

# Greensboro 27403

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

BALANCED MARKET

\$262K

MEDIAN SALE PRICE

-2.7%

1-YR CHANGE

303

SALES (12 MO)

\$225K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 51 / 100

Buyer's market

Balanced

Seller's market

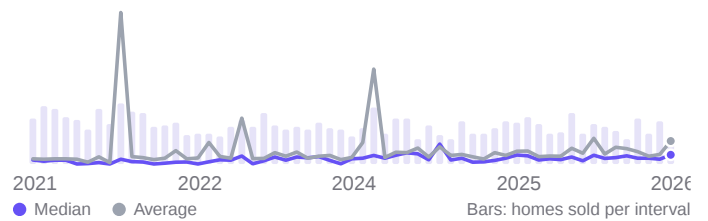
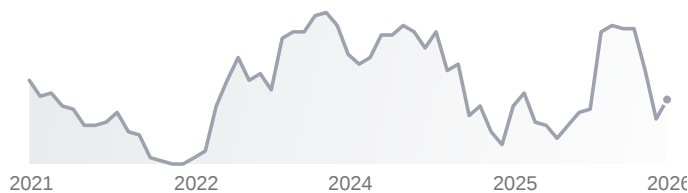
## MARKET TRENDS (5 YEARS)

Market temperature (0-100)

51 / 100

Sale prices

Median \$307K · Average \$542K

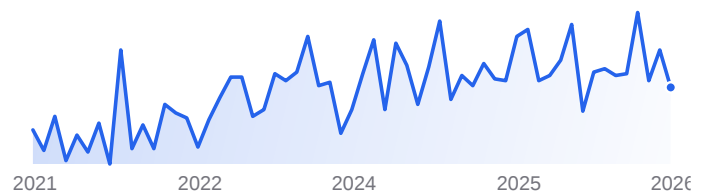
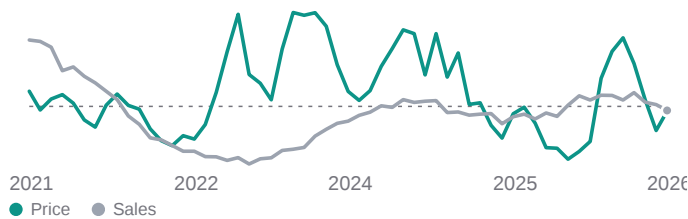


Growth (year over year)

Price -2.7% · Sales -2.3%

Price per square foot

\$171/ft²

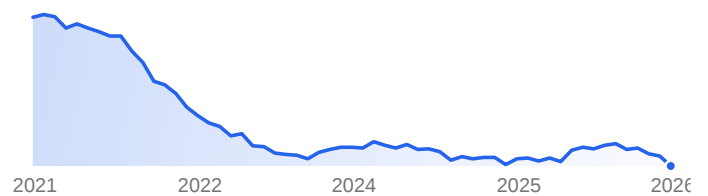
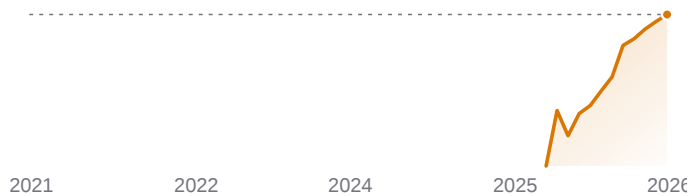


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

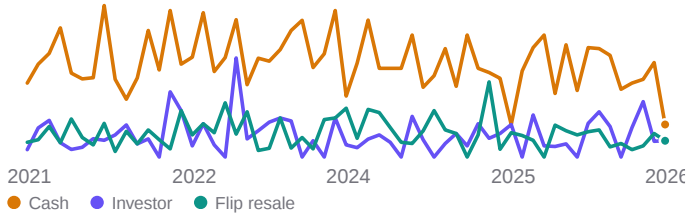
4.4%



## BUYERS & OUTCOMES

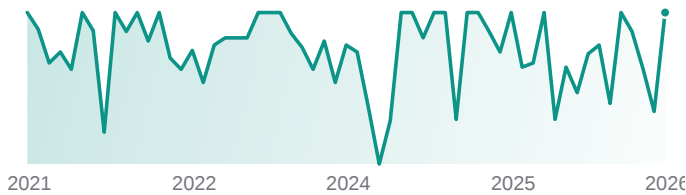
### Buyer mix

Cash 13% · Investor 6.7% · Flip resale 6.7%



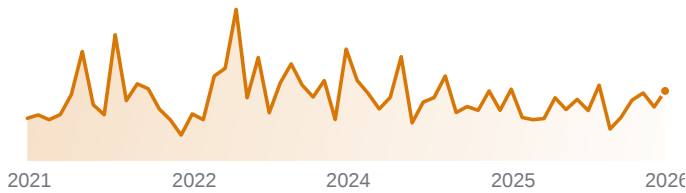
### Sellers who sold at a gain

100%

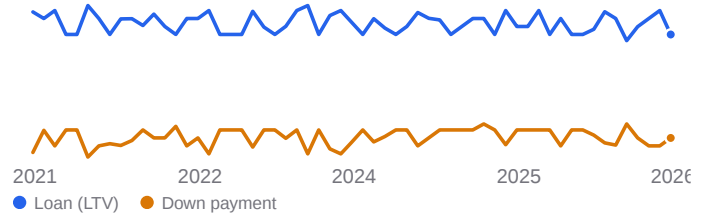


### Median annualized return at resale

+8.3%

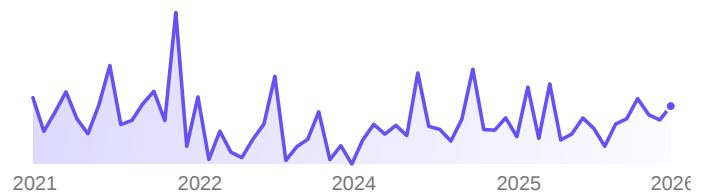


### Financing (share of purchase price) Loan (LTV) 80% · Down payment 15%



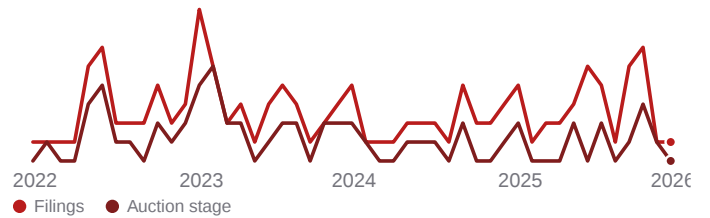
### Typical hold before selling

6.7 yrs



### Preforeclosure filings

Filings 1 · Auction stage 0



## HOUSING STOCK

|                    |           |
|--------------------|-----------|
| Homes              | 6,945     |
| Median value (AVM) | \$225K    |
| Median size        | 1,364 ft² |
| Median bedrooms    | 3         |
| Median year built  | 1950      |
| Single family      | 90%       |
| Condos             | 4.3%      |

## EQUITY & OWNERSHIP

|                               |      |
|-------------------------------|------|
| Equity rich (LTV 50% or less) | 64%  |
| Underwater (LTV 125% or more) | 1.5% |
| Owner occupied                | 64%  |
| Company owned                 | 19%  |
| Median loan-to-value          | 38%  |

Typical ownership tenure

**9.9 yrs**

## COMMUNITY

|                                  |                               |
|----------------------------------|-------------------------------|
| Population                       | <b>25,067</b>                 |
| Density                          | <b>4,419 / mi<sup>2</sup></b> |
| Median household income          | <b>\$63K</b>                  |
| Average household income         | <b>\$73K</b>                  |
| Crime index (US avg 100)         | <b>115</b>                    |
| Air pollution index (US avg 100) | <b>89</b>                     |
| Earthquake index (US avg 100)    | <b>49</b>                     |
| Homes occupied                   | <b>92%</b>                    |
| Bachelor's or higher             | <b>27%</b>                    |
| Poverty rate                     | <b>23.3%</b>                  |
| Unemployment                     | <b>1.2%</b>                   |
| Average temp                     | <b>58°F</b>                   |
| Annual precip                    | <b>45 in</b>                  |
| Sunshine                         | <b>60%</b>                    |

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.