

Oak Ridge 27310

ZIP code · NC · North Carolina > Guilford County > Oak Ridge

BALANCED MARKET

\$634K

MEDIAN SALE PRICE

-3.2%

1-YR CHANGE

163

SALES (12 MO)

\$608K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 44 / 100



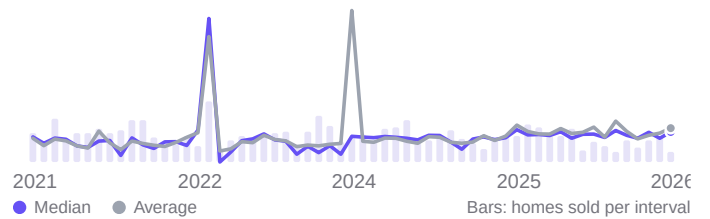
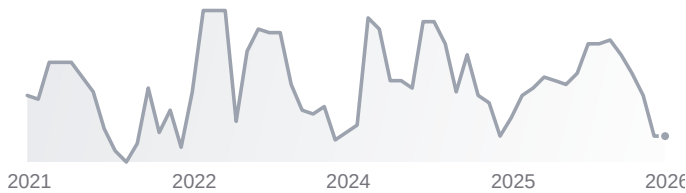
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

44 / 100

Sale prices

Median \$675K · Average \$744K

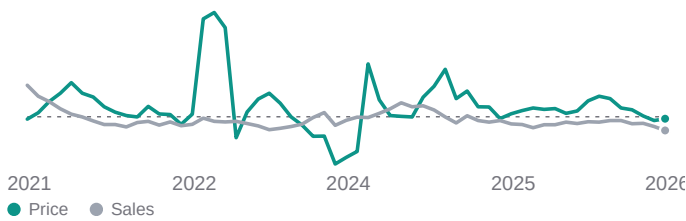


Growth (year over year)

Price -3.2% · Sales -21.6%

Price per square foot

\$280/ft²

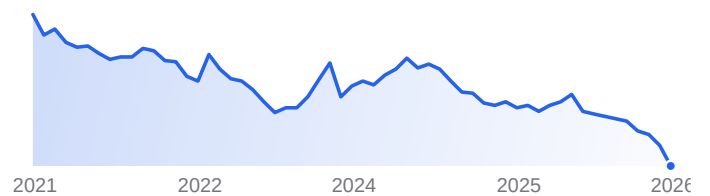


Sale premium vs estimated value

-2.4%

Annual turnover (share of homes sold)

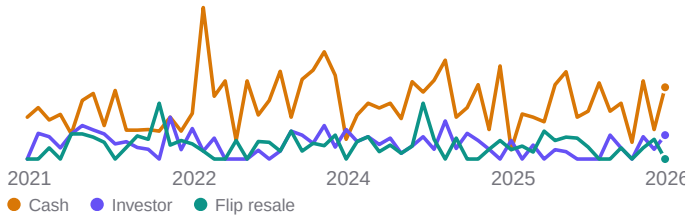
4.2%



BUYERS & OUTCOMES

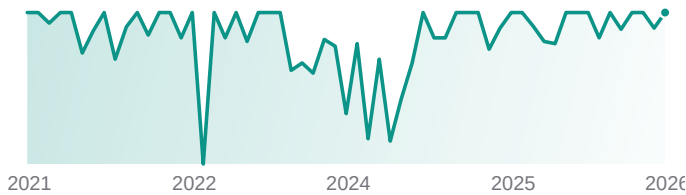
Buyer mix

Cash 43% · Investor 14% · Flip resale 0%



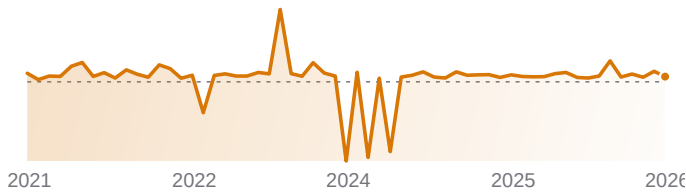
Sellers who sold at a gain

100%

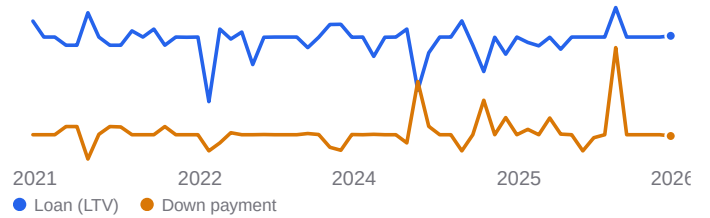


Median annualized return at resale

+4.9%

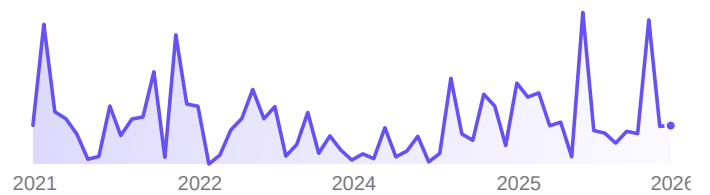


Financing (share of purchase price) Loan (LTV) 81% · Down payment 19%



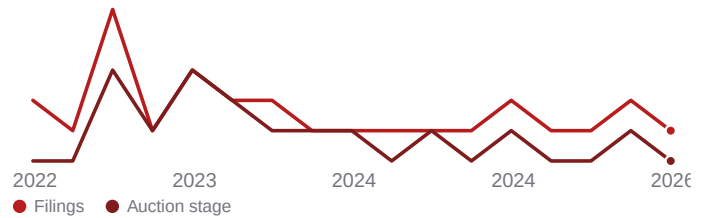
Typical hold before selling

4.3 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	3,867
Median value (AVM)	\$608K
Median size	2,981 ft²
Median bedrooms	4
Median year built	2000
Single family	97%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	54%
Underwater (LTV 125% or more)	1.9%
Owner occupied	83%
Company owned	14%
Median loan-to-value	47%
Typical ownership tenure	8.8 yrs

COMMUNITY

Population	8,288
Density	452 / mi²
Median household income	\$136K
Average household income	\$172K
Crime index (US avg 100)	17
Air pollution index (US avg 100)	89
Earthquake index (US avg 100)	52
Homes occupied	97%
Bachelor's or higher	31%
Poverty rate	4.9%
Unemployment	1.5%
Average temp	58°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.