

Kannapolis 28083

ZIP code · NC · North Carolina > Cabarrus County > Kannapolis

BUYER'S MARKET

\$256K

MEDIAN SALE PRICE

-12.4%

1-YR CHANGE

417

SALES (12 MO)

\$252K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 32 / 100



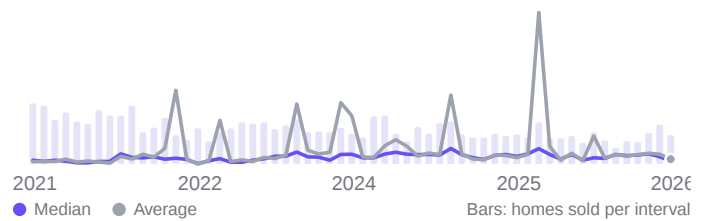
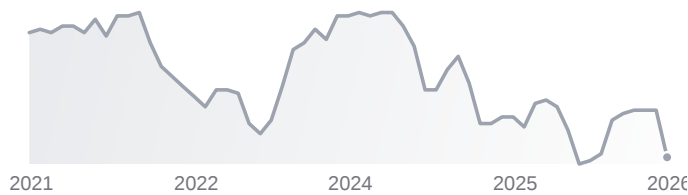
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

32 / 100

Sale prices

Median \$224K · Average \$239K

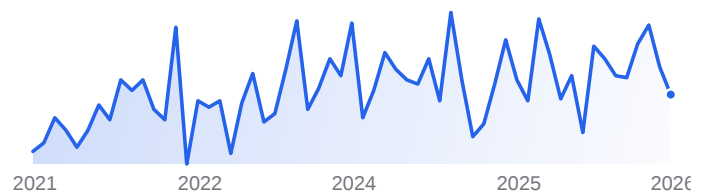
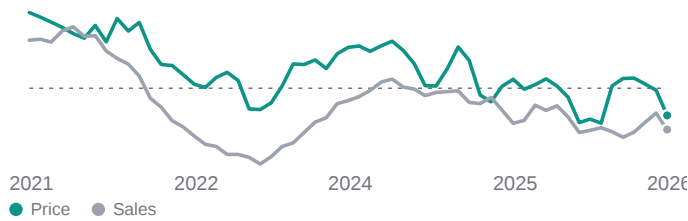


Growth (year over year)

Price -12.4% · Sales -18.9%

Price per square foot

\$186/ft²

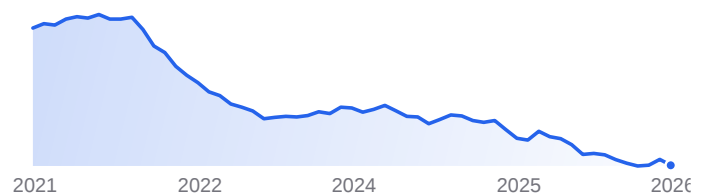
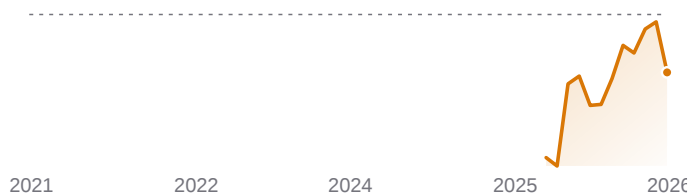


Sale premium vs estimated value

-0.8%

Annual turnover (share of homes sold)

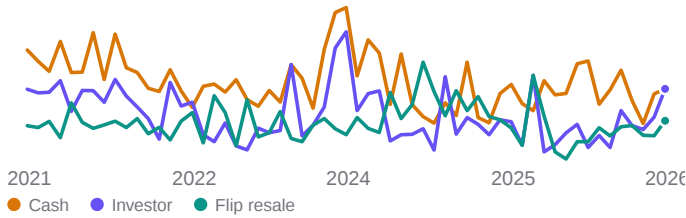
4.1%



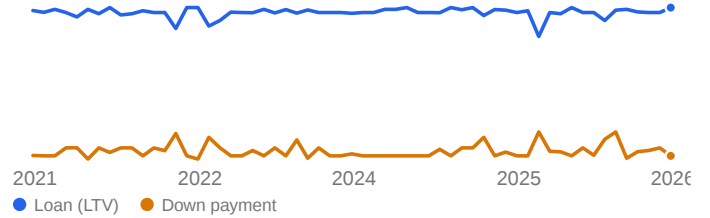
BUYERS & OUTCOMES

Buyer mix

Cash 29% · Investor 29% · Flip resale 16%

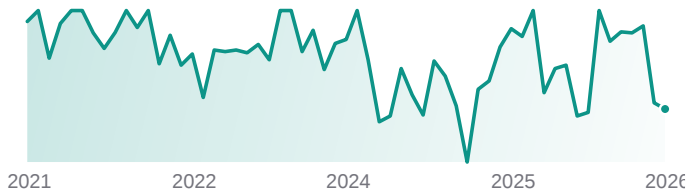


Financing (share of purchase price) Loan (LTV) 98% · Down payment 5.0%



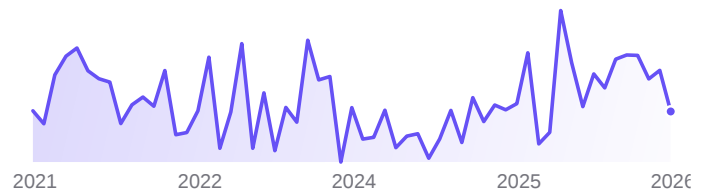
Sellers who sold at a gain

80%



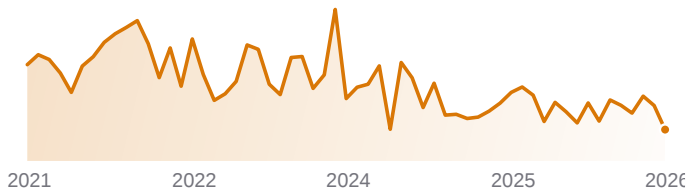
Typical hold before selling

3.2 yrs



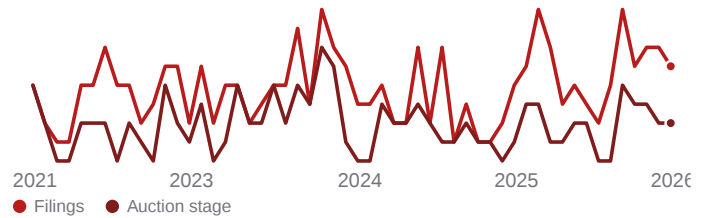
Median annualized return at resale

+4.1%



Preforeclosure filings

Filings 5 · Auction stage 2



HOUSING STOCK

Homes	10,161
Median value (AVM)	\$252K
Median size	1,341 ft²
Median bedrooms	3
Median year built	1962
Single family	88%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	61%
Underwater (LTV 125% or more)	1.4%
Owner occupied	66%
Company owned	17%
Median loan-to-value	39%
Typical ownership tenure	8.6 yrs

COMMUNITY

Population	27,542
Density	1,323 / mi²
Median household income	\$60K
Average household income	\$70K
Crime index (US avg 100)	138
Air pollution index (US avg 100)	83
Earthquake index (US avg 100)	64
Homes occupied	92%
Bachelor's or higher	15%
Poverty rate	11.6%
Unemployment	1.0%
Average temp	60°F
Annual precip	47 in
Sunshine	62%

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.