

Cary 27519

ZIP code · NC · North Carolina > Wake County > Cary

SELLER'S MARKET

\$731K

MEDIAN SALE PRICE

+7.2%

1-YR CHANGE

738

SALES (12 MO)

\$694K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 63 / 100

Buyer's market

Balanced

Seller's market

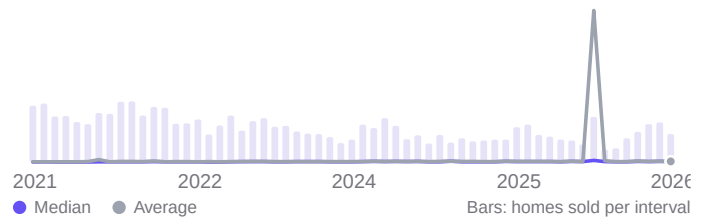
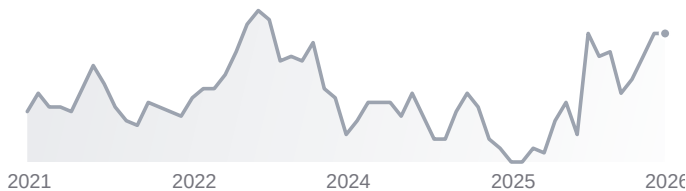
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

63 / 100

Sale prices

Median \$695K · Average \$764K

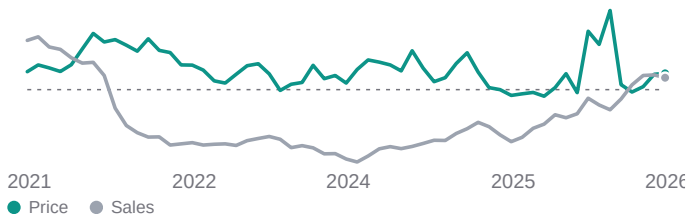


Growth (year over year)

Price +7.2% · Sales +5.3%

Price per square foot

\$273/ft²

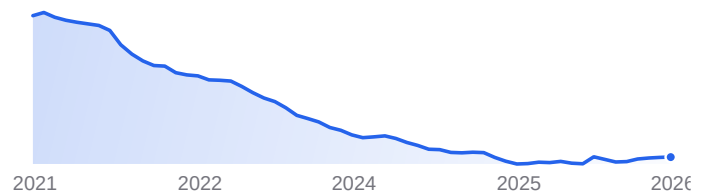
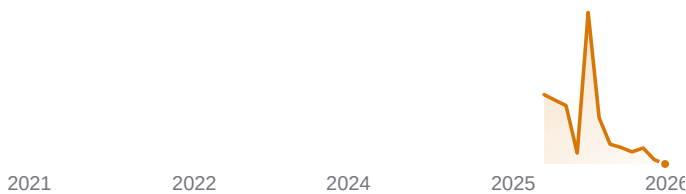


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

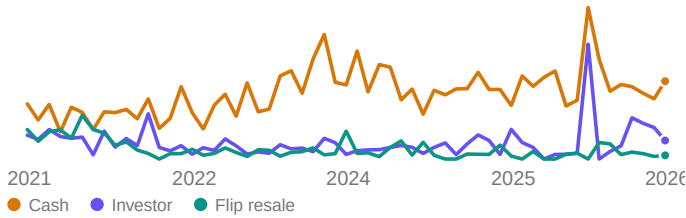
3.5%



BUYERS & OUTCOMES

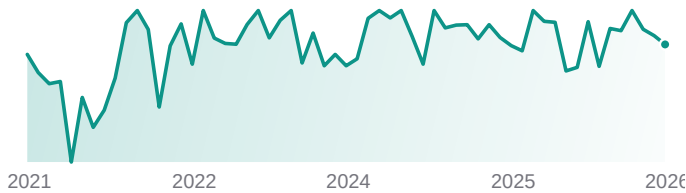
Buyer mix

Cash 32% · Investor 7.7% · Flip resale 1.5%



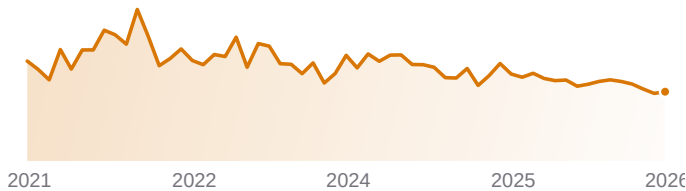
Sellers who sold at a gain

93%

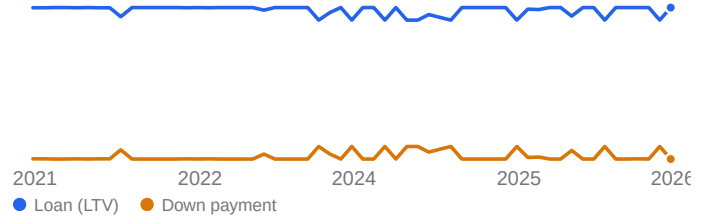


Median annualized return at resale

+5.0%



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



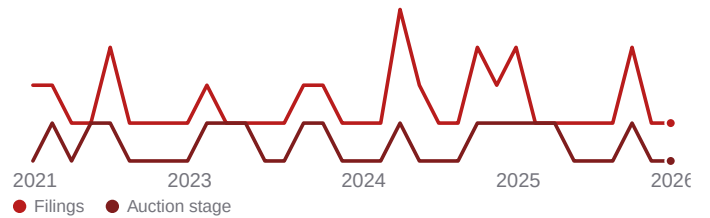
Typical hold before selling

9.0 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	21,274
Median value (AVM)	\$694K
Median size	2,663 ft²
Median bedrooms	3
Median year built	2009
Single family	73%
Condos	1.1%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	61%
Underwater (LTV 125% or more)	0.7%
Owner occupied	83%
Company owned	15%
Median loan-to-value	43%

Typical ownership tenure

9.3 yrs

COMMUNITY

Population	65,193
Density	2,847 / mi²
Median household income	\$151K
Average household income	\$177K
Crime index (US avg 100)	12
Air pollution index (US avg 100)	93
Earthquake index (US avg 100)	41
Homes occupied	95%
Bachelor's or higher	40%
Poverty rate	3.6%
Unemployment	1.2%
Average temp	60°F
Annual precip	47 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.