

Knightdale 27545

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

BUYER'S MARKET

\$357K

MEDIAN SALE PRICE

-12.5%

1-YR CHANGE

401

SALES (12 MO)

\$349K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 21 / 100



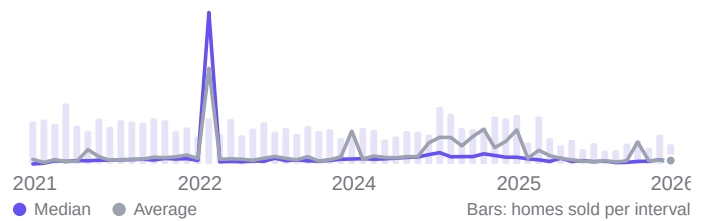
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

21 / 100

Sale prices

Median \$335K · Average \$368K

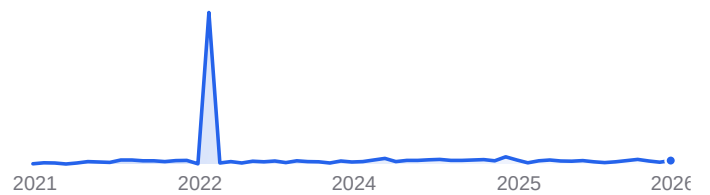
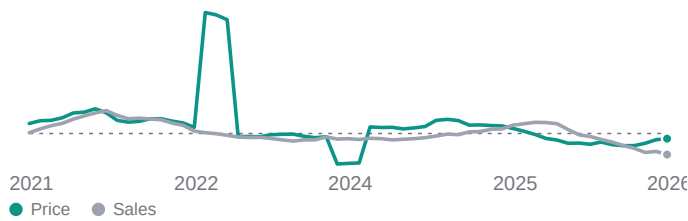


Growth (year over year)

Price -12.5% · Sales -50.7%

Price per square foot

\$194/ft²

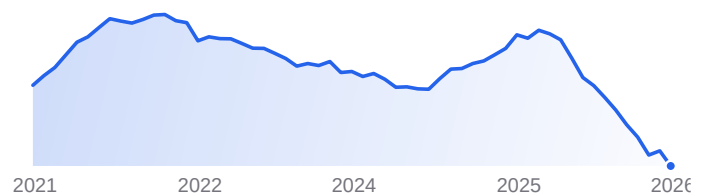
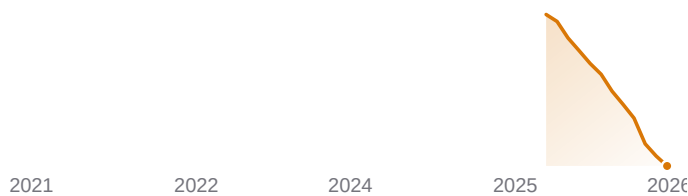


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

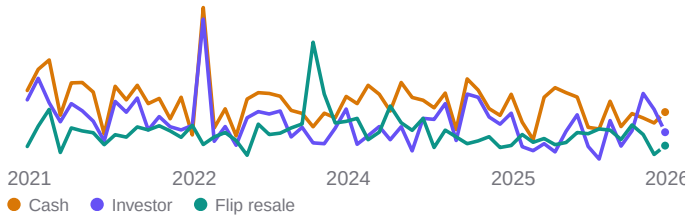
3.5%



BUYERS & OUTCOMES

Buyer mix

Cash 21% · Investor 12% · Flip resale 6.1%



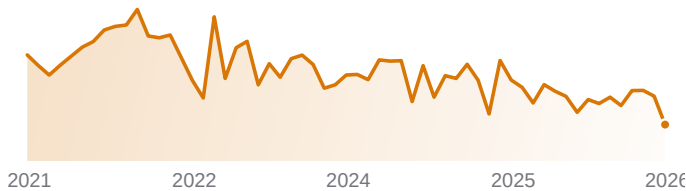
Sellers who sold at a gain

83%

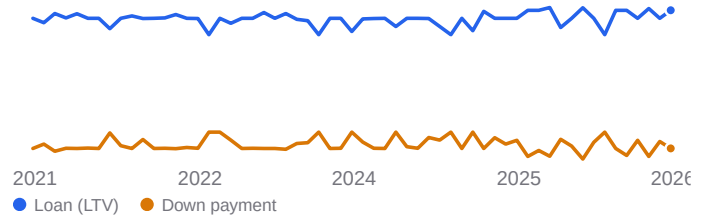


Median annualized return at resale

+3.0%

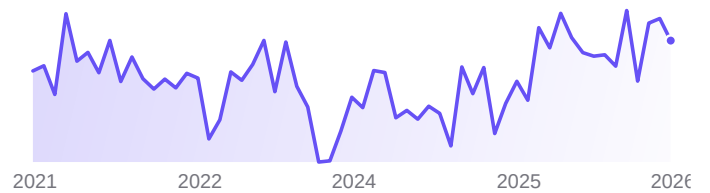


Financing (share of purchase price) Loan (LTV) 95% · Down payment 10%



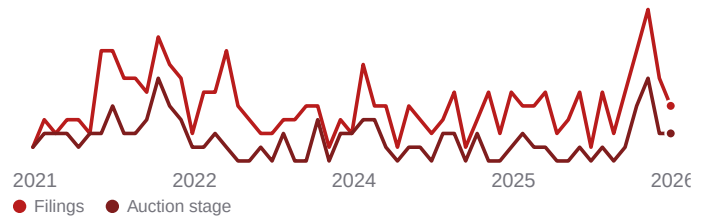
Typical hold before selling

6.8 yrs



Preforeclosure filings

Filings 4 · Auction stage 2



HOUSING STOCK

Homes	11,587
Median value (AVM)	\$349K
Median size	1,894 ft²
Median year built	2005
Single family	91%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	49%
Underwater (LTV 125% or more)	1.1%
Owner occupied	84%
Company owned	13%
Median loan-to-value	51%
Typical ownership tenure	8.2 yrs

COMMUNITY

Population	34,387
Density	1,145 / mi²
Median household income	\$84K
Average household income	\$104K
Crime index (US avg 100)	89
Air pollution index (US avg 100)	84
Earthquake index (US avg 100)	42
Homes occupied	95%
Bachelor's or higher	23%
Poverty rate	6.9%
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.