

Raleigh 27601

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

BALANCED MARKET

\$595K

MEDIAN SALE PRICE

+0.3%

1-YR CHANGE

135

SALES (12 MO)

\$496K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 58 / 100

Buyer's market

Balanced

Seller's market

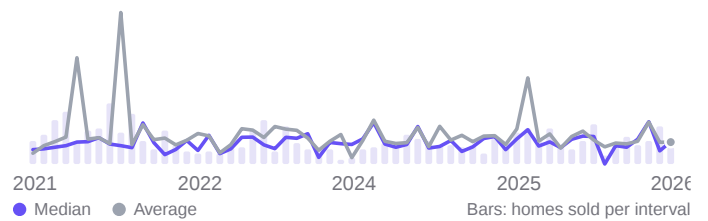
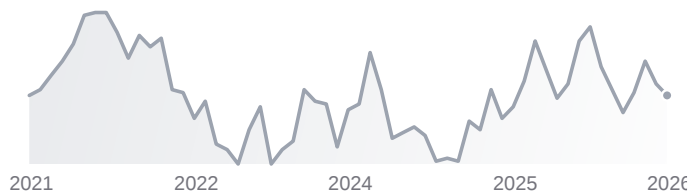
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

58 / 100

Sale prices

Median \$550K · Average \$545K

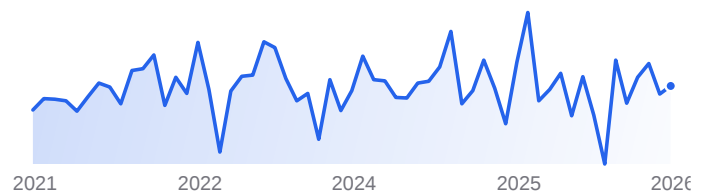
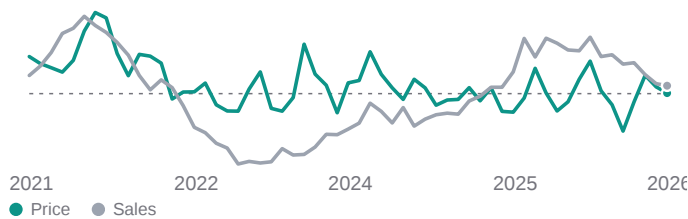


Growth (year over year)

Price +0.3% · Sales +5.5%

Price per square foot

\$364/ft²



Sale premium vs estimated value

-1.0%

Annual turnover (share of homes sold)

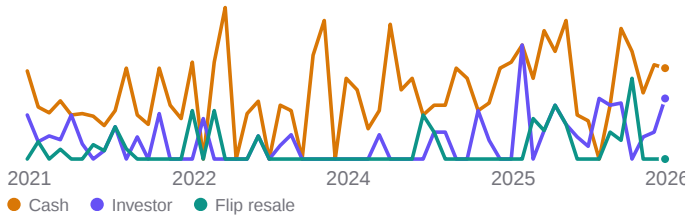
5.1%



BUYERS & OUTCOMES

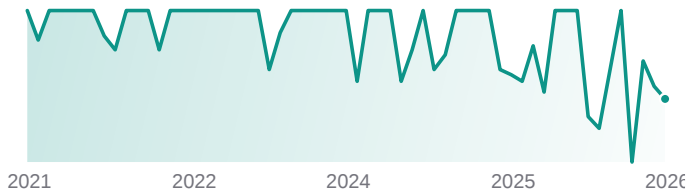
Buyer mix

Cash 38% · Investor 25% · Flip resale 0%



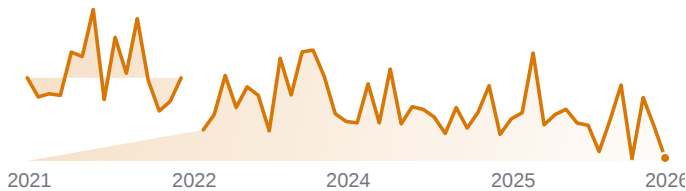
Sellers who sold at a gain

75%

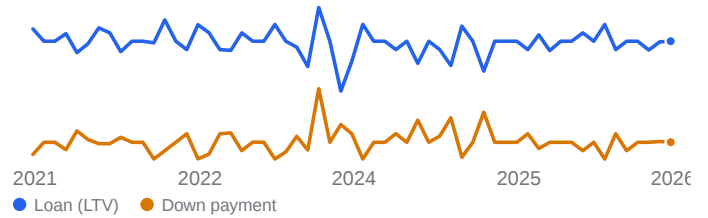


Median annualized return at resale

+0.3%

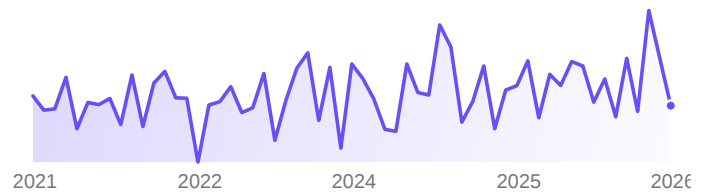


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



Typical hold before selling

4.5 yrs



Preforeclosure filings

Filings 2 · Auction stage 1



HOUSING STOCK

Homes	2,653
Median value (AVM)	\$496K
Median size	1,408 ft²
Median year built	1995
Single family	60%
Condos	25%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	54%
Underwater (LTV 125% or more)	2.5%
Owner occupied	63%
Company owned	23%
Median loan-to-value	45%
Typical ownership tenure	8.1 yrs

COMMUNITY

Population	10,490
Density	5,744 / mi²
Median household income	\$79K
Average household income	\$121K
Crime index (US avg 100)	186
Air pollution index (US avg 100)	78
Earthquake index (US avg 100)	47
Homes occupied	89%
Bachelor's or higher	30%
Poverty rate	12.3%
Unemployment	0.9%
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.