

Clayton 27520

ZIP code · NC · North Carolina > Johnston County > Clayton

BUYER'S MARKET

\$332K

MEDIAN SALE PRICE

-2.7%

1-YR CHANGE

629

SALES (12 MO)

\$336K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 29 / 100



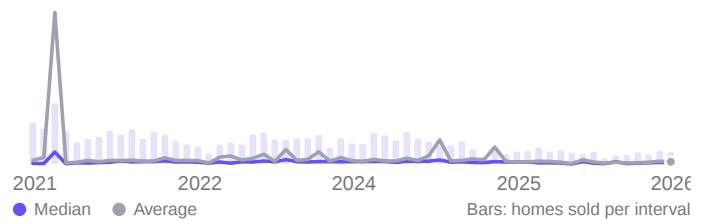
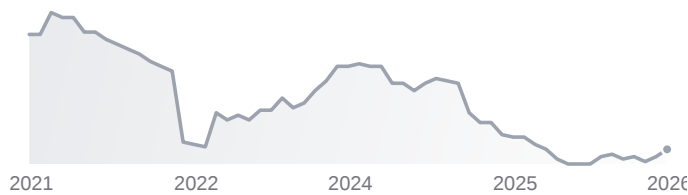
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

29 / 100

Sale prices

Median \$330K · Average \$358K

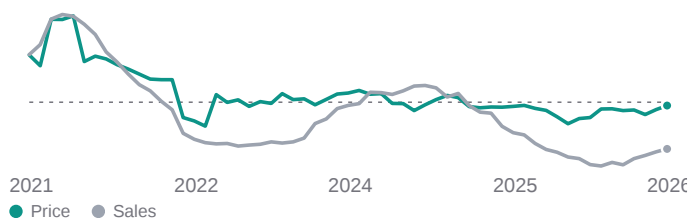


Growth (year over year)

Price -2.7% · Sales -37.0%

Price per square foot

\$189/ft²

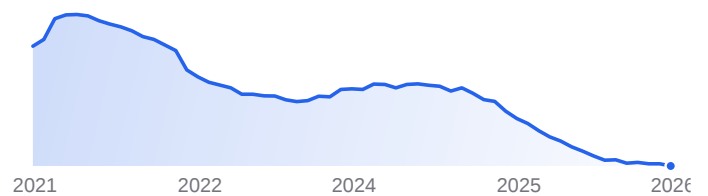


Sale premium vs estimated value

-0.8%

Annual turnover (share of homes sold)

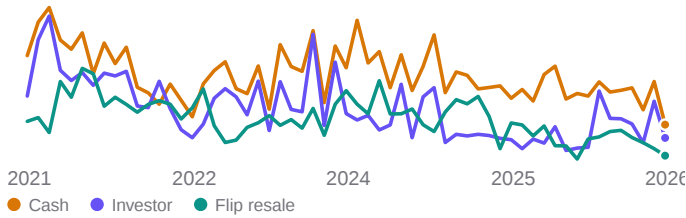
3.4%



BUYERS & OUTCOMES

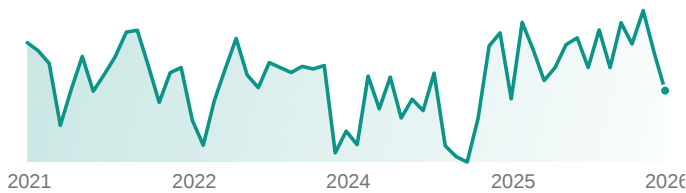
Buyer mix

Cash 16% · Investor 10% · Flip resale 3.4%



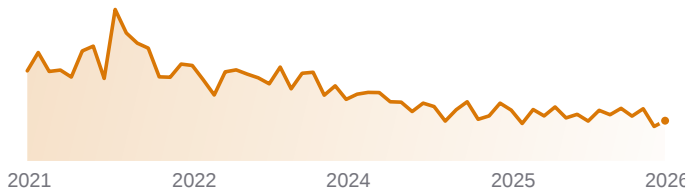
Sellers who sold at a gain

74%

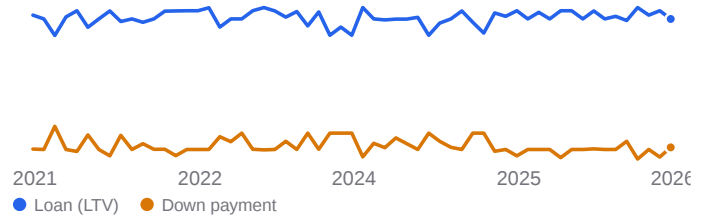


Median annualized return at resale

+4.6%

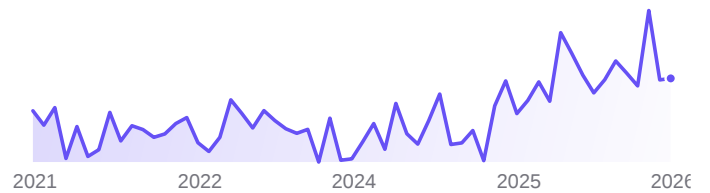


Financing (share of purchase price) Loan (LTV) 90% · Down payment 11%



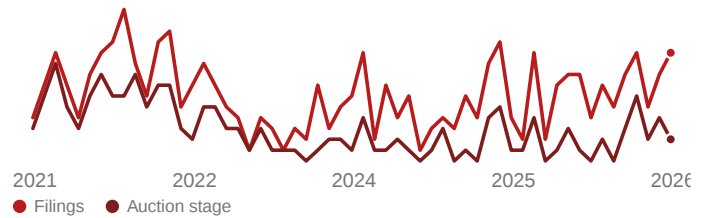
Typical hold before selling

5.4 yrs



Preforeclosure filings

Filings 10 · Auction stage 2



HOUSING STOCK

Homes	18,256
Median value (AVM)	\$336K
Median size	1,680 ft²
Median bedrooms	3
Median year built	2003
Single family	86%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	50%
Underwater (LTV 125% or more)	1.2%
Owner occupied	78%
Company owned	15%
Median loan-to-value	50%
Typical ownership tenure	7.2 yrs

COMMUNITY

Population	54,519
Density	742 / mi²
Median household income	\$83K
Average household income	\$96K
Crime index (US avg 100)	83
Air pollution index (US avg 100)	81
Earthquake index (US avg 100)	41
Homes occupied	96%
Bachelor's or higher	23%
Poverty rate	5.2%
Unemployment	1.1%
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.