

Davidson 28036

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

BALANCED MARKET

\$772K

MEDIAN SALE PRICE

+15.5%

1-YR CHANGE

395

SALES (12 MO)

\$701K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 54 / 100

Buyer's market

Balanced

Seller's market

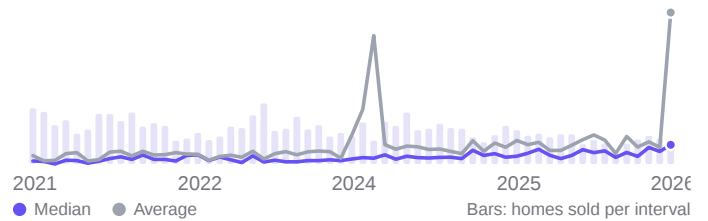
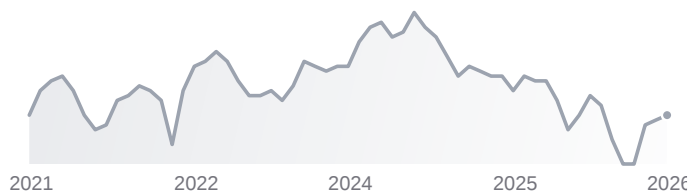
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

54 / 100

Sale prices

Median \$835K · Average \$3.6M

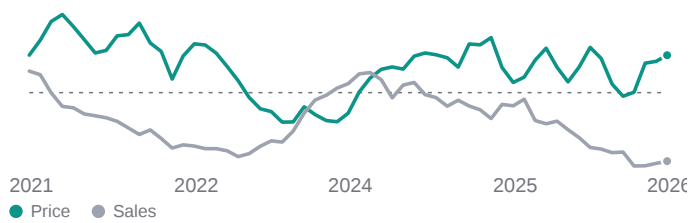


Growth (year over year)

Price +15.5% · Sales -28.3%

Price per square foot

\$284/ft²

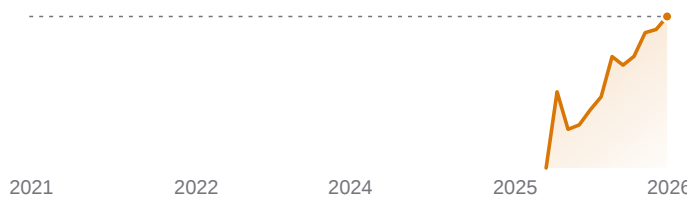


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

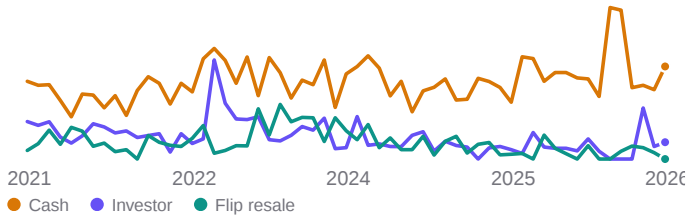
4.8%



BUYERS & OUTCOMES

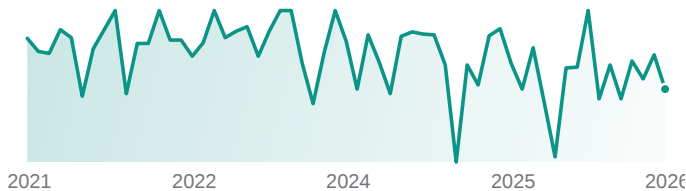
Buyer mix

Cash 41% · Investor 7.4% · Flip resale 0%



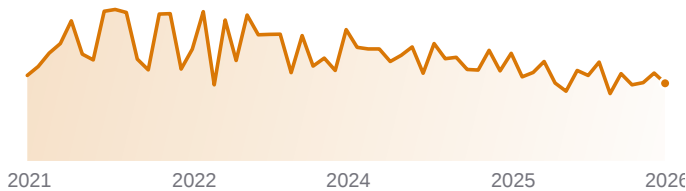
Sellers who sold at a gain

89%

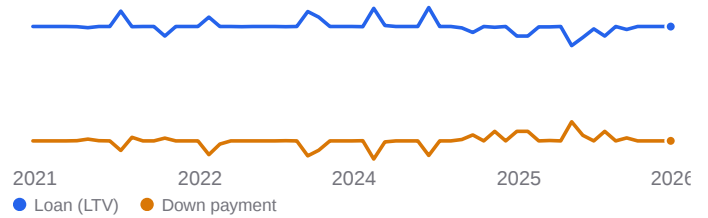


Median annualized return at resale

+6.9%

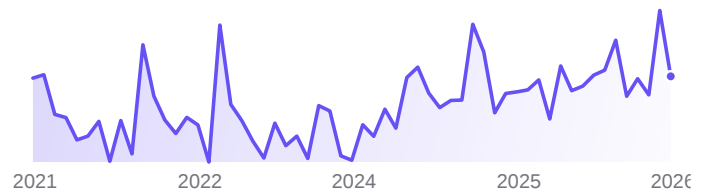


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



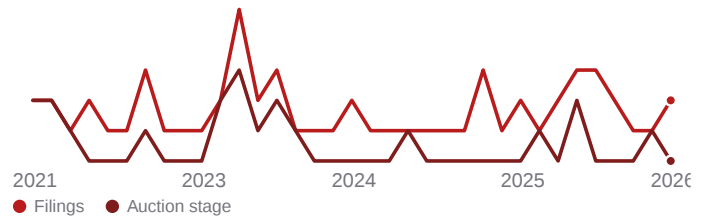
Typical hold before selling

5.8 yrs



Preforeclosure filings

Filings 2 · Auction stage 0



HOUSING STOCK

Homes	8,273
Median value (AVM)	\$701K
Median size	2,608 ft²
Median bedrooms	4
Median year built	2004
Single family	73%
Condos	11%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	61%
Underwater (LTV 125% or more)	1.1%
Owner occupied	80%
Company owned	14%
Median loan-to-value	42%

Typical ownership tenure

7.3 yrs

COMMUNITY

Population	22,777
Density	910 / mi²
Median household income	\$139K
Average household income	\$177K
Crime index (US avg 100)	54
Air pollution index (US avg 100)	84
Earthquake index (US avg 100)	72
Homes occupied	94%
Bachelor's or higher	39%
Poverty rate	3.7%
Unemployment	1.1%
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.