

Belews Creek 27009

ZIP code · NC · North Carolina > Forsyth County

SELLER'S MARKET

\$309K

MEDIAN SALE PRICE

+27.6%

1-YR CHANGE

35

SALES (12 MO)

\$301K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 62 / 100

Buyer's market

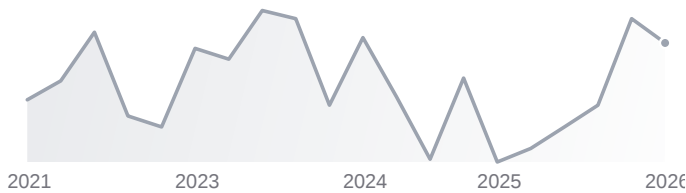
Balanced

Seller's market

MARKET TRENDS (5 YEARS)

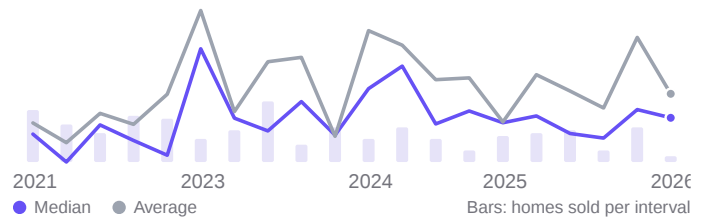
Market temperature (0–100)

62 / 100



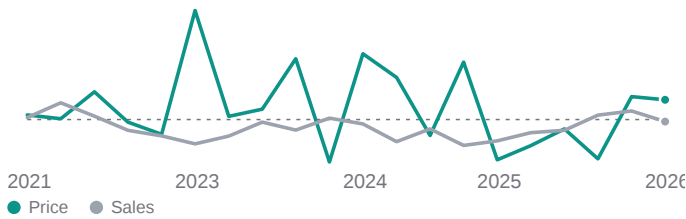
Sale prices

Median \$273K · Average \$339K



Growth (year over year)

Price +27.6% · Sales -2.8%



Price per square foot

\$111/ft²



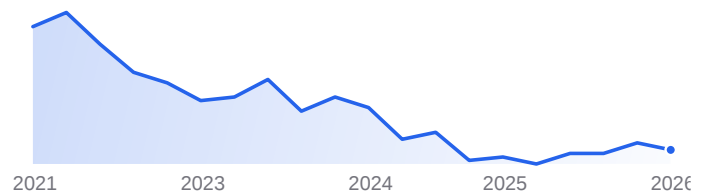
Sale premium vs estimated value

-16.0%



Annual turnover (share of homes sold)

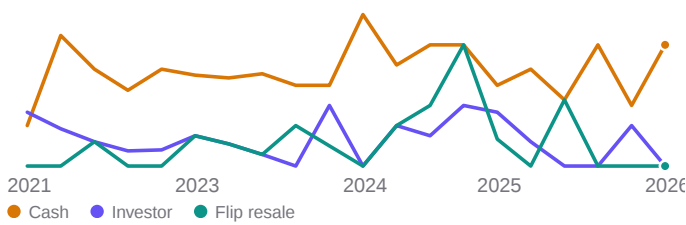
2.7%



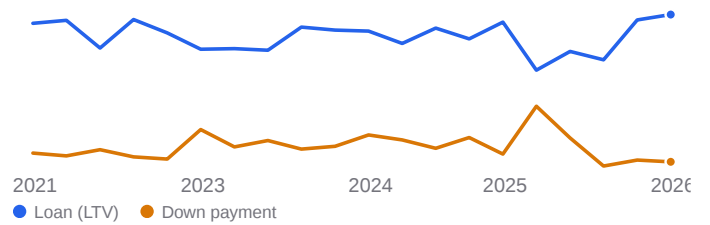
BUYERS & OUTCOMES

Buyer mix

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

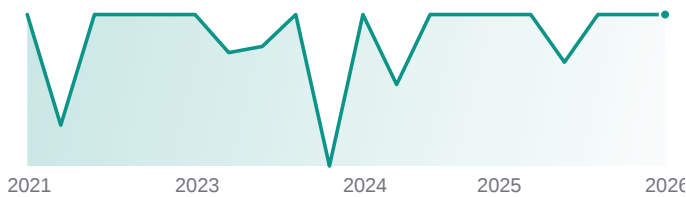


Financing (share of purchase price) Loan (LTV) 97% · Down payment 2.8%



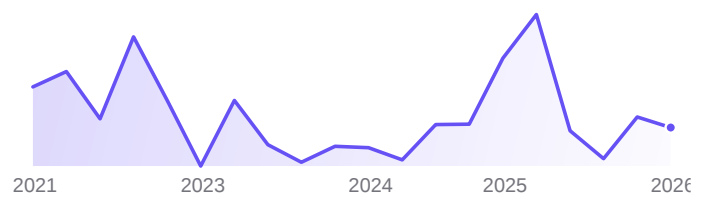
Sellers who sold at a gain

100%



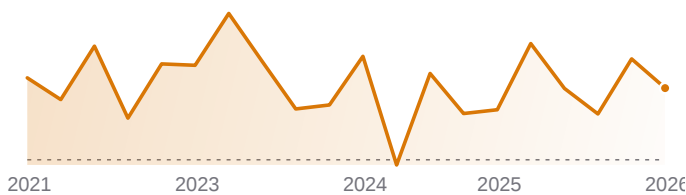
Typical hold before selling

5.0 yrs



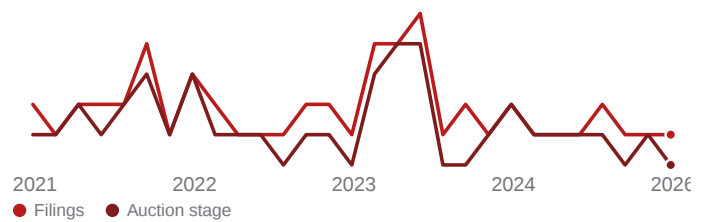
Median annualized return at resale

+5.8%



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	1,298
Median value (AVM)	\$301K
Median size	1,652 ft²
Median bedrooms	3
Median year built	1994
Single family	84%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	56%
Underwater (LTV 125% or more)	2.0%
Owner occupied	79%
Company owned	7.4%
Median loan-to-value	46%
Typical ownership tenure	13.0 yrs

COMMUNITY

Population	2,861
Density	165 / mi²
Median household income	\$78K
Average household income	\$100K
Crime index (US avg 100)	65
Air pollution index (US avg 100)	89
Earthquake index (US avg 100)	53
Homes occupied	93%
Bachelor's or higher	21%
Poverty rate	7.4%
Unemployment	1.1%
Average temp	58°F
Annual precip	46 in
Sunshine	60%

Market metrics are derived from recorded arms-length deeds through July 2026, aggregated quarterly (lower sales volume). Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.