

Edenton 27932

ZIP code · NC · North Carolina > Chowan County > Edenton

BUYER'S MARKET

\$249K

MEDIAN SALE PRICE

-20.7%

1-YR CHANGE

214

SALES (12 MO)

\$201K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 25 / 100



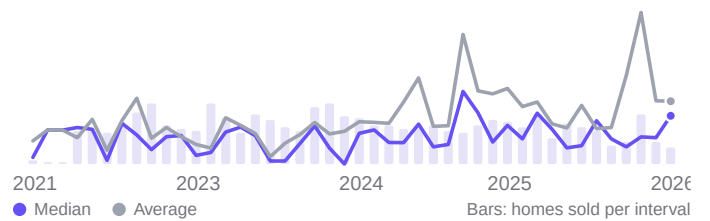
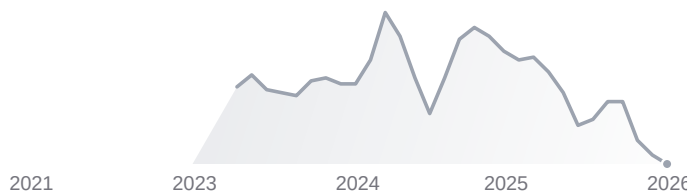
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

25 / 100

Sale prices

Median \$312K · Average \$376K

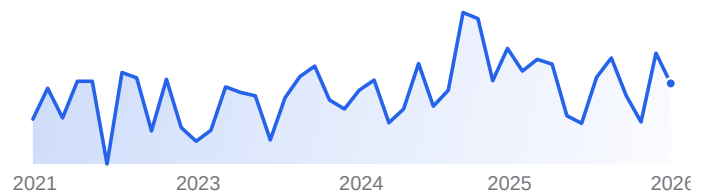
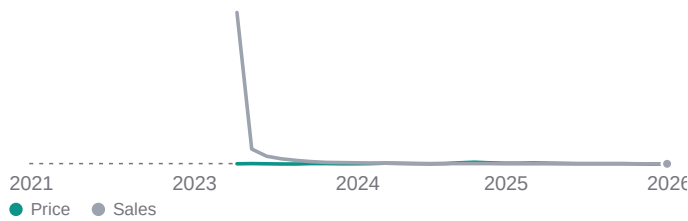


Growth (year over year)

Price -20.7% · Sales -19.5%

Price per square foot

\$180/ft²

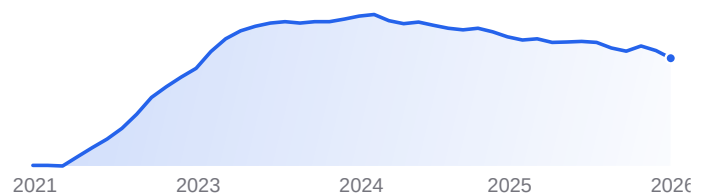


Sale premium vs estimated value

-0.1%

Annual turnover (share of homes sold)

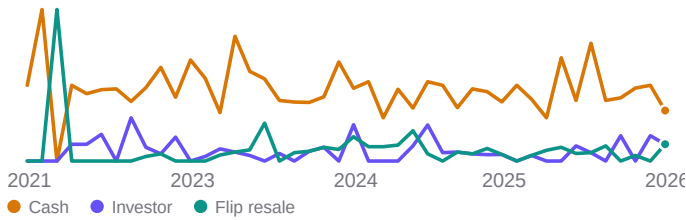
3.6%



BUYERS & OUTCOMES

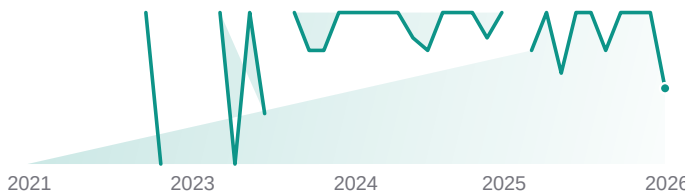
Buyer mix

Cash 33% · Investor 11% · Flip resale 11%



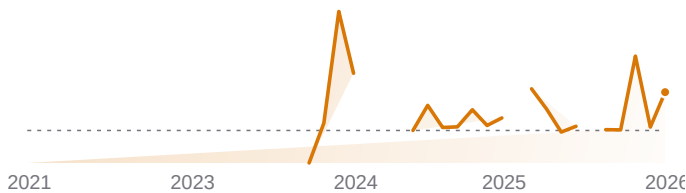
Sellers who sold at a gain

50%

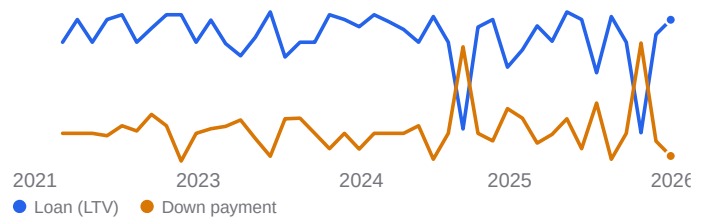


Median annualized return at resale

+115.4%

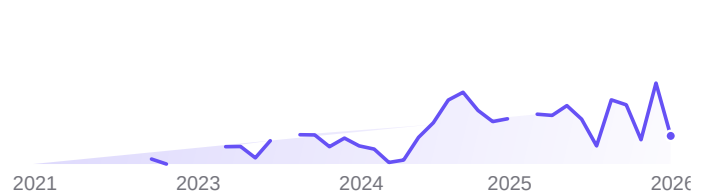


Financing (share of purchase price) Loan (LTV) 95% · Down payment 5.2%



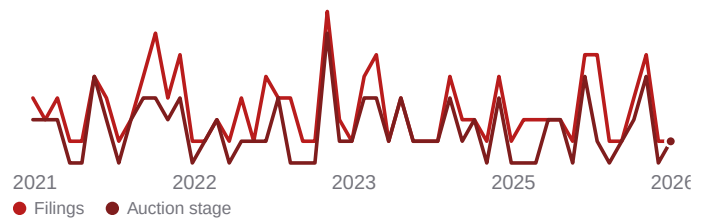
Typical hold before selling

0.9 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	5,980
Median value (AVM)	\$201K
Median size	1,428 ft²
Median bedrooms	3
Median year built	1977
Single family	85%
Condos	1.4%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	67%
Underwater (LTV 125% or more)	3.4%
Owner occupied	60%
Company owned	9.7%
Median loan-to-value	5%

Typical ownership tenure

5.8 yrs

COMMUNITY

Population	11,680
Density	81 / mi²
Median household income	\$65K
Average household income	\$75K
Crime index (US avg 100)	108
Air pollution index (US avg 100)	91
Earthquake index (US avg 100)	26
Homes occupied	79%
Bachelor's or higher	16%
Poverty rate	18.3%
Unemployment	0.9%
Average temp	61°F
Annual precip	49 in
Sunshine	60%

Market metrics are derived from recorded arms-length deeds through May 2026. Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.