

Advance 27006

ZIP code · NC · North Carolina > Davie County > Advance

BALANCED MARKET

\$360K

MEDIAN SALE PRICE

-7.7%

1-YR CHANGE

289

SALES (12 MO)

\$330K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 58 / 100

Buyer's market

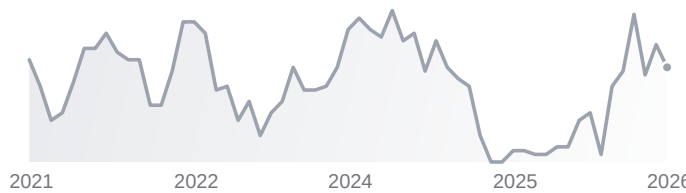
Balanced

Seller's market

MARKET TRENDS (5 YEARS)

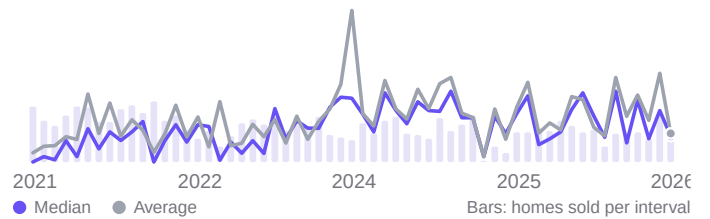
Market temperature (0-100)

58 / 100



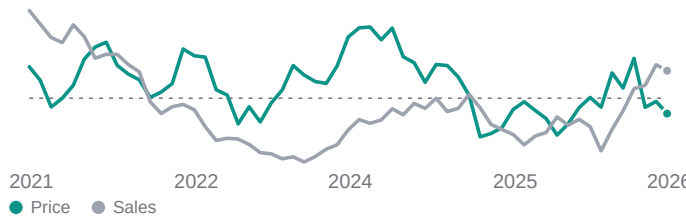
Sale prices

Median \$338K · Average \$346K



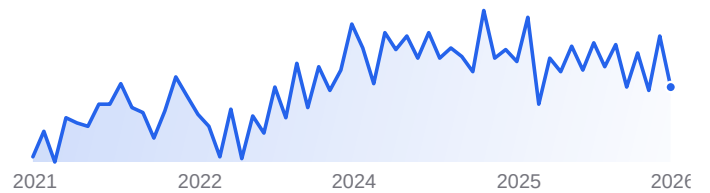
Growth (year over year)

Price -7.7% · Sales +13.8%



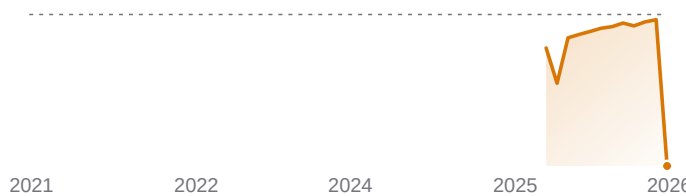
Price per square foot

\$174/ft²



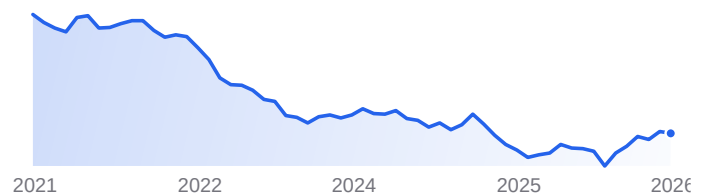
Sale premium vs estimated value

-4.2%



Annual turnover (share of homes sold)

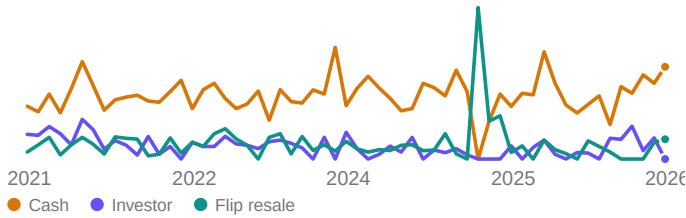
4.4%



BUYERS & OUTCOMES

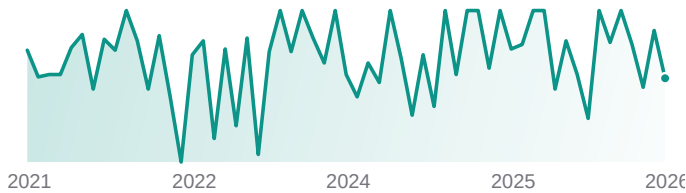
Buyer mix

Cash 61% · Investor 0% · Flip resale 13%



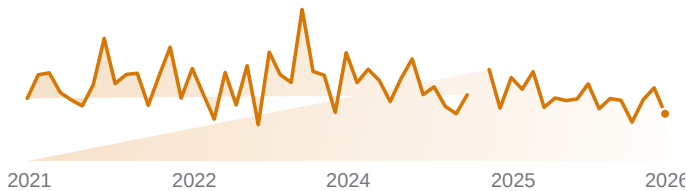
Sellers who sold at a gain

88%

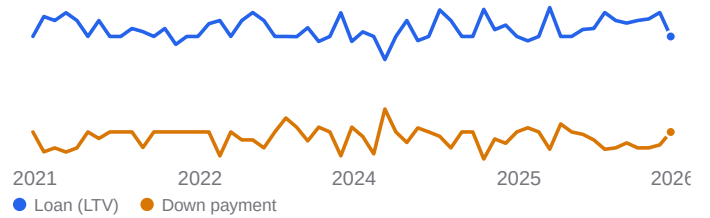


Median annualized return at resale

+4.9%

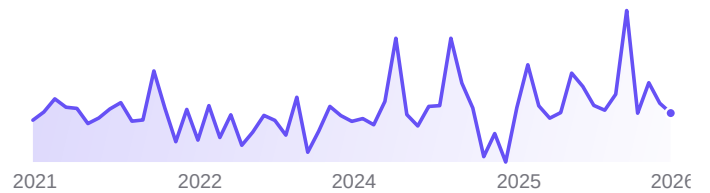


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



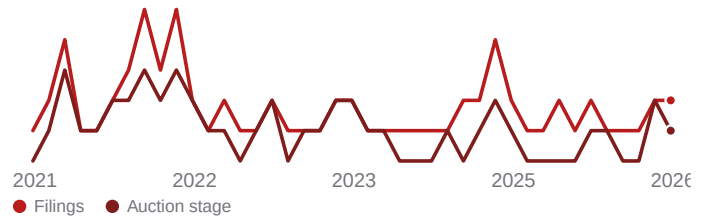
Typical hold before selling

4.2 yrs



Preforeclosure filings

Filings 2 · Auction stage 1



HOUSING STOCK

Homes	6,633
Median value (AVM)	\$330K
Median size	2,041 ft²
Median bedrooms	3
Median year built	1995
Single family	45%
Condos	4.5%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	63%
Underwater (LTV 125% or more)	1.8%
Owner occupied	86%
Company owned	7.0%
Median loan-to-value	39%

Typical ownership tenure

9.7 yrs

COMMUNITY

Population	16,038
Density	247 / mi²
Median household income	\$89K
Average household income	\$116K
Crime index (US avg 100)	83
Air pollution index (US avg 100)	88
Earthquake index (US avg 100)	64
Homes occupied	93%
Bachelor's or higher	25%
Poverty rate	4.8%
Unemployment	0.9%
Average temp	59°F
Annual precip	45 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.