

+7.8%

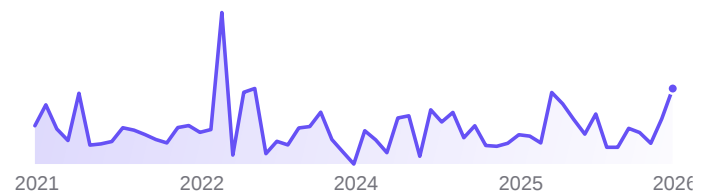


Financing (share of purchase price) Loan (LTV) 100% · Down payment 20%



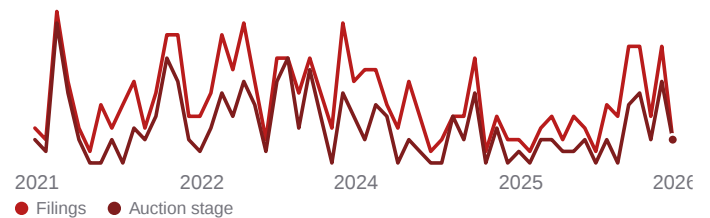
Typical hold before selling

7.8 yrs



Preforeclosure filings

Filings 2 · Auction stage 2



HOUSING STOCK

Homes	15,448
Median value (AVM)	\$154K
Median size	1,400 ft²
Median bedrooms	3
Median year built	1977
Single family	75%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	66%
Underwater (LTV 125% or more)	3.4%
Owner occupied	50%
Company owned	16%
Median loan-to-value	20%
Typical ownership tenure	22.7 yrs

COMMUNITY

Population	15,012
Density	1,741 / mi²
Median household income	\$45K
Average household income	\$60K
Crime index (US avg 100)	128
Air pollution index (US avg 100)	84
Earthquake index (US avg 100)	38
Homes occupied	89%
Bachelor's or higher	13%
Poverty rate	21.2%
Unemployment	0.9%
Average temp	59°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.