

Raleigh 27607

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

SELLER'S MARKET

\$717K

MEDIAN SALE PRICE

-4.2%

1-YR CHANGE

271

SALES (12 MO)

\$685K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 67 / 100

Buyer's market

Balanced

Seller's market

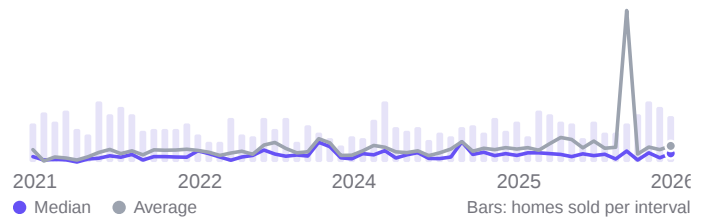
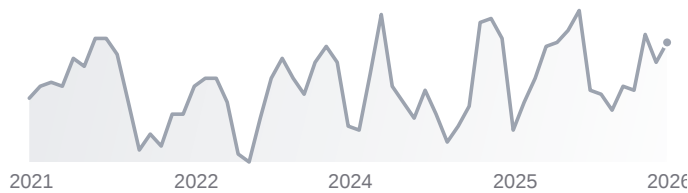
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

67 / 100

Sale prices

Median \$760K · Average \$1M

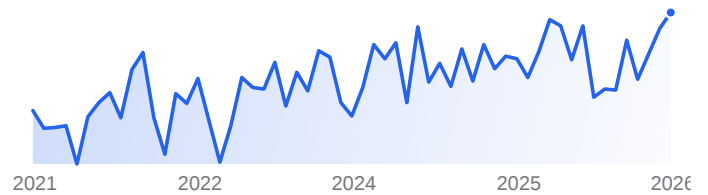
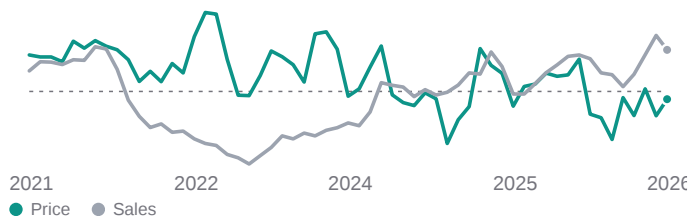


Growth (year over year)

Price -4.2% · Sales +22.6%

Price per square foot

\$391/ft²

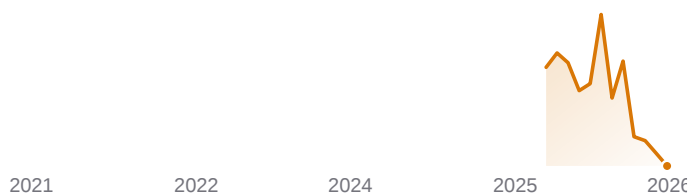


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

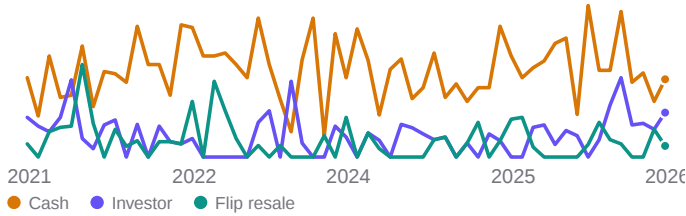
4.9%



BUYERS & OUTCOMES

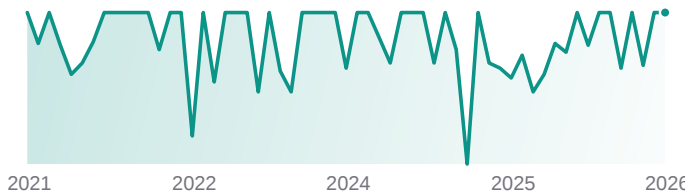
Buyer mix

Cash 28% · Investor 16% · Flip resale 4.0%



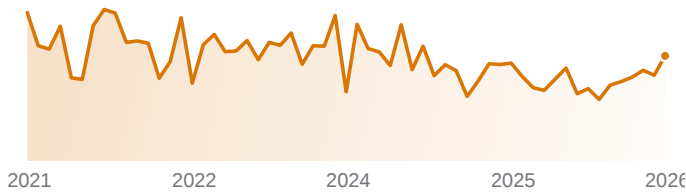
Sellers who sold at a gain

100%

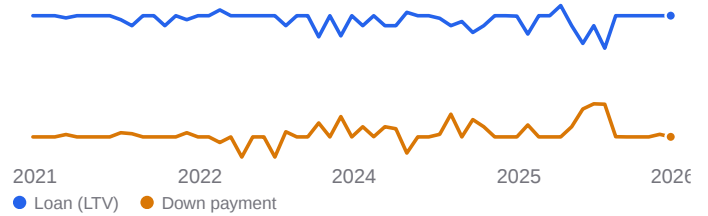


Median annualized return at resale

+8.0%

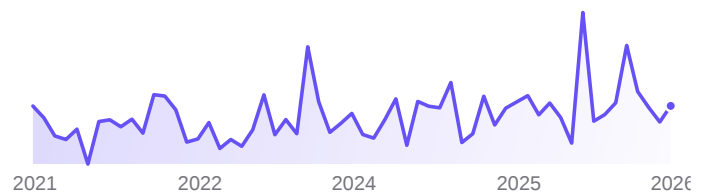


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



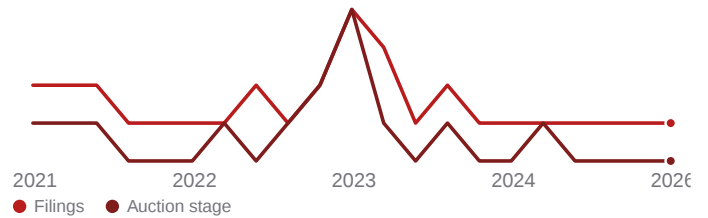
Typical hold before selling

7.2 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	5,576
Median value (AVM)	\$685K
Median size	2,213 ft²
Median bedrooms	3
Median year built	1973
Single family	81%
Condos	2.6%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	61%
Underwater (LTV 125% or more)	1.7%
Owner occupied	77%
Company owned	17%
Median loan-to-value	41%

Typical ownership tenure

10.3 yrs

COMMUNITY

Population	28,346
Density	2,189 / mi²
Median household income	\$92K
Average household income	\$123K
Crime index (US avg 100)	123
Air pollution index (US avg 100)	87
Earthquake index (US avg 100)	40
Homes occupied	90%
Bachelor's or higher	41%
Poverty rate	9.4%
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.