

Macclesfield 27852

ZIP code · NC · North Carolina > Edgecombe County > Macclesfield

SELLER'S MARKET

\$173K

MEDIAN SALE PRICE

+20.1%

1-YR CHANGE

29

SALES (12 MO)

\$124K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 64 / 100

Buyer's market

Balanced

Seller's market

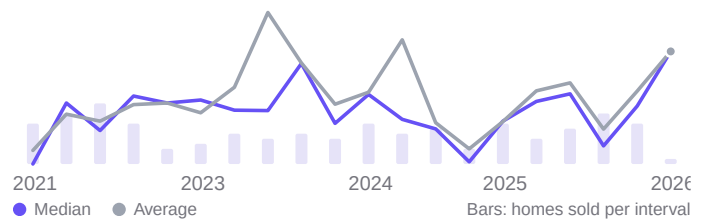
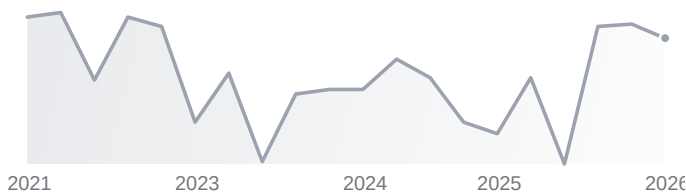
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

64 / 100

Sale prices

Median \$230K · Average \$230K

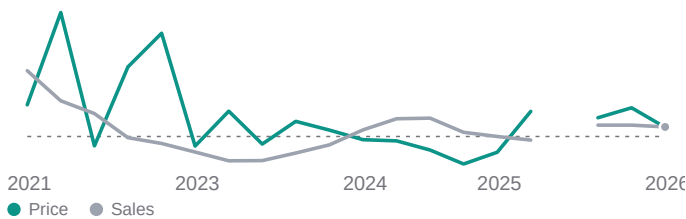


Growth (year over year)

Price +20.1% · Sales +20.8%

Price per square foot

\$154/ft²

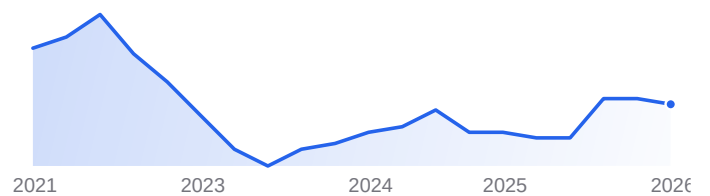


Sale premium vs estimated value

-1.9%

Annual turnover (share of homes sold)

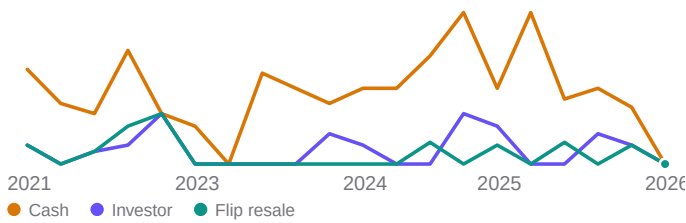
3.4%



BUYERS & OUTCOMES

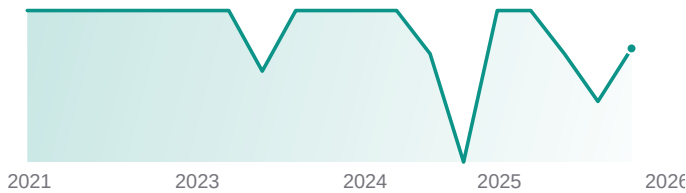
Buyer mix

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



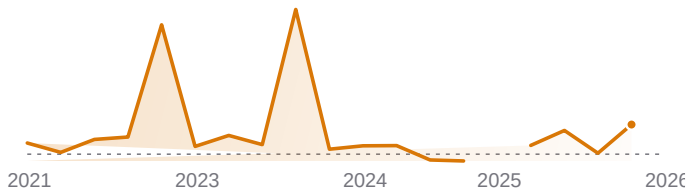
Sellers who sold at a gain

75%

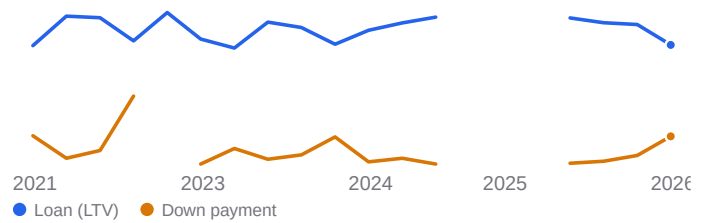


Median annualized return at resale

+40.7%

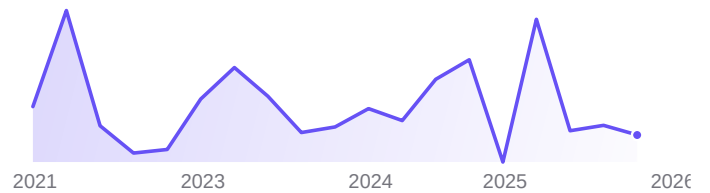


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



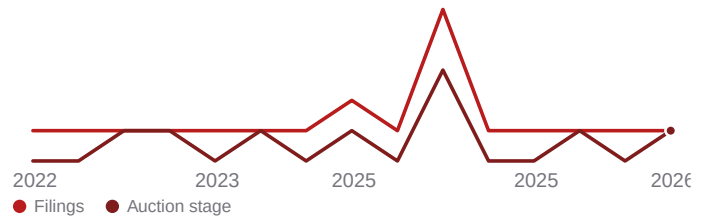
Typical hold before selling

2.1 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	853
Median value (AVM)	\$124K
Median size	1,466 ft²
Median bedrooms	3
Median year built	1976
Single family	92%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	59%
Underwater (LTV 125% or more)	7.9%
Owner occupied	56%
Company owned	6.8%
Median loan-to-value	33%
Typical ownership tenure	24.1 yrs

COMMUNITY

Population	3,025
Density	63 / mi²
Median household income	\$61K
Average household income	\$74K
Crime index (US avg 100)	89
Air pollution index (US avg 100)	87
Earthquake index (US avg 100)	33
Homes occupied	90%
Bachelor's or higher	16%
Poverty rate	11.8%
Unemployment	1.2%
Average temp	61°F
Annual precip	48 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.