

Forest City 28043

ZIP code · NC · North Carolina > Rutherford County > Forest City

BALANCED MARKET

\$213K

MEDIAN SALE PRICE

+7.6%

1-YR CHANGE

250

SALES (12 MO)

\$196K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 53 / 100



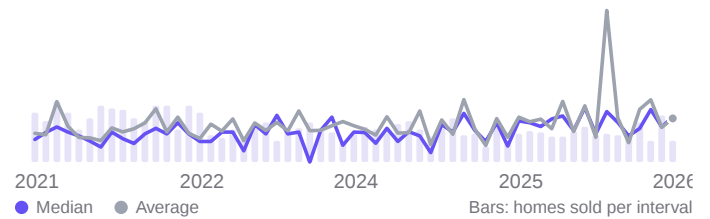
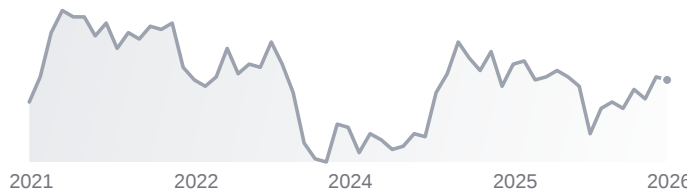
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

53 / 100

Sale prices

Median \$216K · Average \$212K

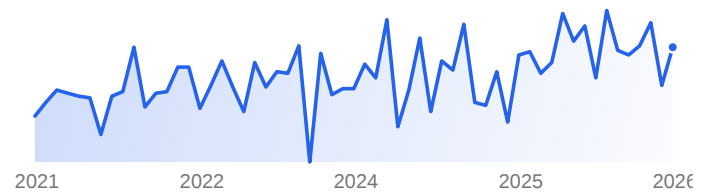
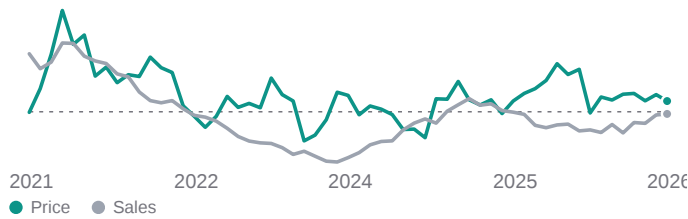


Growth (year over year)

Price +7.6% · Sales -1.6%

Price per square foot

\$151/ft²

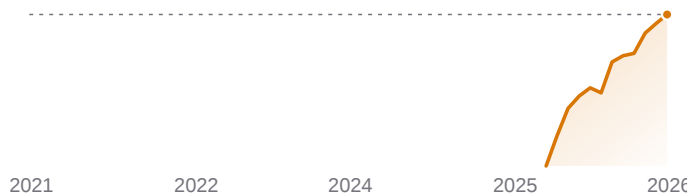


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

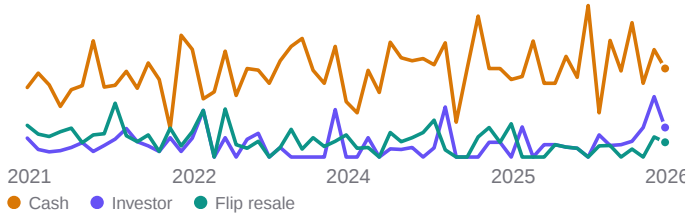
3.3%



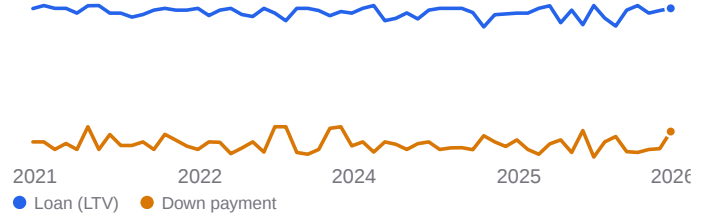
BUYERS & OUTCOMES

Buyer mix

Cash 40% · Investor 13% · Flip resale 6.7%

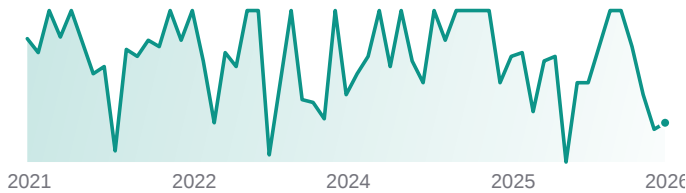


Financing (share of purchase price) Loan (LTV) 98% · Down payment 17%



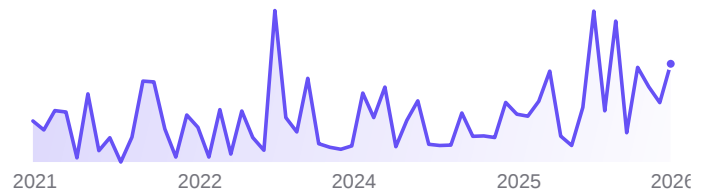
Sellers who sold at a gain

78%



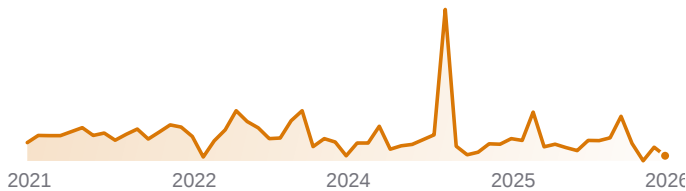
Typical hold before selling

6.3 yrs



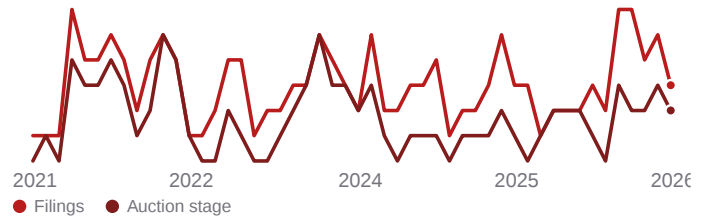
Median annualized return at resale

+2.6%



Preforeclosure filings

Filings 3 · Auction stage 2



HOUSING STOCK

Homes	7,472
Median value (AVM)	\$196K
Median size	1,400 ft²
Median bedrooms	3
Median year built	1969
Single family	88%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	64%
Underwater (LTV 125% or more)	3.0%
Owner occupied	67%
Company owned	9.7%
Median loan-to-value	31%
Typical ownership tenure	9.3 yrs

COMMUNITY

Population	20,602
Density	319 / mi²
Median household income	\$52K
Average household income	\$66K
Crime index (US avg 100)	113
Air pollution index (US avg 100)	91
Earthquake index (US avg 100)	85
Homes occupied	90%
Bachelor's or higher	12%
Poverty rate	21.9%
Unemployment	1.1%
Average temp	59°F
Annual precip	51 in
Sunshine	59%

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.