

Cornelius 28031

ZIP code · NC · North Carolina > Mecklenburg County > Cornelius

SELLER'S MARKET

\$642K

MEDIAN SALE PRICE

+20.5%

1-YR CHANGE

639

SALES (12 MO)

\$595K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 75 / 100

Buyer's market

Balanced

Seller's market

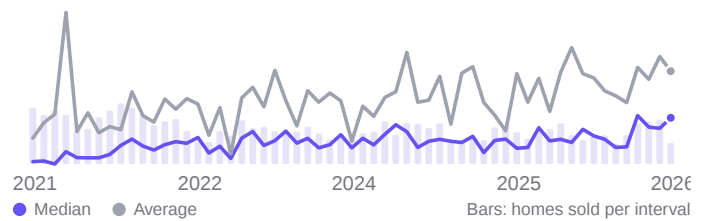
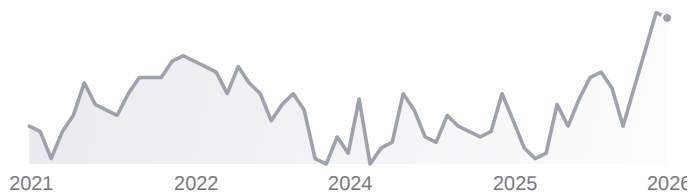
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

75 / 100

Sale prices

Median \$685K · Average \$988K

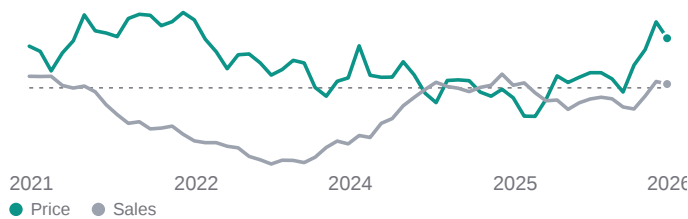


Growth (year over year)

Price +20.5% · Sales +1.6%

Price per square foot

\$303/ft²

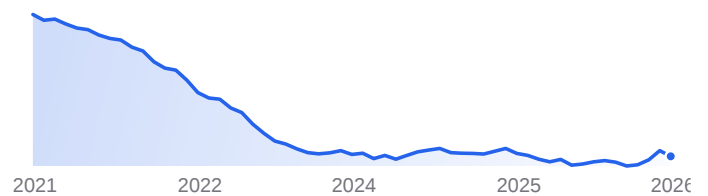
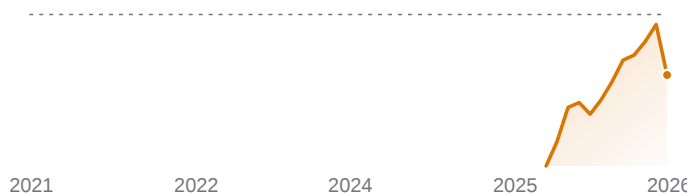


Sale premium vs estimated value

-1.7%

Annual turnover (share of homes sold)

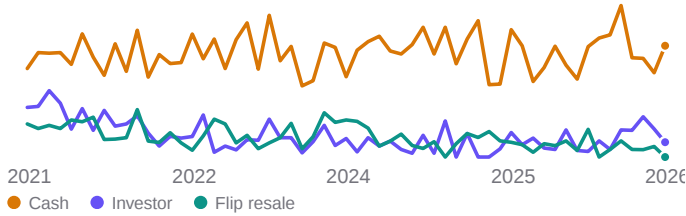
5.1%



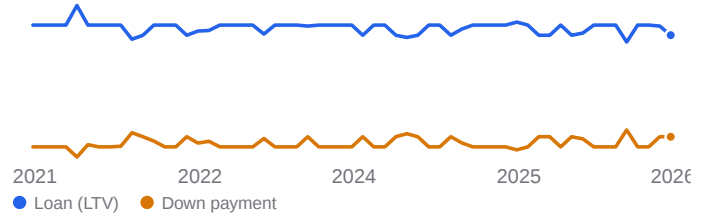
BUYERS & OUTCOMES

Buyer mix

Cash 43% · Investor 5.7% · Flip resale 0%



Financing (share of purchase price) Loan (LTV) 75% · Down payment 25%



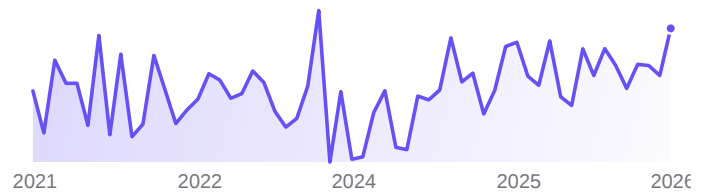
Sellers who sold at a gain

97%



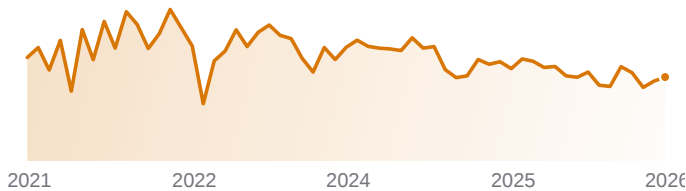
Typical hold before selling

8.3 yrs



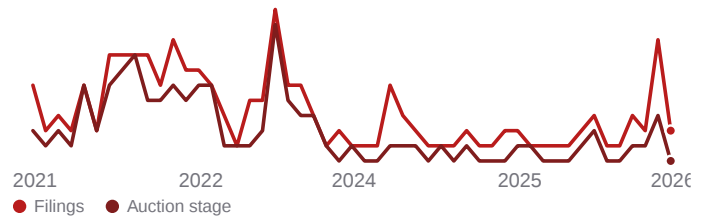
Median annualized return at resale

+6.7%



Preforeclosure filings

Filings 2 · Auction stage 0



HOUSING STOCK

Homes	12,408
Median value (AVM)	\$595K
Median size	2,102 ft²
Median bedrooms	3
Median year built	2001
Single family	71%
Condos	16%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	70%
Underwater (LTV 125% or more)	0.9%
Owner occupied	77%
Company owned	20%
Median loan-to-value	35%

Typical ownership tenure

8.7 yrs

COMMUNITY

Population	33,025
Density	1,422 / mi²
Median household income	\$114K
Average household income	\$165K
Crime index (US avg 100)	106
Air pollution index (US avg 100)	87
Earthquake index (US avg 100)	69
Homes occupied	92%
Bachelor's or higher	40%
Poverty rate	5.0%
Unemployment	1.2%
Average temp	60°F
Annual precip	46 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.