

Siler City 27344

ZIP code · NC · North Carolina > Chatham County > Siler City

BUYER'S MARKET

\$268K

MEDIAN SALE PRICE

-12.7%

1-YR CHANGE

138

SALES (12 MO)

\$264K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 28 / 100



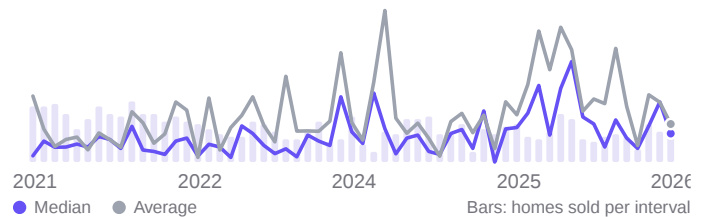
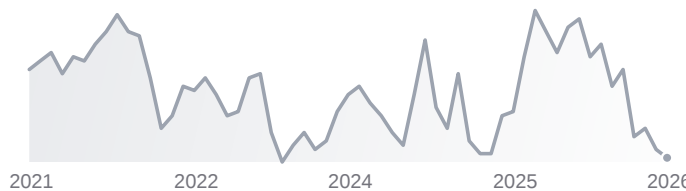
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

28 / 100

Sale prices

Median \$225K · Average \$257K

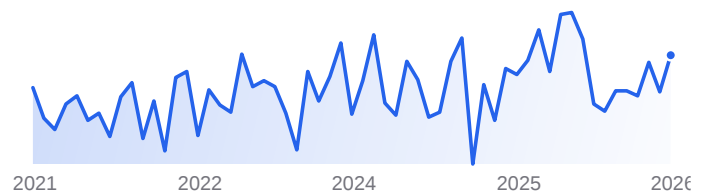
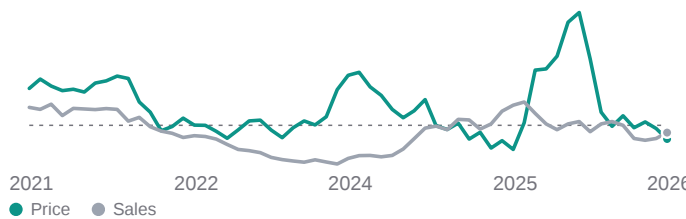


Growth (year over year)

Price -12.7% · Sales -6.8%

Price per square foot

\$176/ft²

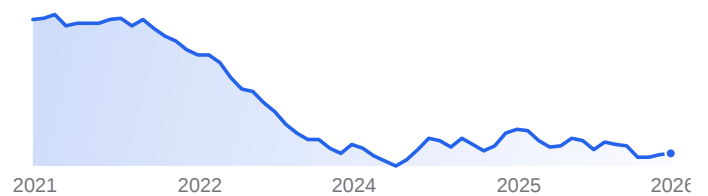
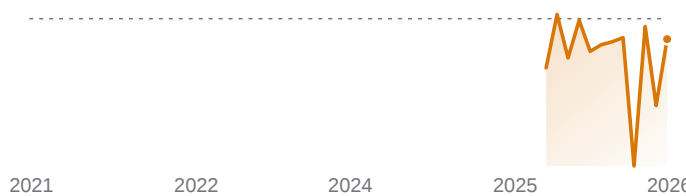


Sale premium vs estimated value

-5.0%

Annual turnover (share of homes sold)

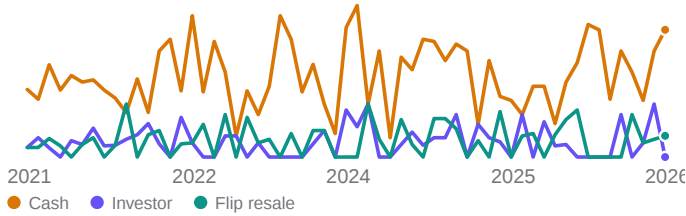
2.5%



BUYERS & OUTCOMES

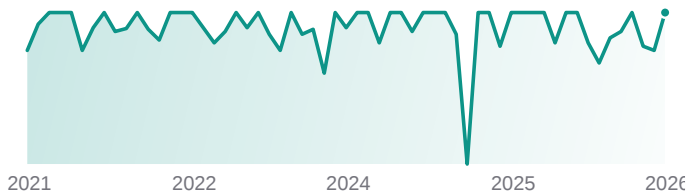
Buyer mix

Cash 60% · Investor 0% · Flip resale 10%



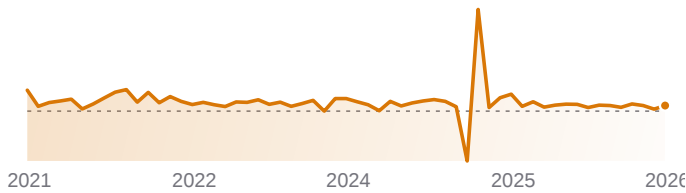
Sellers who sold at a gain

100%

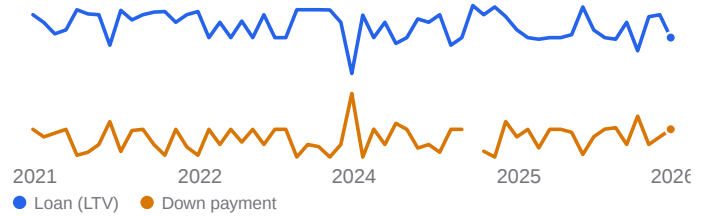


Median annualized return at resale

+6.0%

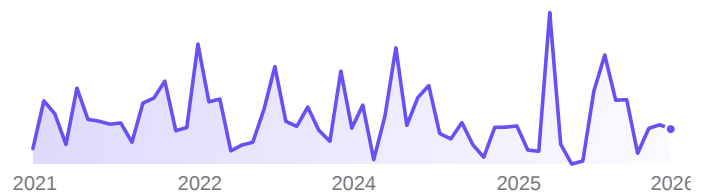


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



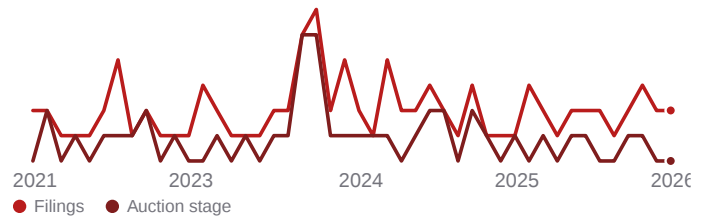
Typical hold before selling

4.1 yrs



Preforeclosure filings

Filings 2 · Auction stage 0



HOUSING STOCK

Homes	5,612
Median value (AVM)	\$264K
Median size	1,548 ft²
Median bedrooms	3
Median year built	1975
Single family	78%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	72%
Underwater (LTV 125% or more)	1.9%
Owner occupied	70%
Company owned	7.1%
Median loan-to-value	30%
Typical ownership tenure	12.2 yrs

COMMUNITY

Population	19,345
Density	116 / mi²
Median household income	\$58K
Average household income	\$85K
Crime index (US avg 100)	124
Air pollution index (US avg 100)	92
Earthquake index (US avg 100)	49
Homes occupied	93%
Bachelor's or higher	14%
Poverty rate	20.4%
Unemployment	0.9%
Average temp	59°F
Annual precip	48 in
Sunshine	58%

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.