

Concord 28025

ZIP code · NC · North Carolina > Cabarrus County > Concord

BALANCED MARKET

\$318K

MEDIAN SALE PRICE

-5.1%

1-YR CHANGE

806

SALES (12 MO)

\$325K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 48 / 100



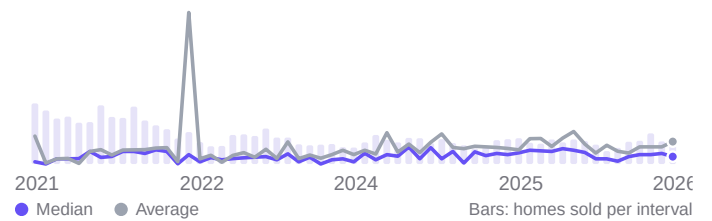
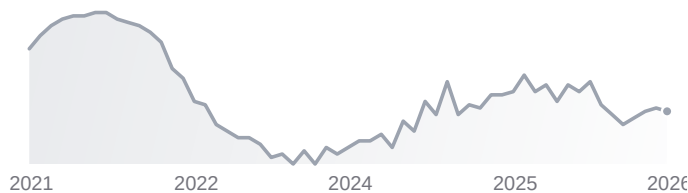
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

48 / 100

Sale prices

Median \$310K · Average \$382K

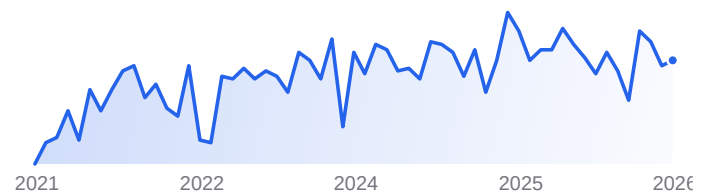
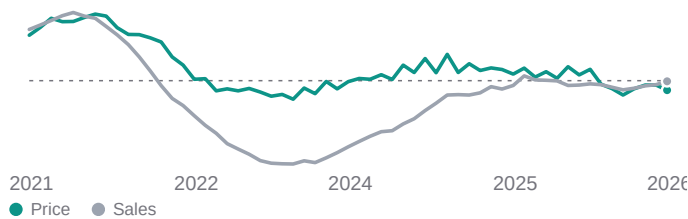


Growth (year over year)

Price -5.1% · Sales -0.4%

Price per square foot

\$192/ft²

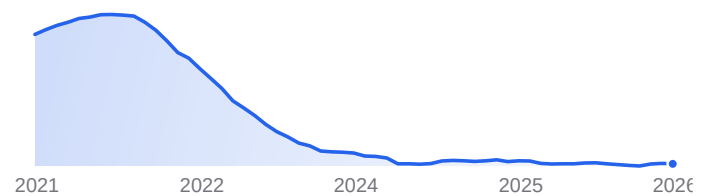
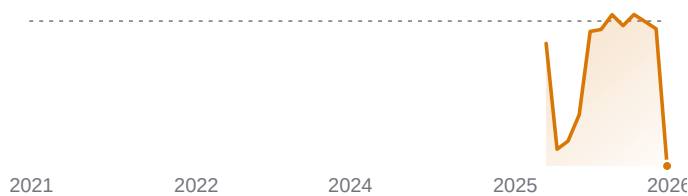


Sale premium vs estimated value

-0.5%

Annual turnover (share of homes sold)

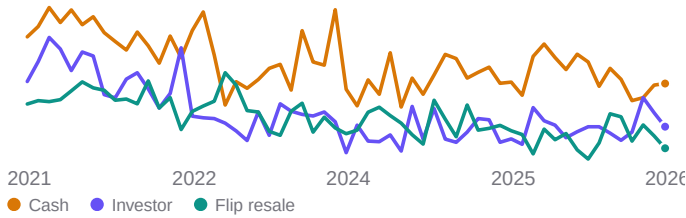
3.9%



BUYERS & OUTCOMES

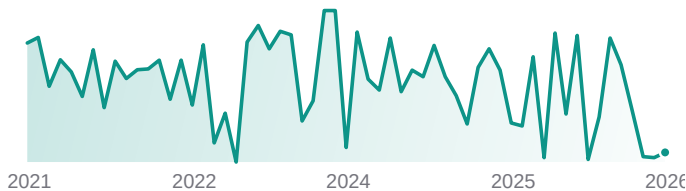
Buyer mix

Cash 23% · Investor 10% · Flip resale 3.3%



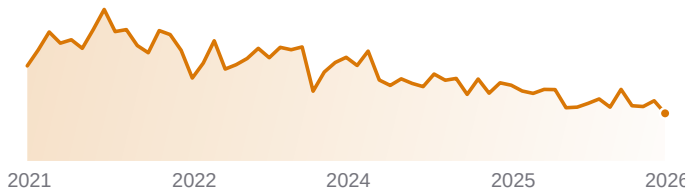
Sellers who sold at a gain

86%

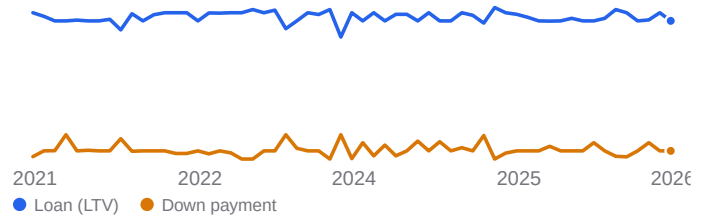


Median annualized return at resale

+5.0%



Financing (share of purchase price) Loan (LTV) 90% · Down payment 10%



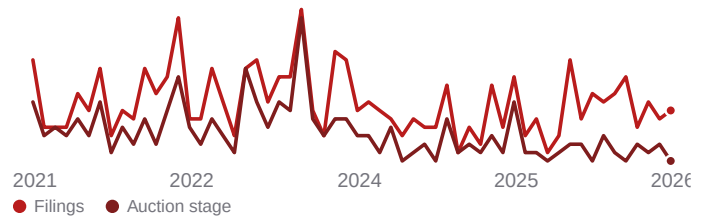
Typical hold before selling

6.4 yrs



Preforeclosure filings

Filings 6 · Auction stage 0



HOUSING STOCK

Homes	20,802
Median value (AVM)	\$325K
Median size	1,690 ft²
Median bedrooms	3
Median year built	1991
Single family	73%
Condos	2.6%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	58%
Underwater (LTV 125% or more)	1.4%
Owner occupied	73%
Company owned	16%
Median loan-to-value	43%

Typical ownership tenure

8.6 yrs

COMMUNITY

Population	64,954
Density	605 / mi²
Median household income	\$77K
Average household income	\$97K
Crime index (US avg 100)	103
Air pollution index (US avg 100)	88
Earthquake index (US avg 100)	66
Homes occupied	94%
Bachelor's or higher	22%
Poverty rate	8.7%
Unemployment	1.1%
Average temp	60°F
Annual precip	47 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.