

China Grove 28023

ZIP code · NC · North Carolina > Rowan County > China Grove

BUYER'S MARKET

\$267K

MEDIAN SALE PRICE

-18.7%

1-YR CHANGE

215

SALES (12 MO)

\$269K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 25 / 100



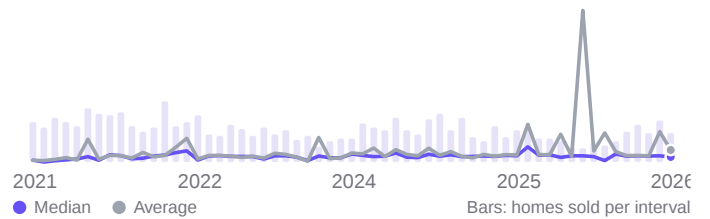
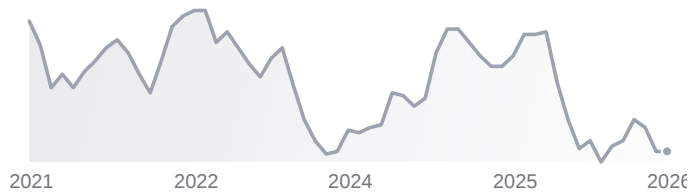
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

25 / 100

Sale prices

Median \$255K · Average \$372K

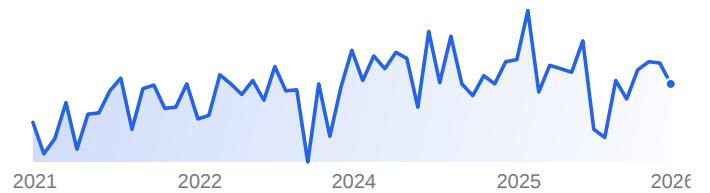
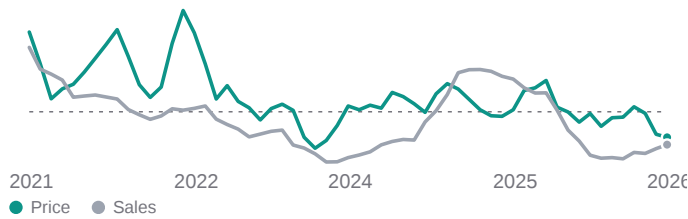


Growth (year over year)

Price -18.7% · Sales -24.0%

Price per square foot

\$180/ft²

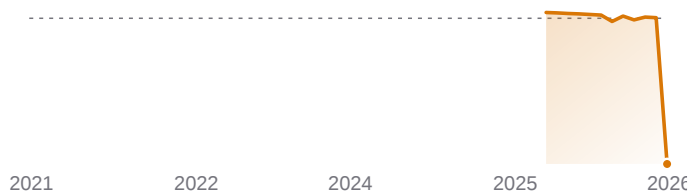


Sale premium vs estimated value

-3.6%

Annual turnover (share of homes sold)

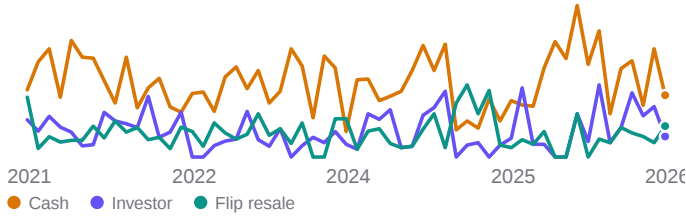
3.4%



BUYERS & OUTCOMES

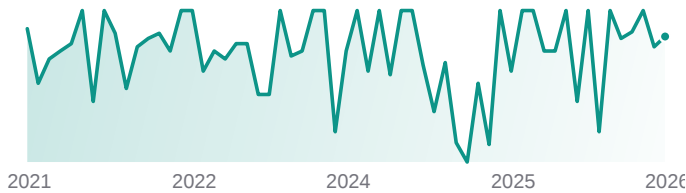
Buyer mix

Cash 29% · Investor 9.5% · Flip resale 14%



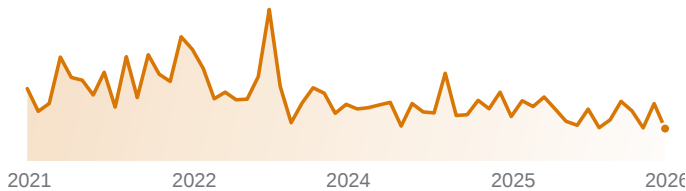
Sellers who sold at a gain

93%

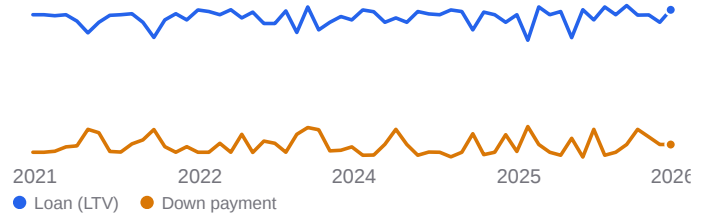


Median annualized return at resale

+5.1%

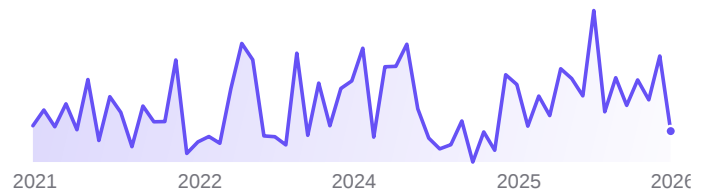


Financing (share of purchase price) Loan (LTV) 98% · Down payment 10%



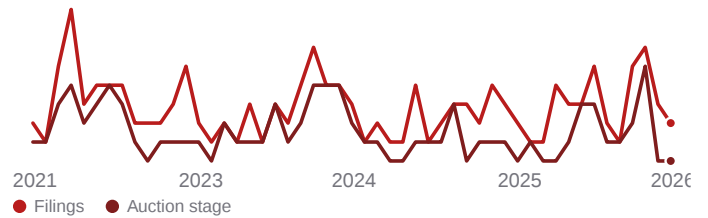
Typical hold before selling

2.3 yrs



Preforeclosure filings

Filings 2 · Auction stage 0



HOUSING STOCK

Homes	6,323
Median value (AVM)	\$269K
Median size	1,568 ft²
Median bedrooms	3
Median year built	1981
Single family	86%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	61%
Underwater (LTV 125% or more)	2.0%
Owner occupied	76%
Company owned	6.3%
Median loan-to-value	38%
Typical ownership tenure	10.3 yrs

COMMUNITY

Population	16,401
Density	355 / mi²
Median household income	\$57K
Average household income	\$77K
Crime index (US avg 100)	104
Air pollution index (US avg 100)	85
Earthquake index (US avg 100)	65
Homes occupied	93%
Bachelor's or higher	14%
Poverty rate	11.0%
Unemployment	1.2%
Average temp	59°F
Annual precip	46 in
Sunshine	60%

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.