

Raleigh 27615

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

SELLER'S MARKET

\$541K

MEDIAN SALE PRICE

+8.1%

1-YR CHANGE

635

SALES (12 MO)

\$528K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 63 / 100

Buyer's market

Balanced

Seller's market

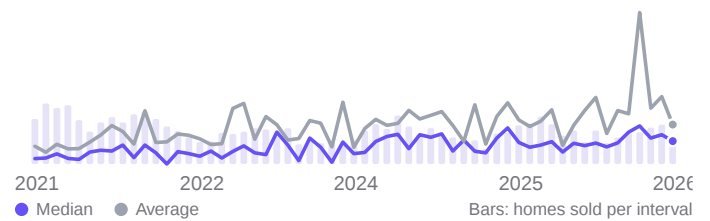
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

63 / 100

Sale prices

Median \$523K · Average \$619K

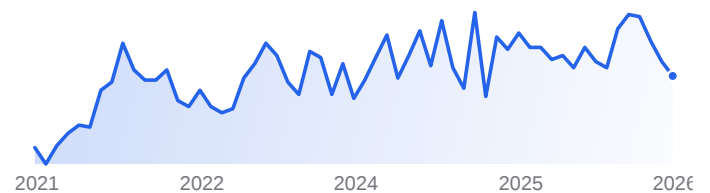
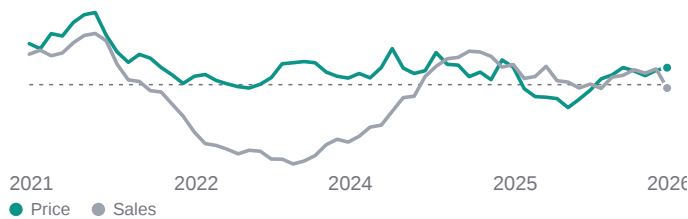


Growth (year over year)

Price +8.1% · Sales -1.6%

Price per square foot

\$235/ft²

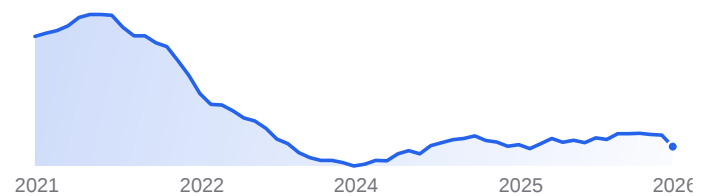


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

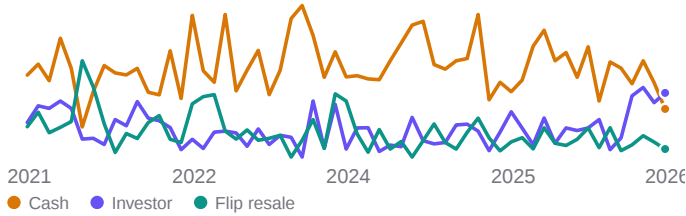
4.2%



BUYERS & OUTCOMES

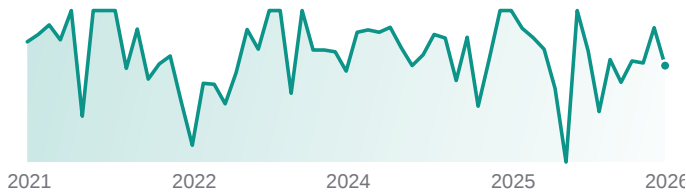
Buyer mix

Cash 14% · Investor 19% · Flip resale 2.4%



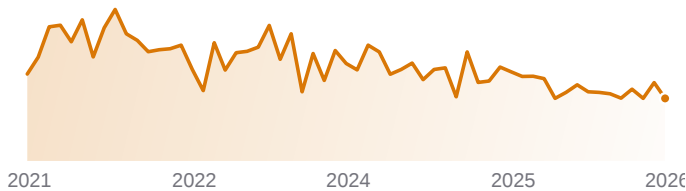
Sellers who sold at a gain

94%

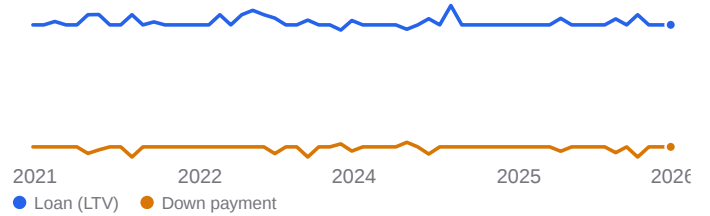


Median annualized return at resale

+4.8%

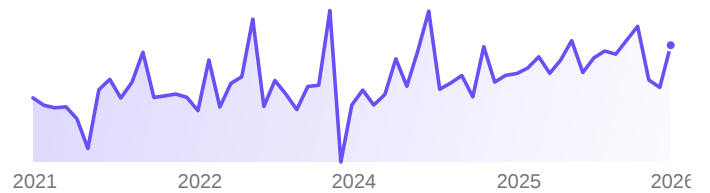


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



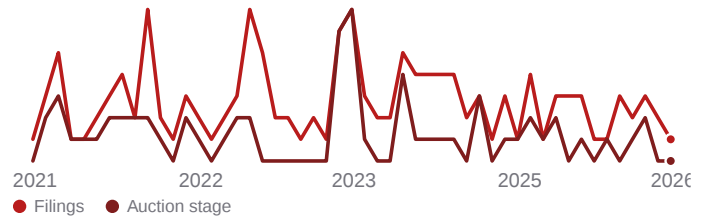
Typical hold before selling

8.3 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	15,134
Median value (AVM)	\$528K
Median size	2,179 ft²
Median year built	1986
Single family	75%
Condos	8.1%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	60%
Underwater (LTV 125% or more)	0.9%
Owner occupied	87%
Company owned	12%
Median loan-to-value	42%
Typical ownership tenure	10.4 yrs

COMMUNITY

Population	45,426
Density	2,345 / mi²
Median household income	\$108K
Average household income	\$136K
Crime index (US avg 100)	72
Air pollution index (US avg 100)	86
Earthquake index (US avg 100)	41
Homes occupied	96%
Bachelor's or higher	38%
Poverty rate	4.0%
Unemployment	1.0%
Average temp	60°F
Annual precip	46 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.