

Castalia 27816

ZIP code · NC · North Carolina > Franklin County > Castalia

BALANCED MARKET

\$225K

MEDIAN SALE PRICE

+7.3%

1-YR CHANGE

21

SALES (12 MO)

\$202K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 48 / 100



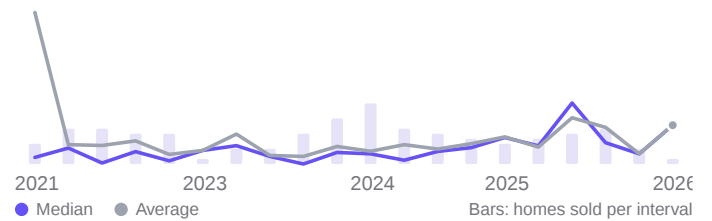
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

48 / 100

Sale prices

Median \$395K · Average \$395K

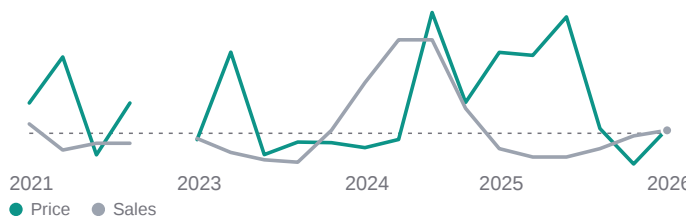


Growth (year over year)

Price +7.3% · Sales +5.0%

Price per square foot

\$200/ft²

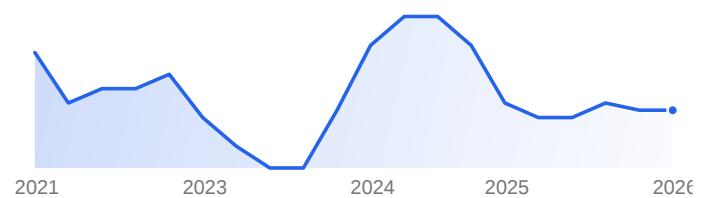


Sale premium vs estimated value

-41.5%

Annual turnover (share of homes sold)

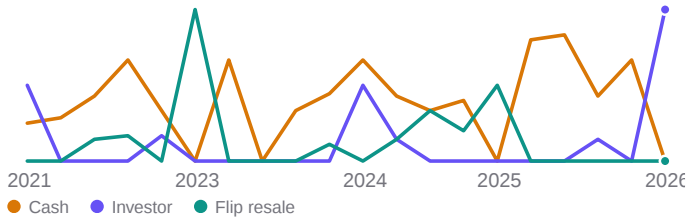
2.1%



BUYERS & OUTCOMES

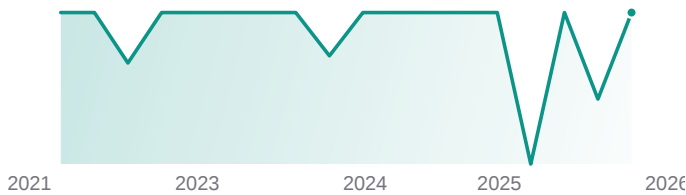
Buyer mix

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



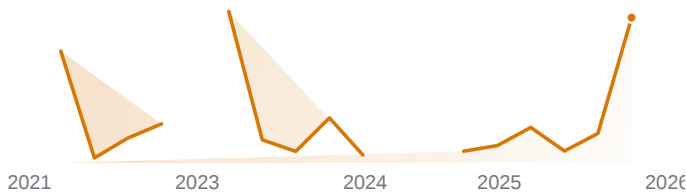
Sellers who sold at a gain

100%

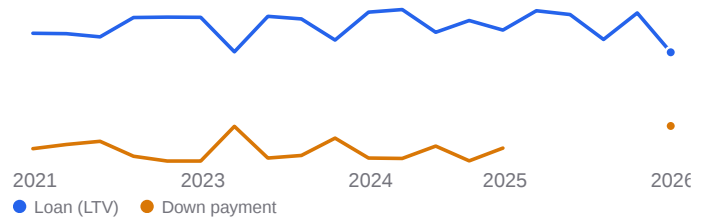


Median annualized return at resale

+110.7%

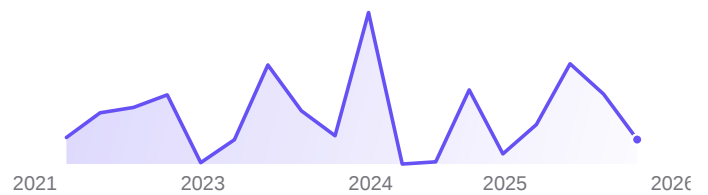


Financing (share of purchase price) Loan (LTV) 75% · Down payment 25%



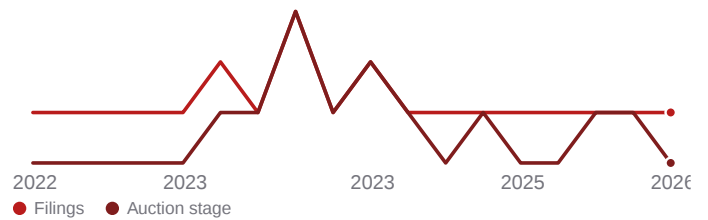
Typical hold before selling

2.4 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	983
Median value (AVM)	\$202K
Median size	1,568 ft²
Median bedrooms	3
Median year built	1986
Single family	52%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	68%
Underwater (LTV 125% or more)	3.3%
Owner occupied	60%
Company owned	9.2%
Median loan-to-value	24%
Typical ownership tenure	17.7 yrs

COMMUNITY

Population	3,038
Density	47 / mi²
Median household income	\$49K
Average household income	\$65K
Crime index (US avg 100)	127
Air pollution index (US avg 100)	82
Earthquake index (US avg 100)	36
Homes occupied	88%
Bachelor's or higher	7%
Poverty rate	15.0%
Unemployment	0.8%
Average temp	60°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.