

Carrboro 27510

ZIP code · NC · North Carolina > Orange County > Carrboro

BALANCED MARKET

\$399K

MEDIAN SALE PRICE

-23.8%

1-YR CHANGE

137

SALES (12 MO)

\$454K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 50 / 100

Buyer's market

Balanced

Seller's market

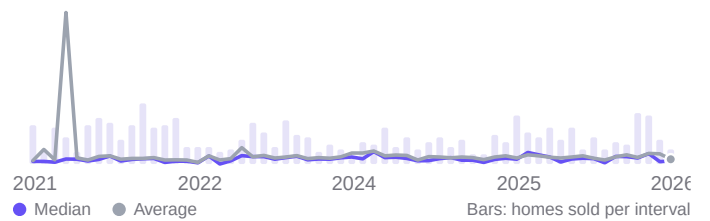
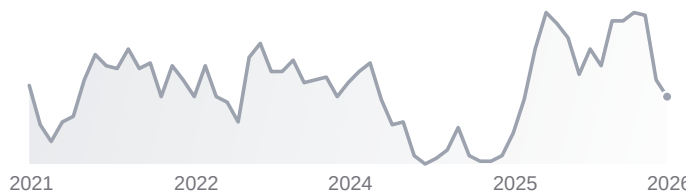
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

50 / 100

Sale prices

Median \$315K · Average \$380K

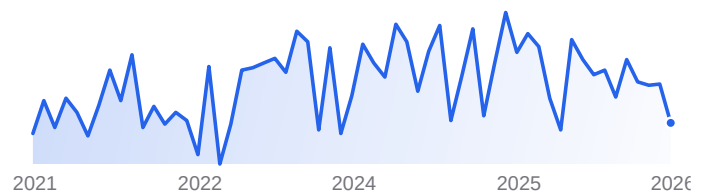
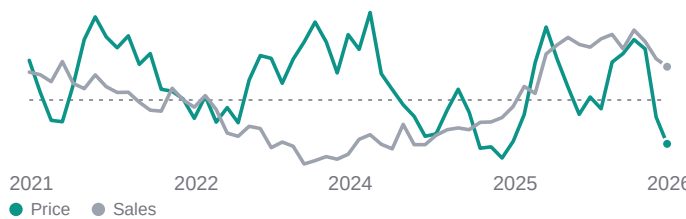


Growth (year over year)

Price -23.8% · Sales +18.1%

Price per square foot

\$243/ft²

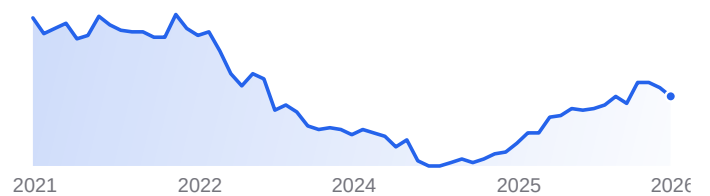
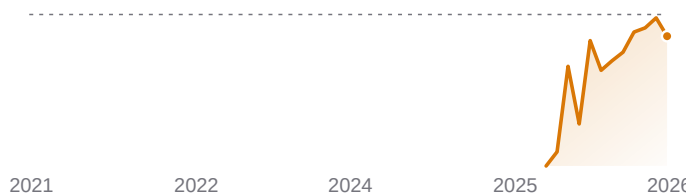


Sale premium vs estimated value

-0.8%

Annual turnover (share of homes sold)

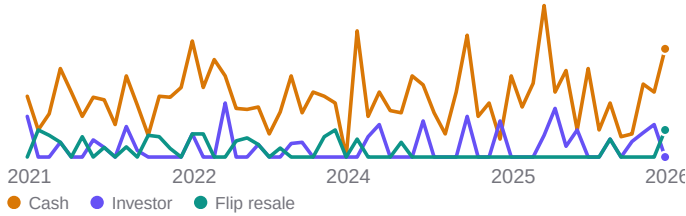
3.9%



BUYERS & OUTCOMES

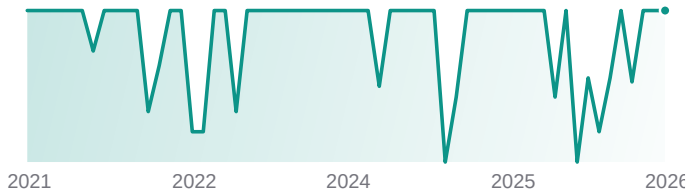
Buyer mix

Cash 67% · Investor 0% · Flip resale 17%



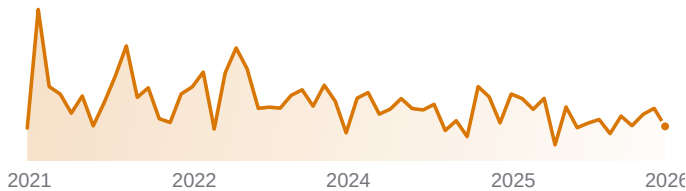
Sellers who sold at a gain

100%

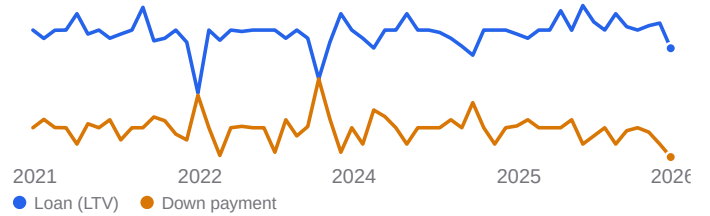


Median annualized return at resale

+4.3%

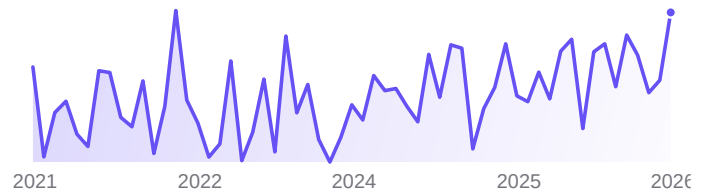


Financing (share of purchase price) Loan (LTV) 69% · Down payment 2.1%



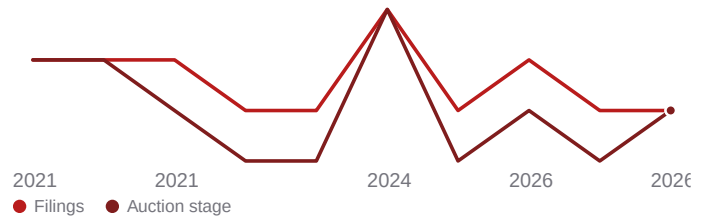
Typical hold before selling

13.2 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	3,532
Median value (AVM)	\$454K
Median size	1,392 ft²
Median bedrooms	3
Median year built	1983
Single family	72%
Condos	25%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	71%
Underwater (LTV 125% or more)	0.9%
Owner occupied	61%
Company owned	20%
Median loan-to-value	34%

Typical ownership tenure

11.1 yrs

COMMUNITY

Population	14,169
Density	4,378 / mi²
Median household income	\$62K
Average household income	\$78K
Crime index (US avg 100)	134
Air pollution index (US avg 100)	102
Earthquake index (US avg 100)	44
Homes occupied	93%
Bachelor's or higher	35%
Poverty rate	13.2%
Unemployment	1.1%
Average temp	59°F
Annual precip	48 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.