

Moncure 27559

ZIP code · NC · North Carolina > Chatham County > Moncure

BALANCED MARKET

\$620K

MEDIAN SALE PRICE

+239.6%

1-YR CHANGE

18

SALES (12 MO)

\$389K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 57 / 100

Buyer's market

Balanced

Seller's market

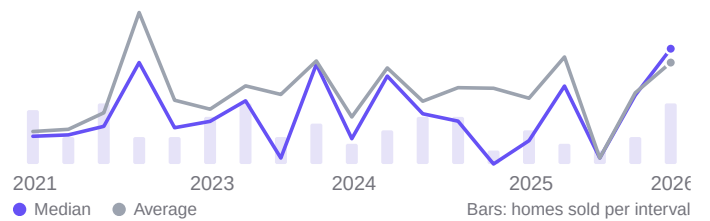
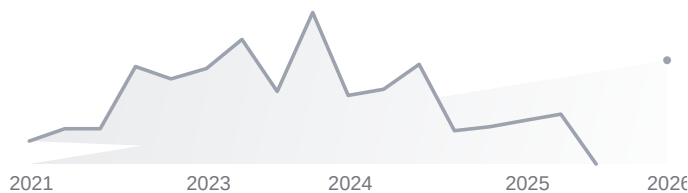
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

57 / 100

Sale prices

Median \$603K · Average \$538K

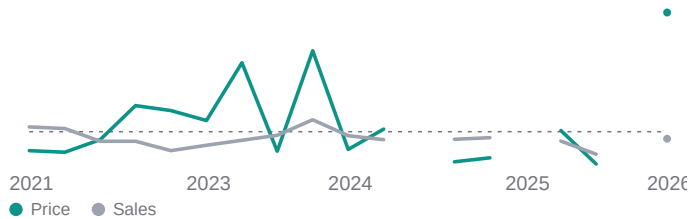


Growth (year over year)

Price +239.6% · Sales -14.3%

Price per square foot

\$204/ft²

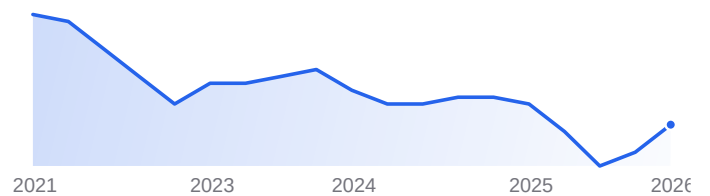


Sale premium vs estimated value

+20.8%

Annual turnover (share of homes sold)

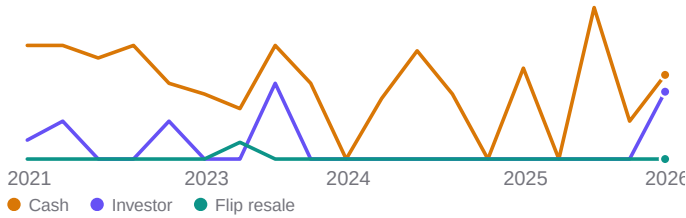
2.1%



BUYERS & OUTCOMES

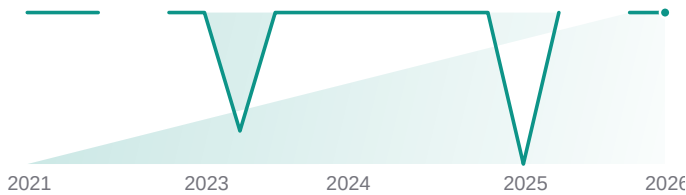
Buyer mix

Cash 56% · Investor 44% · Flip resale 0%



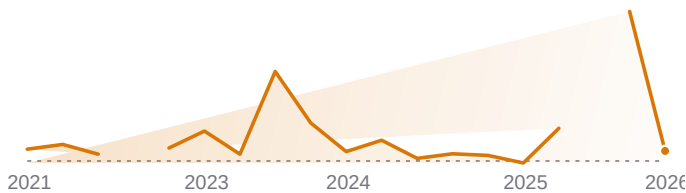
Sellers who sold at a gain

100%

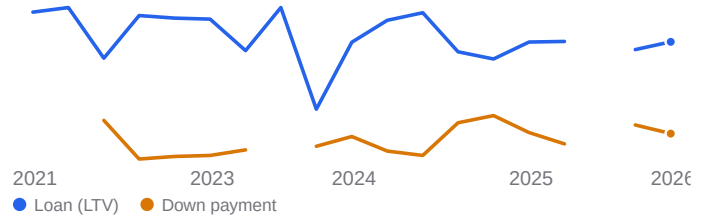


Median annualized return at resale

+6.9%

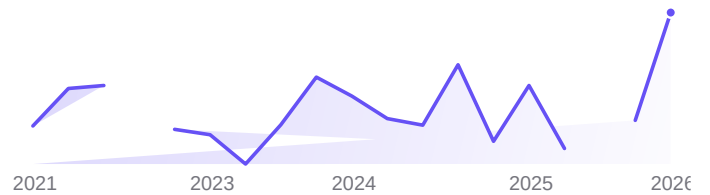


Financing (share of purchase price) Loan (LTV) 78% · Down payment 21%



Typical hold before selling

13.9 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	862
Median value (AVM)	\$389K
Median size	1,792 ft²
Median bedrooms	3
Median year built	1990
Single family	78%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	66%
Underwater (LTV 125% or more)	2.9%
Owner occupied	72%
Company owned	6.9%
Median loan-to-value	37%
Typical ownership tenure	13.4 yrs

COMMUNITY

Population	2,834
Density	57 / mi²
Median household income	\$75K
Average household income	\$85K
Crime index (US avg 100)	124
Air pollution index (US avg 100)	96
Earthquake index (US avg 100)	48
Homes occupied	92%
Bachelor's or higher	24%
Poverty rate	11.3%
Unemployment	1.0%
Average temp	60°F
Annual precip	48 in
Sunshine	58%

Market metrics are derived from recorded arms-length deeds through April 2026, aggregated quarterly (lower sales volume). Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.