

Henderson 27537

ZIP code · NC · North Carolina > Vance County > Henderson

BUYER'S MARKET

\$178K

MEDIAN SALE PRICE

-6.7%

1-YR CHANGE

245

SALES (12 MO)

\$206K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 34 / 100



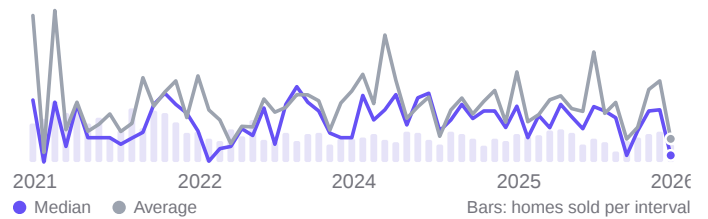
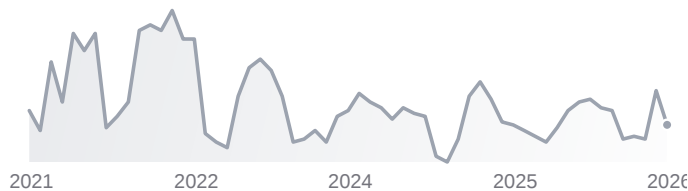
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

34 / 100

Sale prices

Median \$110K · Average \$147K

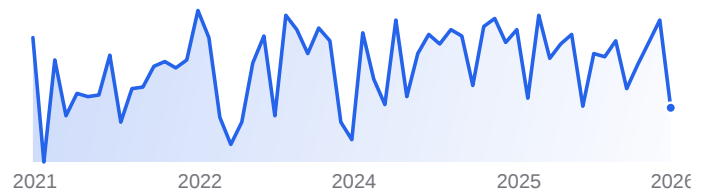
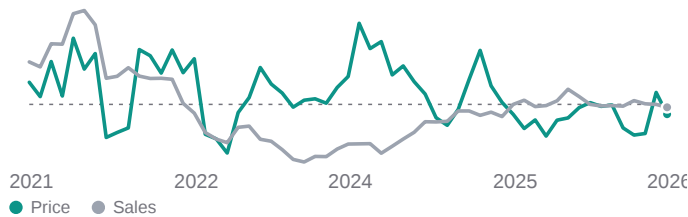


Growth (year over year)

Price -6.7% · Sales -2.0%

Price per square foot

\$98/ft²

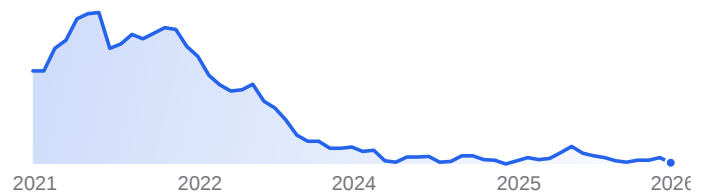
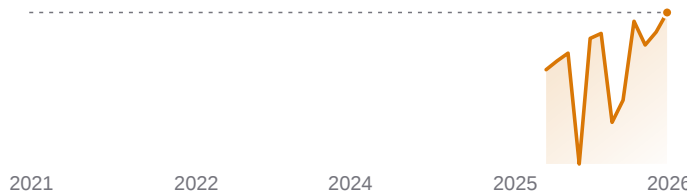


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

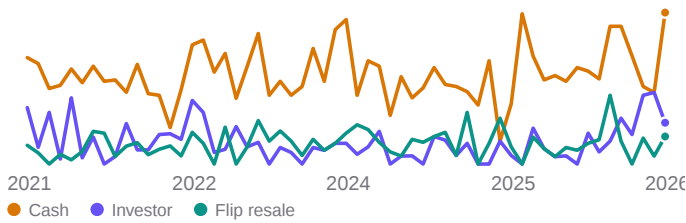
2.6%



BUYERS & OUTCOMES

Buyer mix

Cash 73% · Investor 20% · Flip resale 13%



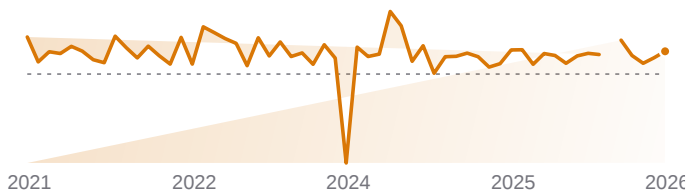
Sellers who sold at a gain

100%

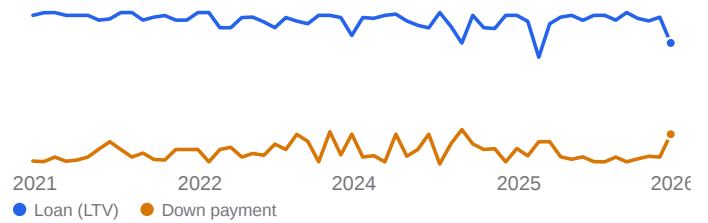


Median annualized return at resale

+9.1%

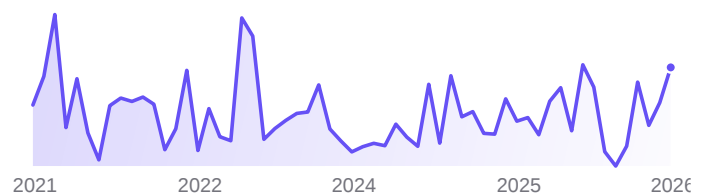


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



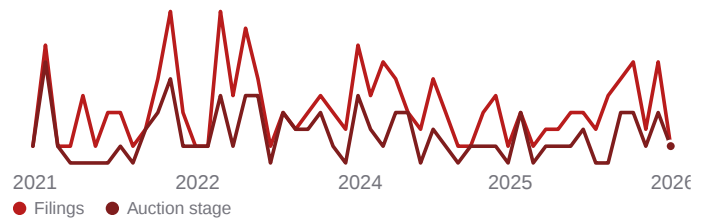
Typical hold before selling

7.9 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	9,544
Median value (AVM)	\$206K
Median size	1,506 ft²
Median bedrooms	3
Median year built	1991
Single family	65%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	63%
Underwater (LTV 125% or more)	2.8%
Owner occupied	54%
Company owned	12%
Median loan-to-value	33%
Typical ownership tenure	24.8 yrs

COMMUNITY

Population	24,973
Density	123 / mi²
Median household income	\$61K
Average household income	\$74K
Crime index (US avg 100)	93
Air pollution index (US avg 100)	86
Earthquake index (US avg 100)	35
Homes occupied	89%
Bachelor's or higher	15%
Poverty rate	13.7%
Unemployment	1.0%
Average temp	59°F
Annual precip	46 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.