

# Gastonia 28052

ZIP code · NC · North Carolina > Gaston County > Gastonia

BUYER'S MARKET

**\$203K**

MEDIAN SALE PRICE

**-13.8%**

1-YR CHANGE

**532**

SALES (12 MO)

**\$200K**

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 27 / 100



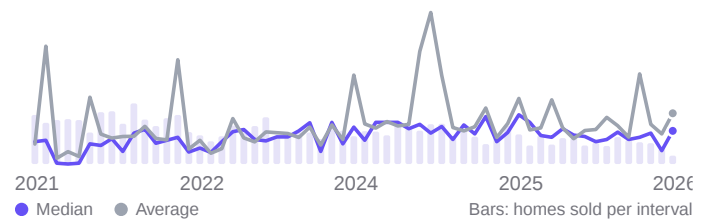
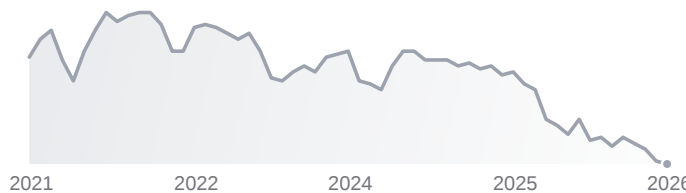
## MARKET TRENDS (5 YEARS)

Market temperature (0–100)

27 / 100

Sale prices

Median \$220K · Average \$261K

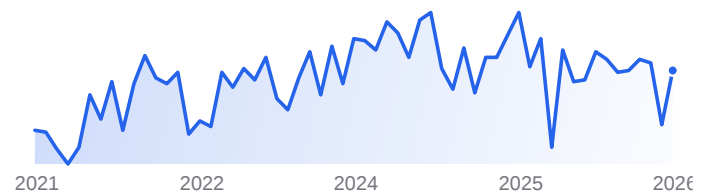
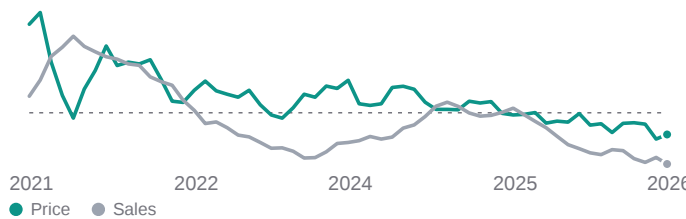


Growth (year over year)

Price -13.8% · Sales -32.7%

Price per square foot

\$161/ft²



Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

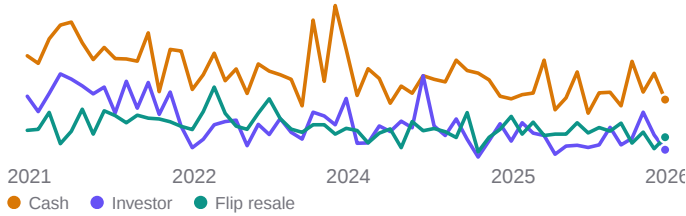
4.2%



## BUYERS & OUTCOMES

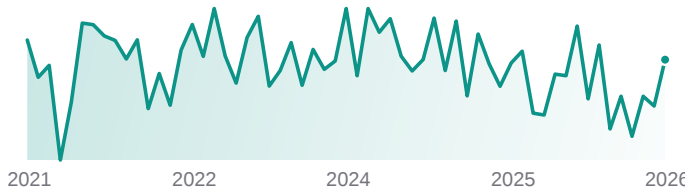
### Buyer mix

Cash 28% · Investor 5.6% · Flip resale 11%



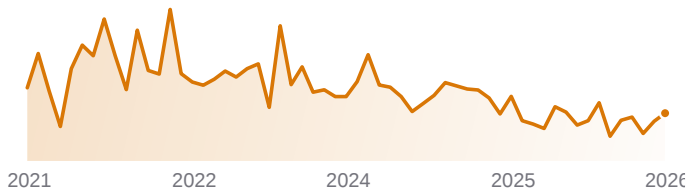
### Sellers who sold at a gain

90%

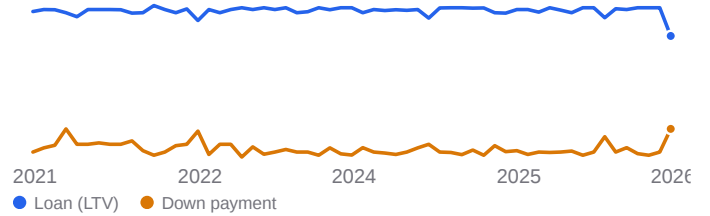


### Median annualized return at resale

+7.6%

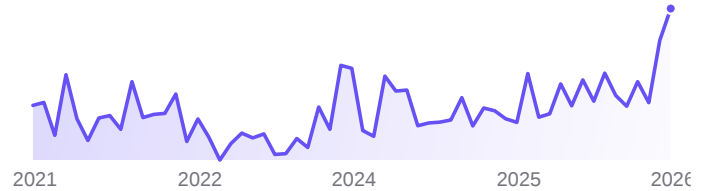


### Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



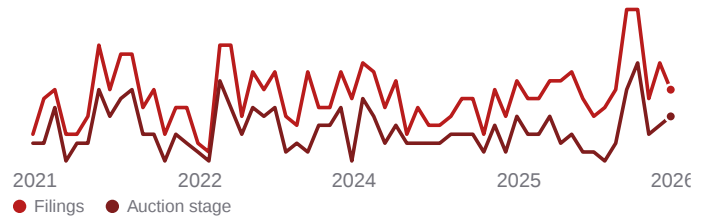
### Typical hold before selling

7.6 yrs



### Preforeclosure filings

Filings 8 · Auction stage 5



## HOUSING STOCK

|                    |           |
|--------------------|-----------|
| Homes              | 12,613    |
| Median value (AVM) | \$200K    |
| Median size        | 1,242 ft² |
| Median bedrooms    | 3         |
| Median year built  | 1963      |
| Single family      | 92%       |
| Condos             | 0.9%      |

## EQUITY & OWNERSHIP

|                               |      |
|-------------------------------|------|
| Equity rich (LTV 50% or less) | 63%  |
| Underwater (LTV 125% or more) | 2.4% |
| Owner occupied                | 63%  |
| Company owned                 | 21%  |
| Median loan-to-value          | 34%  |

Typical ownership tenure

**8.7 yrs**

## COMMUNITY

|                                  |                             |
|----------------------------------|-----------------------------|
| Population                       | <b>37,740</b>               |
| Density                          | <b>923 / mi<sup>2</sup></b> |
| Median household income          | <b>\$49K</b>                |
| Average household income         | <b>\$61K</b>                |
| Crime index (US avg 100)         | <b>132</b>                  |
| Air pollution index (US avg 100) | <b>95</b>                   |
| Earthquake index (US avg 100)    | <b>71</b>                   |
| Homes occupied                   | <b>92%</b>                  |
| Bachelor's or higher             | <b>12%</b>                  |
| Poverty rate                     | <b>18.4%</b>                |
| Unemployment                     | <b>1.0%</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.