

Stem 27581

ZIP code · NC · North Carolina > Granville County > Stem

BALANCED MARKET

\$256K

MEDIAN SALE PRICE

-5.3%

1-YR CHANGE

47

SALES (12 MO)

\$332K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 55 / 100

Buyer's market

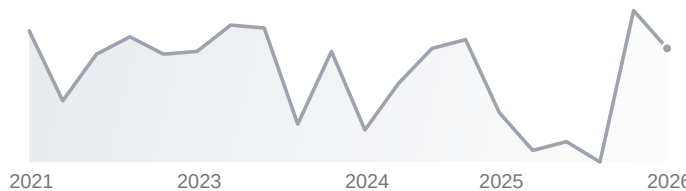
Balanced

Seller's market

MARKET TRENDS (5 YEARS)

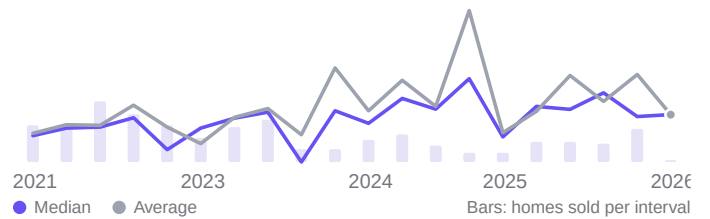
Market temperature (0-100)

55 / 100



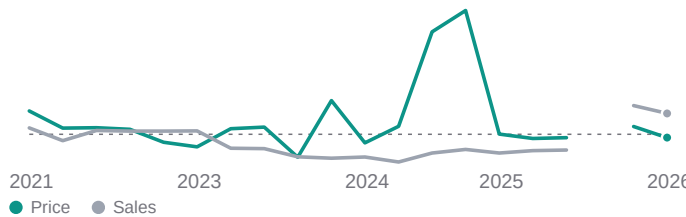
Sale prices

Median \$280K · Average \$280K



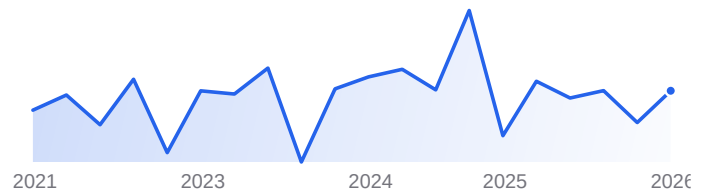
Growth (year over year)

Price -5.3% · Sales +34.3%



Price per square foot

\$180/ft²



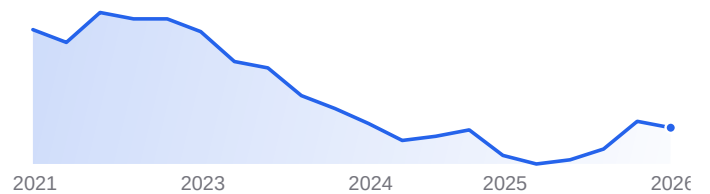
Sale premium vs estimated value

-7.5%



Annual turnover (share of homes sold)

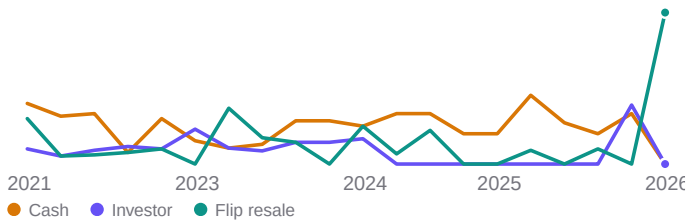
3.2%



BUYERS & OUTCOMES

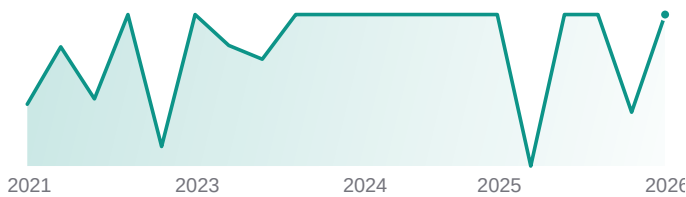
Buyer mix

Cash 0% · Investor 0% · Flip resale 100%



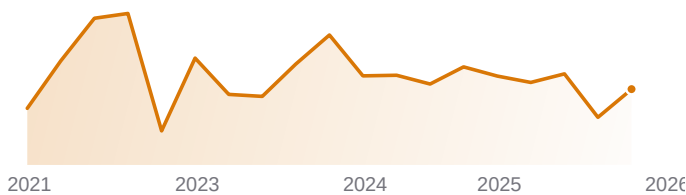
Sellers who sold at a gain

100%



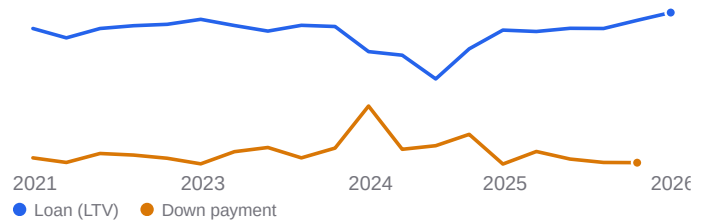
Median annualized return at resale

+7.4%



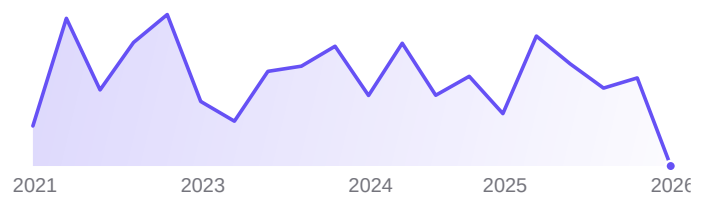
Financing (share of purchase price)

Loan (LTV) 102% · Down payment 3.5%



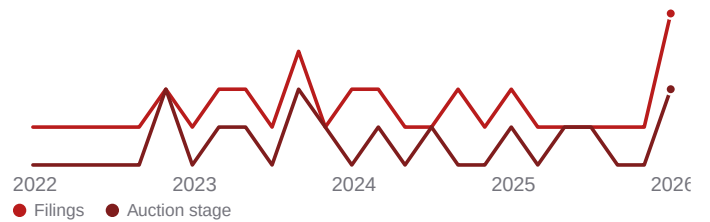
Typical hold before selling

0.3 yrs



Preforeclosure filings

Filings 4 · Auction stage 2



HOUSING STOCK

Homes	1,454
Median value (AVM)	\$332K
Median size	1,590 ft²
Median bedrooms	3
Median year built	2000
Single family	74%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	51%
Underwater (LTV 125% or more)	0.9%
Owner occupied	79%
Company owned	5.2%
Median loan-to-value	50%
Typical ownership tenure	13.4 yrs

COMMUNITY

Population	3,396
Density	97 / mi²
Median household income	\$75K
Average household income	\$91K
Crime index (US avg 100)	78
Air pollution index (US avg 100)	85
Earthquake index (US avg 100)	41
Homes occupied	95%
Bachelor's or higher	16%
Poverty rate	4.7%
Unemployment	1.0%
Average temp	59°F
Annual precip	47 in
Sunshine	58%

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