

Bessemer City 28016

ZIP code · NC · North Carolina › Gaston County › Bessemer City

BUYER'S MARKET

\$232K

MEDIAN SALE PRICE

-0.6%

1-YR CHANGE

185

SALES (12 MO)

\$237K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 31 / 100



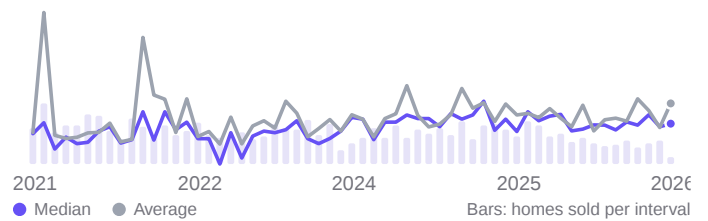
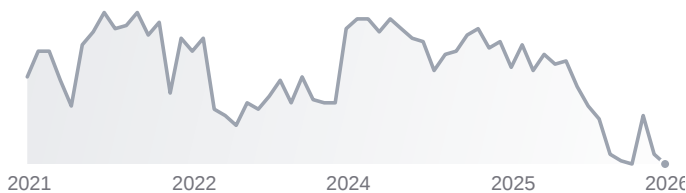
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

31 / 100

Sale prices

Median \$225K · Average \$293K

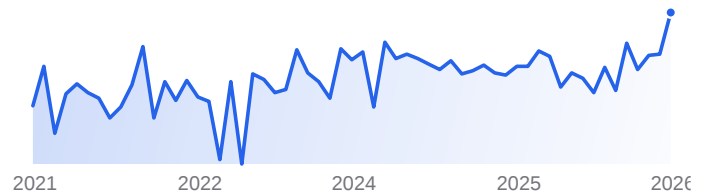
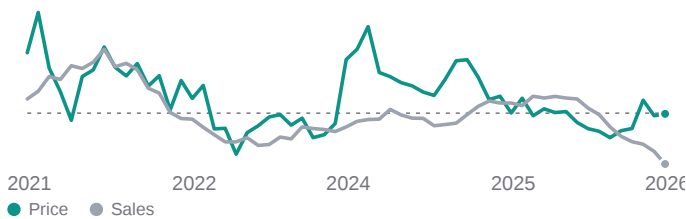


Growth (year over year)

Price -0.6% · Sales -39.1%

Price per square foot

\$219/ft²

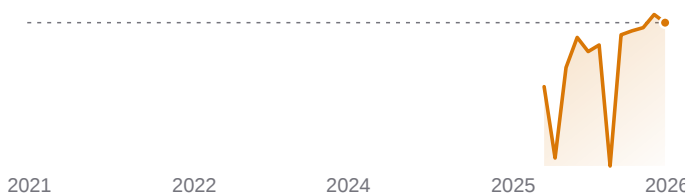


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

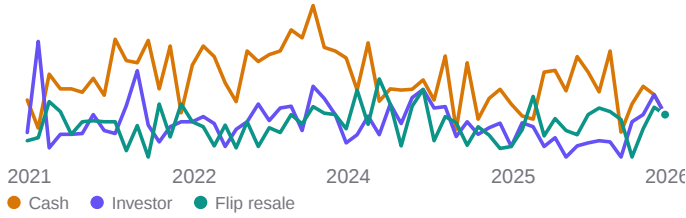
3.7%



BUYERS & OUTCOMES

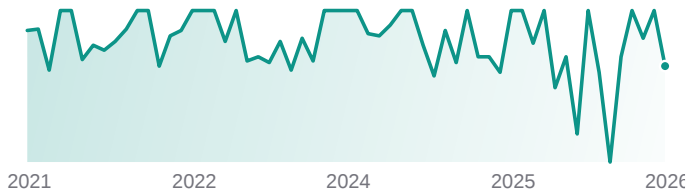
Buyer mix

Cash 20% · Investor 20% · Flip resale 20%



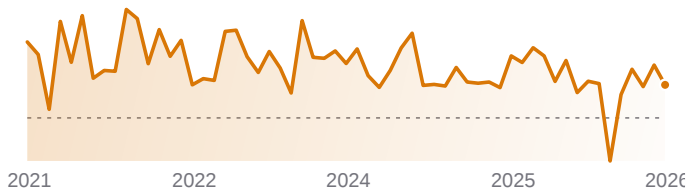
Sellers who sold at a gain

80%

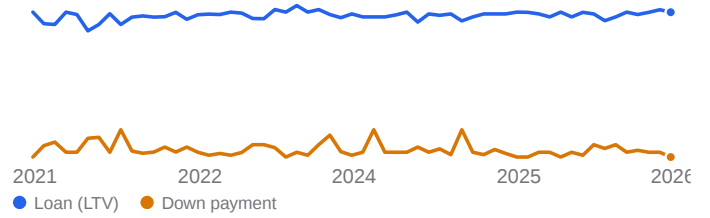


Median annualized return at resale

+6.0%

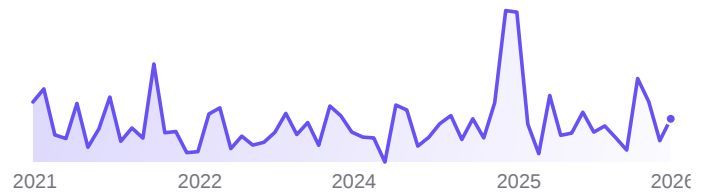


Financing (share of purchase price) Loan (LTV) 98% · Down payment 1.8%



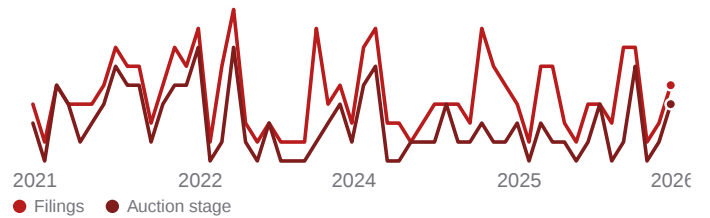
Typical hold before selling

3.5 yrs



Preforeclosure filings

Filings 4 · Auction stage 3



HOUSING STOCK

Homes	5,007
Median value (AVM)	\$237K
Median size	1,360 ft²
Median bedrooms	3
Median year built	1977
Single family	79%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	63%
Underwater (LTV 125% or more)	1.8%
Owner occupied	72%
Company owned	13%
Median loan-to-value	35%
Typical ownership tenure	9.7 yrs

COMMUNITY

Population	14,586
Density	343 / mi²
Median household income	\$55K
Average household income	\$69K
Crime index (US avg 100)	116
Air pollution index (US avg 100)	93
Earthquake index (US avg 100)	74
Homes occupied	92%
Bachelor's or higher	11%
Poverty rate	9.8%
Unemployment	1.1%
Average temp	59°F
Annual precip	48 in
Sunshine	63%

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.