

Kings Mountain 28086

ZIP code · NC · North Carolina > Cleveland County > Kings Mountain

BUYER'S MARKET

\$255K

MEDIAN SALE PRICE

-1.9%

1-YR CHANGE

382

SALES (12 MO)

\$233K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 38 / 100



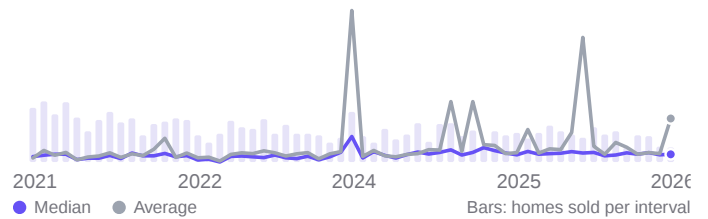
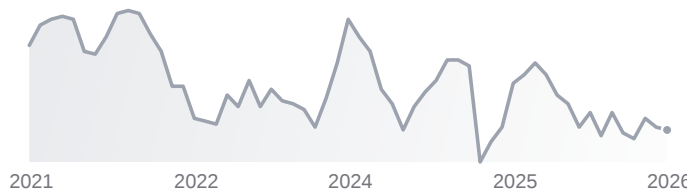
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

38 / 100

Sale prices

Median \$250K · Average \$740K

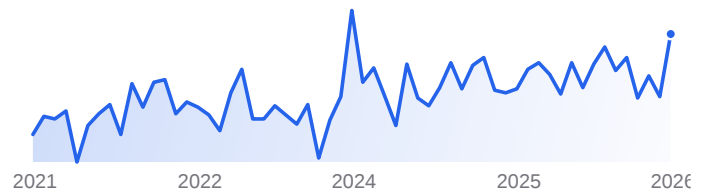
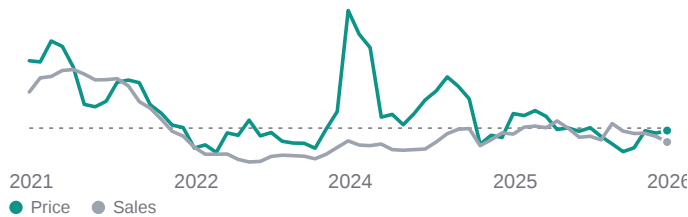


Growth (year over year)

Price -1.9% · Sales -11.4%

Price per square foot

\$213/ft²

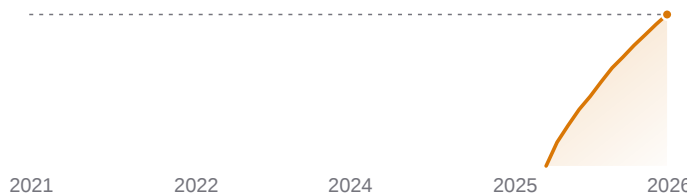


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

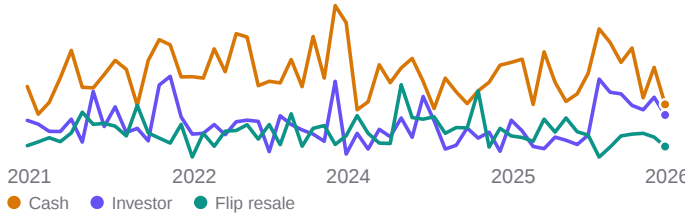
3.7%



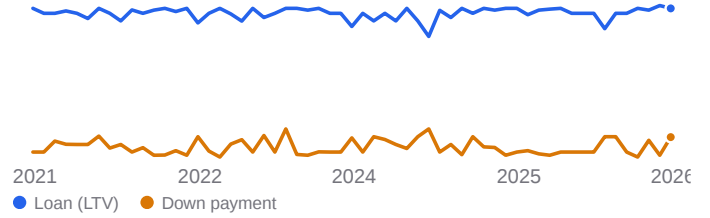
BUYERS & OUTCOMES

Buyer mix

Cash 28% · Investor 22% · Flip resale 5.6%

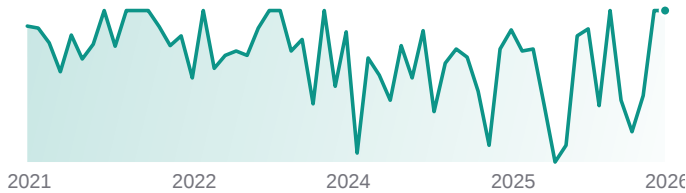


Financing (share of purchase price) Loan (LTV) 98% · Down payment 15%



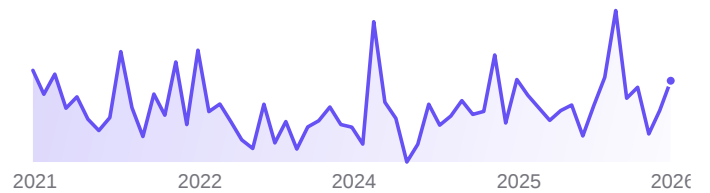
Sellers who sold at a gain

100%



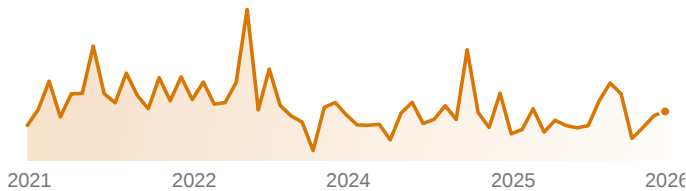
Typical hold before selling

4.6 yrs



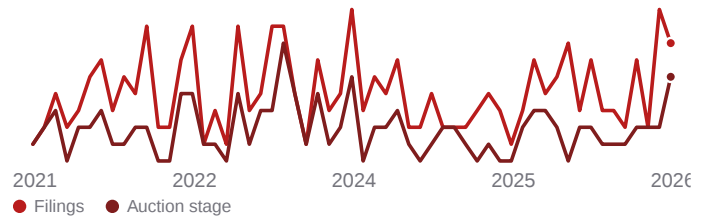
Median annualized return at resale

+11.3%



Preforeclosure filings

Filings 7 · Auction stage 5



HOUSING STOCK

Homes	10,445
Median value (AVM)	\$233K
Median size	1,477 ft²
Median bedrooms	3
Median year built	1984
Single family	92%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	65%
Underwater (LTV 125% or more)	2.3%
Owner occupied	72%
Company owned	12%
Median loan-to-value	34%
Typical ownership tenure	9.4 yrs

COMMUNITY

Population	29,527
Density	320 / mi²
Median household income	\$56K
Average household income	\$71K
Crime index (US avg 100)	106
Air pollution index (US avg 100)	92
Earthquake index (US avg 100)	79
Homes occupied	92%
Bachelor's or higher	12%
Poverty rate	16.7%
Unemployment	1.3%
Average temp	59°F
Annual precip	49 in
Sunshine	60%

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.