

Raleigh 27604

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

BUYER'S MARKET

\$332K

MEDIAN SALE PRICE

-11.0%

1-YR CHANGE

555

SALES (12 MO)

\$337K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 28 / 100



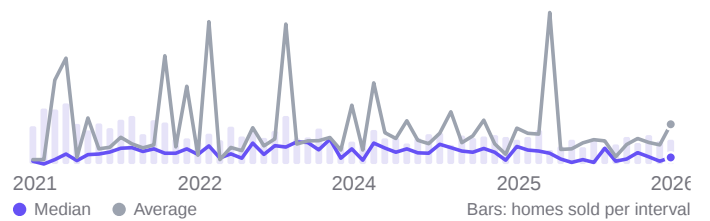
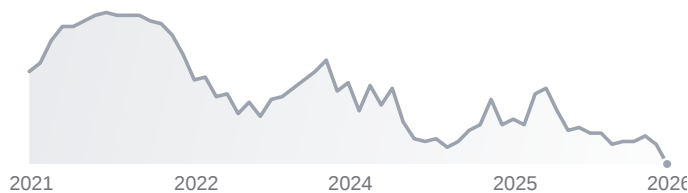
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

28 / 100

Sale prices

Median \$337K · Average \$483K

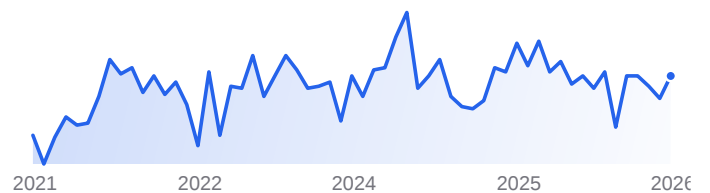
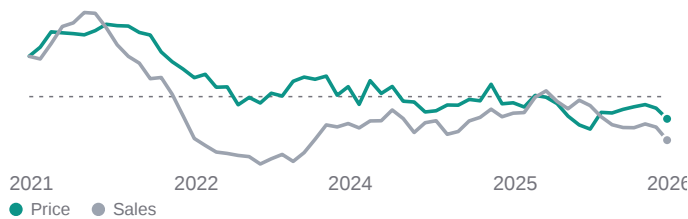


Growth (year over year)

Price -11.0% · Sales -21.5%

Price per square foot

\$219/ft²

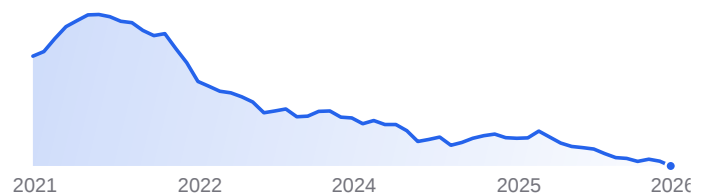
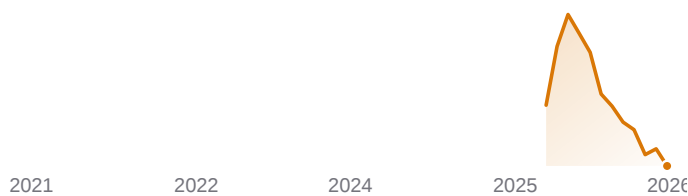


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

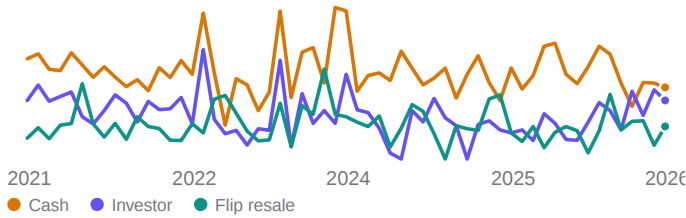
3.8%



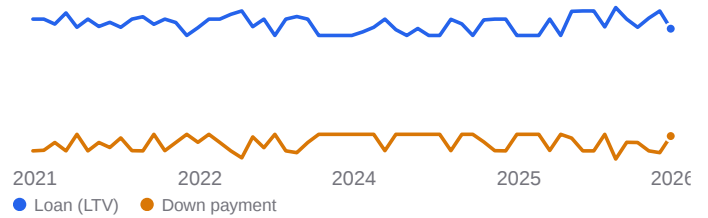
BUYERS & OUTCOMES

Buyer mix

Cash 21% · Investor 17% · Flip resale 9.6%



Financing (share of purchase price) Loan (LTV) 84% · Down payment 19%



Sellers who sold at a gain

90%



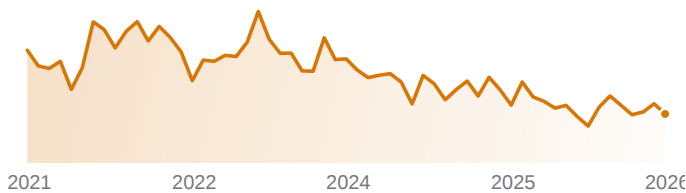
Typical hold before selling

6.3 yrs



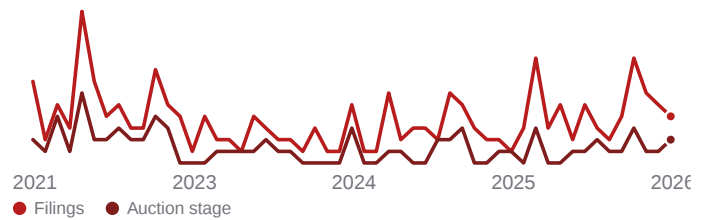
Median annualized return at resale

+4.7%



Preforeclosure filings

Filings 4 · Auction stage 2



HOUSING STOCK

Homes	14,674
Median value (AVM)	\$337K
Median size	1,568 ft²
Median year built	1993
Single family	74%
Condos	5.4%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	58%
Underwater (LTV 125% or more)	1.2%
Owner occupied	74%
Company owned	16%
Median loan-to-value	44%
Typical ownership tenure	9.1 yrs

COMMUNITY

Population	53,411
Density	2,450 / mi²
Median household income	\$79K
Average household income	\$98K
Crime index (US avg 100)	130
Air pollution index (US avg 100)	83
Earthquake index (US avg 100)	45
Homes occupied	95%
Bachelor's or higher	26%
Poverty rate	11.6%
Unemployment	1.0%
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.