

Winston Salem 27107

ZIP code · NC · North Carolina > Davidson County

BUYER'S MARKET

\$233K

MEDIAN SALE PRICE

-9.0%

1-YR CHANGE

588

SALES (12 MO)

\$231K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 30 / 100



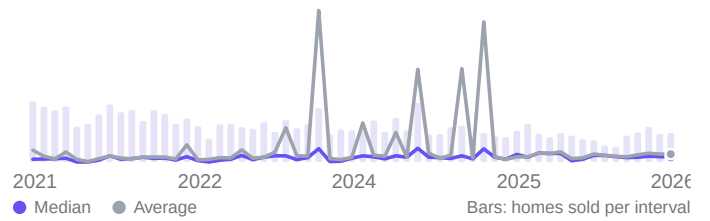
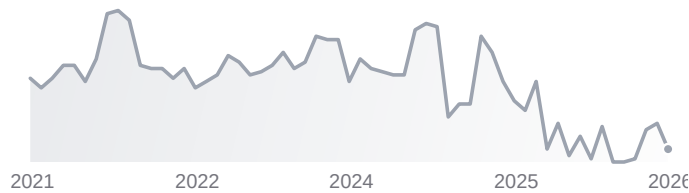
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

30 / 100

Sale prices

Median \$225K · Average \$265K

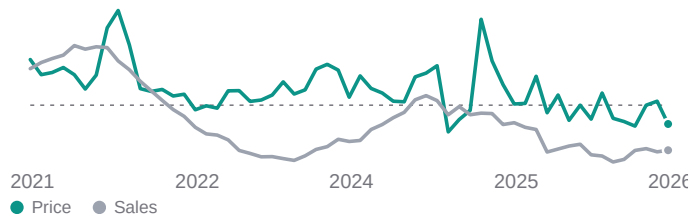


Growth (year over year)

Price -9.0% · Sales -21.5%

Price per square foot

\$134/ft²

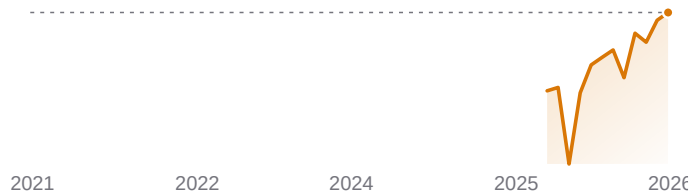


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

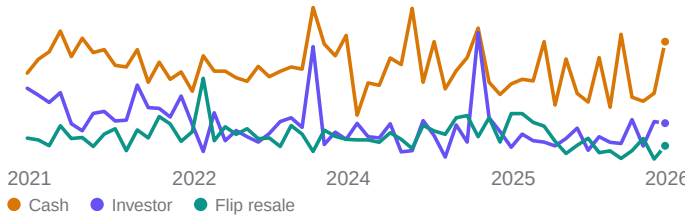
3.3%



BUYERS & OUTCOMES

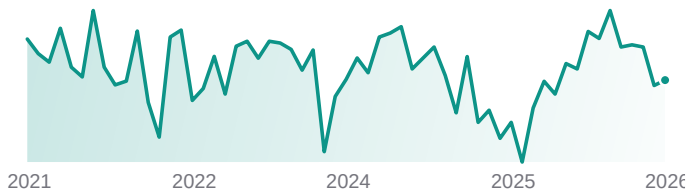
Buyer mix

Cash 50% · Investor 18% · Flip resale 8.9%



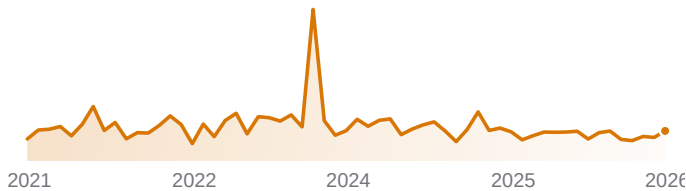
Sellers who sold at a gain

88%

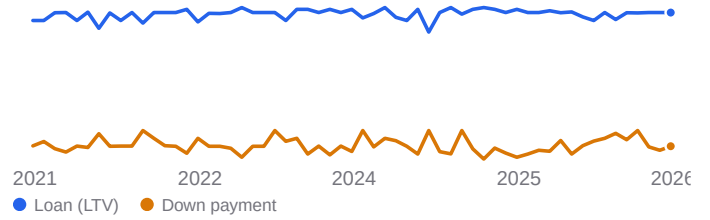


Median annualized return at resale

+7.3%

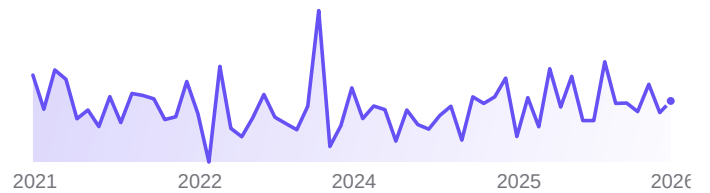


Financing (share of purchase price) Loan (LTV) 95% · Down payment 10%



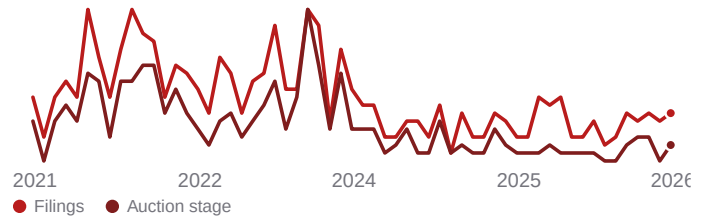
Typical hold before selling

5.6 yrs



Preforeclosure filings

Filings 6 · Auction stage 2



HOUSING STOCK

Homes	18,031
Median value (AVM)	\$231K
Median size	1,565 ft²
Median bedrooms	3
Median year built	1980
Single family	81%
Condos	1.2%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	59%
Underwater (LTV 125% or more)	2.6%
Owner occupied	72%
Company owned	13%
Median loan-to-value	44%

Typical ownership tenure

10.6 yrs

COMMUNITY

Population	54,083
Density	820 / mi²
Median household income	\$59K
Average household income	\$76K
Crime index (US avg 100)	91
Air pollution index (US avg 100)	91
Earthquake index (US avg 100)	58
Homes occupied	94%
Bachelor's or higher	18%
Poverty rate	18.7%
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.