

Greensboro 27409

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

BALANCED MARKET

\$230K

MEDIAN SALE PRICE

+4.5%

1-YR CHANGE

191

SALES (12 MO)

\$211K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 49 / 100



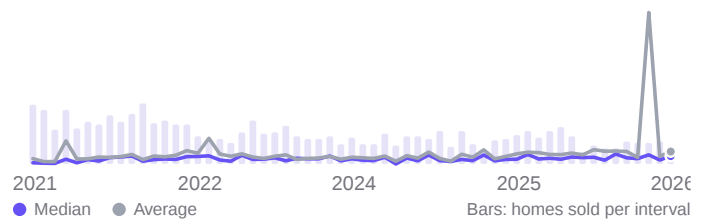
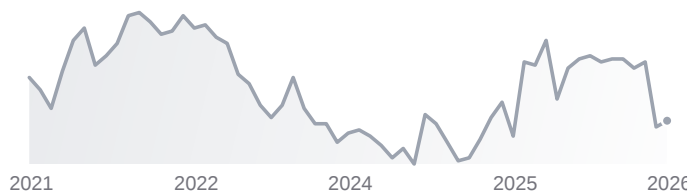
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

49 / 100

Sale prices

Median \$245K · Average \$324K

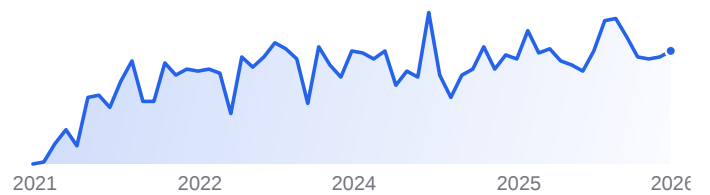
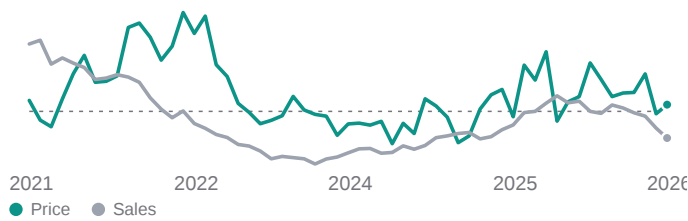


Growth (year over year)

Price +4.5% · Sales -17.7%

Price per square foot

\$159/ft²

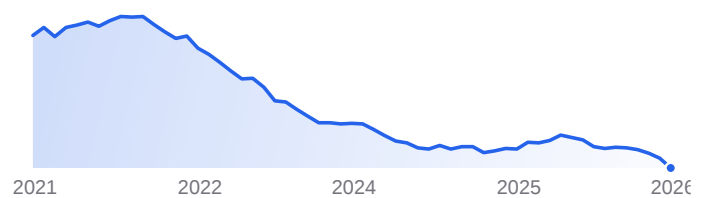


Sale premium vs estimated value

-7.0%

Annual turnover (share of homes sold)

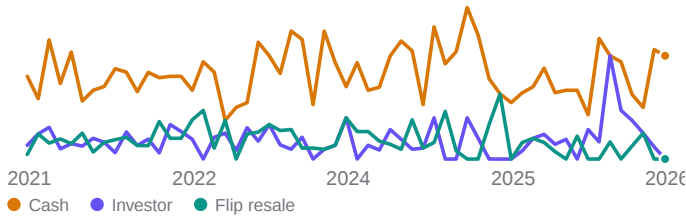
4.0%



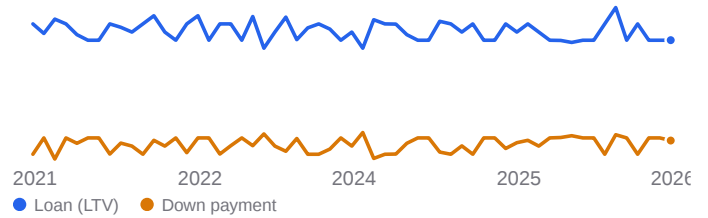
BUYERS & OUTCOMES

Buyer mix

Cash 50% · Investor 0% · Flip resale 0%

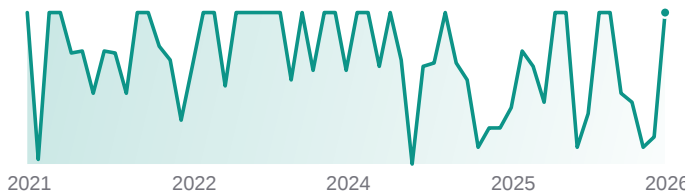


Financing (share of purchase price) Loan (LTV) 80% · Down payment 18%



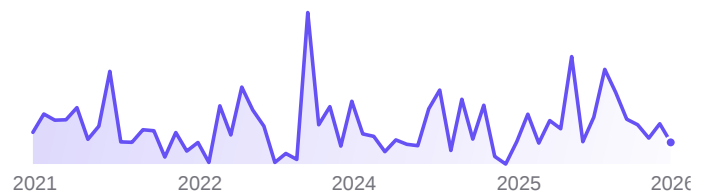
Sellers who sold at a gain

100%



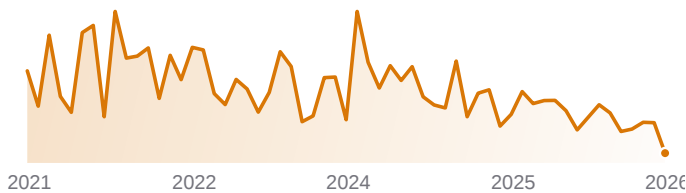
Typical hold before selling

3.9 yrs



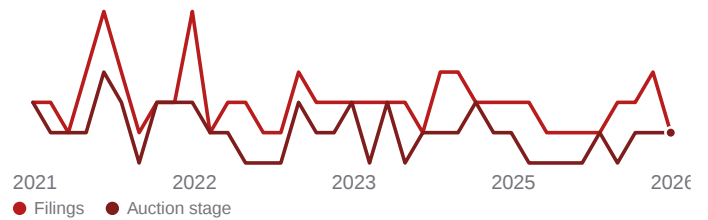
Median annualized return at resale

+1.0%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	4,723
Median value (AVM)	\$211K
Median size	1,332 ft²
Median bedrooms	2
Median year built	1989
Single family	41%
Condos	36%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	62%
Underwater (LTV 125% or more)	1.0%
Owner occupied	68%
Company owned	18%
Median loan-to-value	41%

Typical ownership tenure

8.9 yrs

COMMUNITY

Population	18,092
Density	884 / mi²
Median household income	\$61K
Average household income	\$78K
Crime index (US avg 100)	117
Air pollution index (US avg 100)	93
Earthquake index (US avg 100)	48
Homes occupied	94%
Bachelor's or higher	33%
Poverty rate	12.1%
Unemployment	1.4%
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.