

Gibsonville 27249

ZIP code · NC · North Carolina > Guilford County > Gibsonville

BUYER'S MARKET

\$242K

MEDIAN SALE PRICE

-25.6%

1-YR CHANGE

305

SALES (12 MO)

\$265K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 26 / 100



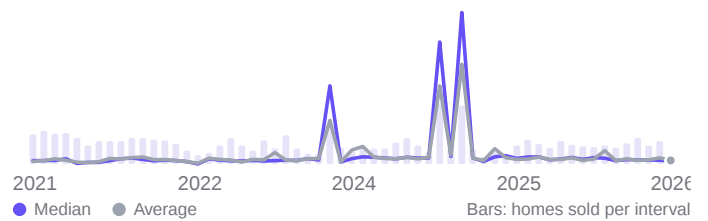
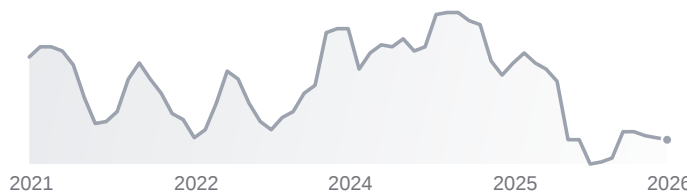
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

26 / 100

Sale prices

Median \$220K · Average \$242K

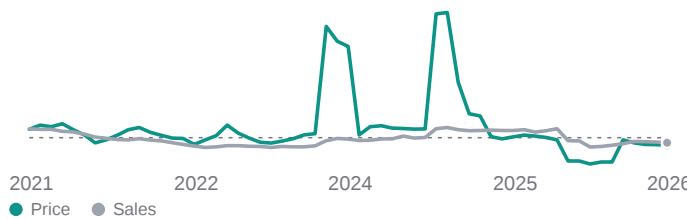


Growth (year over year)

Price -25.6% · Sales -16.9%

Price per square foot

\$173/ft²



Sale premium vs estimated value

-0.7%

Annual turnover (share of homes sold)

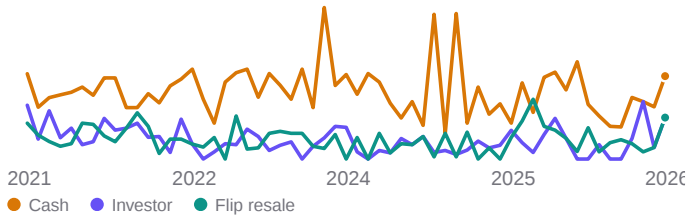
4.3%



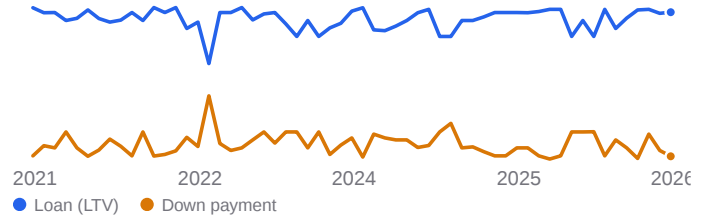
BUYERS & OUTCOMES

Buyer mix

Cash 46% · Investor 23% · Flip resale 23%

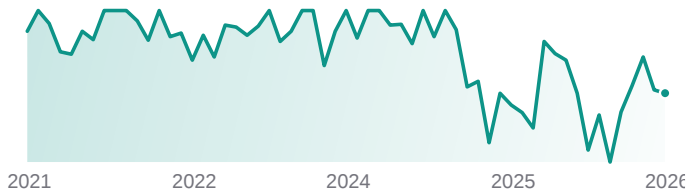


Financing (share of purchase price) Loan (LTV) 95% · Down payment 4.7%



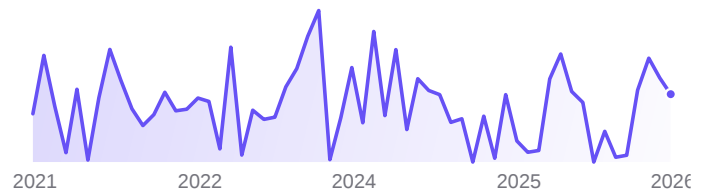
Sellers who sold at a gain

67%



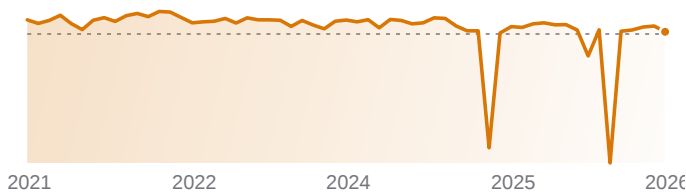
Typical hold before selling

3.9 yrs



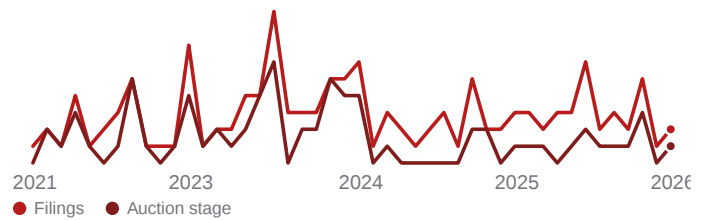
Median annualized return at resale

+1.5%



Preforeclosure filings

Filings 2 · Auction stage 1



HOUSING STOCK

Homes	7,034
Median value (AVM)	\$265K
Median size	1,626 ft²
Median bedrooms	3
Median year built	1991
Single family	85%
Condos	2.3%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	58%
Underwater (LTV 125% or more)	2.3%
Owner occupied	70%
Company owned	12%
Median loan-to-value	43%

Typical ownership tenure

9.3 yrs

COMMUNITY

Population	15,877
Density	270 / mi²
Median household income	\$83K
Average household income	\$100K
Crime index (US avg 100)	73
Air pollution index (US avg 100)	98
Earthquake index (US avg 100)	42
Homes occupied	94%
Bachelor's or higher	22%
Poverty rate	9.9%
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.