

Gold Hill 28071

ZIP code · NC · North Carolina > Rowan County > Gold Hill

BALANCED MARKET

\$185K

MEDIAN SALE PRICE

+48.3%

1-YR CHANGE

46

SALES (12 MO)

\$265K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 45 / 100



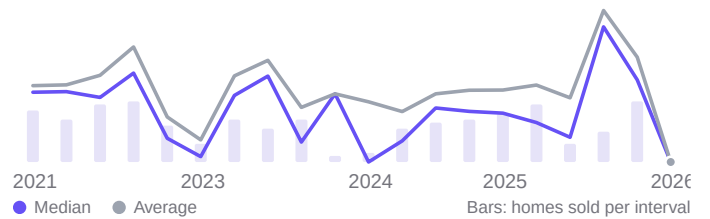
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

45 / 100

Sale prices

Median \$60K · Average \$60K

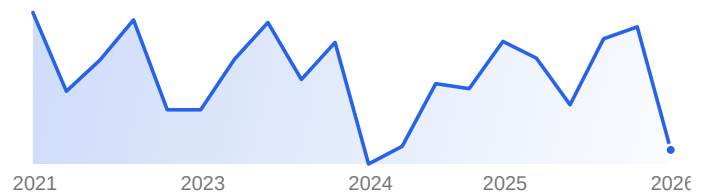
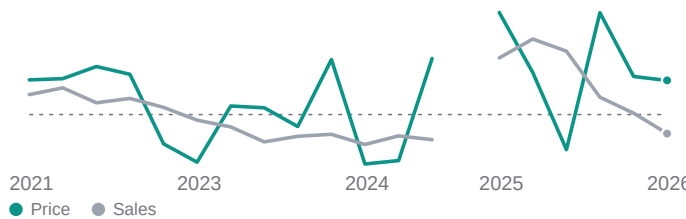


Growth (year over year)

Price +48.3% · Sales -27.0%

Price per square foot

\$52/ft²



Sale premium vs estimated value

-17.3%

Annual turnover (share of homes sold)

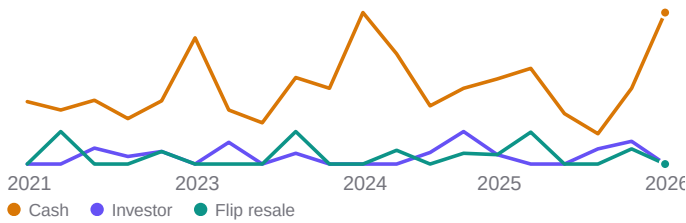
3.2%



BUYERS & OUTCOMES

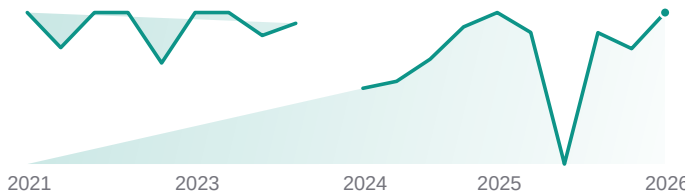
Buyer mix

Cash 100% · Investor 0% · Flip resale 0%



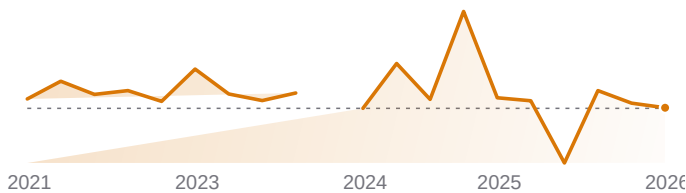
Sellers who sold at a gain

100%

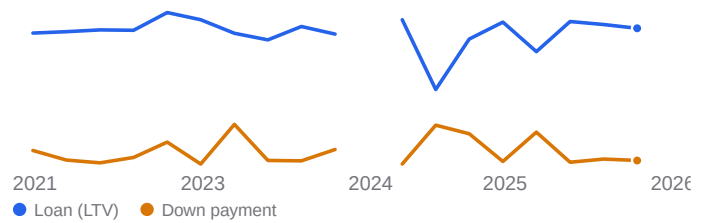


Median annualized return at resale

+0.4%

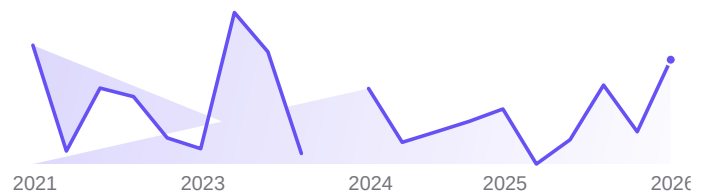


Financing (share of purchase price) Loan (LTV) 91% · Down payment 5.6%



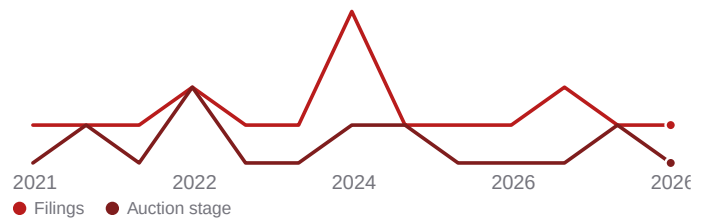
Typical hold before selling

8.2 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	1,426
Median value (AVM)	\$265K
Median size	1,716 ft²
Median bedrooms	3
Median year built	1990
Single family	57%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	66%
Underwater (LTV 125% or more)	4.9%
Owner occupied	73%
Company owned	5.7%
Median loan-to-value	29%
Typical ownership tenure	10.3 yrs

COMMUNITY

Population	3,728
Density	79 / mi²
Median household income	\$84K
Average household income	\$95K
Crime index (US avg 100)	105
Air pollution index (US avg 100)	88
Earthquake index (US avg 100)	59
Homes occupied	91%
Bachelor's or higher	15%
Poverty rate	10.9%
Unemployment	1.3%
Average temp	60°F
Annual precip	47 in
Sunshine	61%

Market metrics are derived from recorded arms-length deeds through July 2026, aggregated quarterly (lower sales volume). Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.