

# Concord 28027

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

BUYER'S MARKET

**\$410K**

MEDIAN SALE PRICE

**-0.6%**

1-YR CHANGE

**916**

SALES (12 MO)

**\$421K**

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 33 / 100



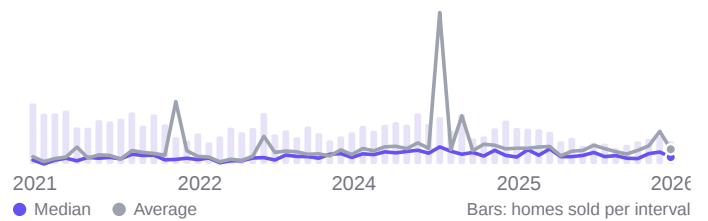
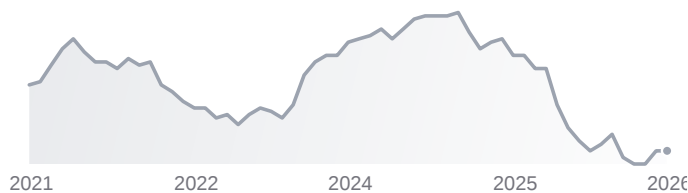
## MARKET TRENDS (5 YEARS)

Market temperature (0–100)

33 / 100

Sale prices

Median \$385K · Average \$453K

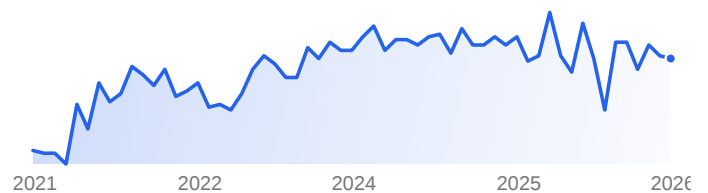
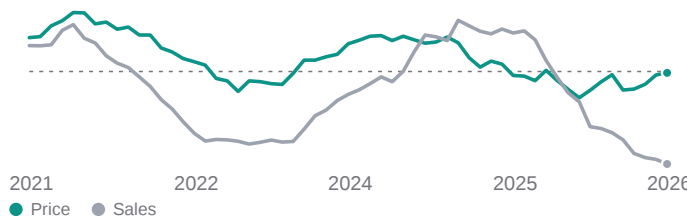


Growth (year over year)

Price -0.6% · Sales -40.2%

Price per square foot

\$205/ft²

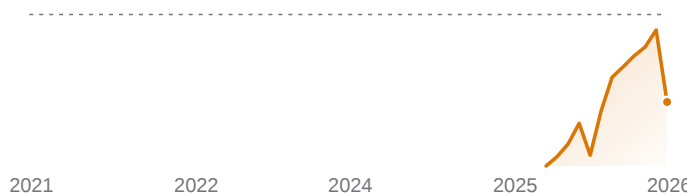


Sale premium vs estimated value

-0.8%

Annual turnover (share of homes sold)

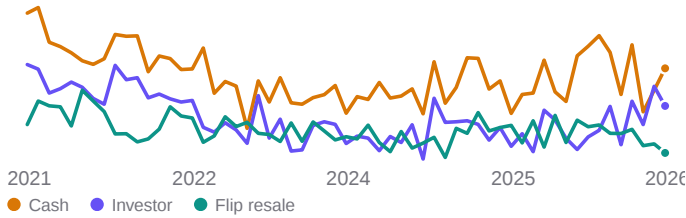
3.7%



## BUYERS & OUTCOMES

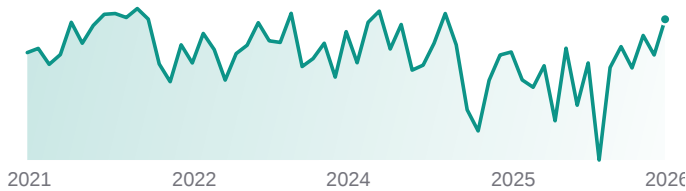
### Buyer mix

Cash 28% · Investor 17% · Flip resale 3.9%



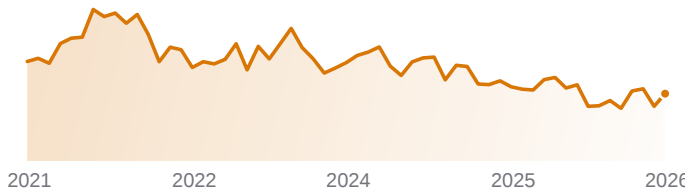
### Sellers who sold at a gain

97%

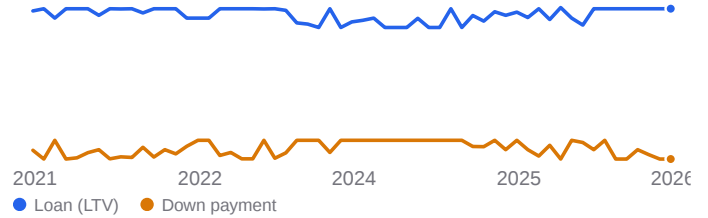


### Median annualized return at resale

+5.8%

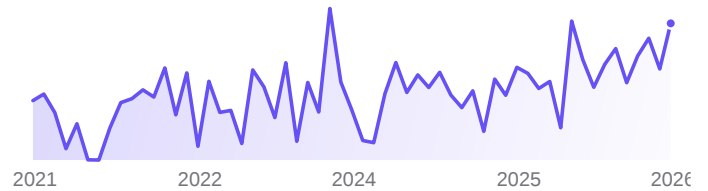


### Financing (share of purchase price) Loan (LTV) 90% · Down payment 10%



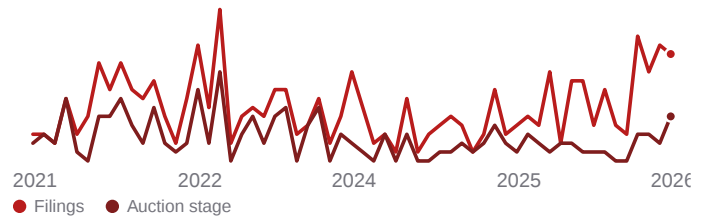
### Typical hold before selling

7.4 yrs



### Preforeclosure filings

Filings 12 · Auction stage 5



## HOUSING STOCK

|                    |           |
|--------------------|-----------|
| Homes              | 25,052    |
| Median value (AVM) | \$421K    |
| Median size        | 1,985 ft² |
| Median bedrooms    | 3         |
| Median year built  | 2001      |
| Single family      | 83%       |
| Condos             | 0.7%      |

## EQUITY & OWNERSHIP

|                               |      |
|-------------------------------|------|
| Equity rich (LTV 50% or less) | 56%  |
| Underwater (LTV 125% or more) | 1.0% |
| Owner occupied                | 76%  |
| Company owned                 | 15%  |
| Median loan-to-value          | 46%  |

Typical ownership tenure

**8.4 yrs**

## COMMUNITY

|                                  |                               |
|----------------------------------|-------------------------------|
| Population                       | <b>83,691</b>                 |
| Density                          | <b>1,193 / mi<sup>2</sup></b> |
| Median household income          | <b>\$90K</b>                  |
| Average household income         | <b>\$109K</b>                 |
| Crime index (US avg 100)         | <b>81</b>                     |
| Air pollution index (US avg 100) | <b>85</b>                     |
| Earthquake index (US avg 100)    | <b>69</b>                     |
| Homes occupied                   | <b>95%</b>                    |
| Bachelor's or higher             | <b>30%</b>                    |
| Poverty rate                     | <b>5.4%</b>                   |
| Unemployment                     | <b>1.2%</b>                   |
| Average temp                     | <b>60°F</b>                   |
| Annual precip                    | <b>47 in</b>                  |
| Sunshine                         | <b>63%</b>                    |

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.