

Mc Adenville 28101

ZIP code · NC · North Carolina > Gaston County

SELLER'S MARKET

\$583K

MEDIAN SALE PRICE

+23.9%

1-YR CHANGE

11

SALES (12 MO)

\$533K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 76 / 100

Buyer's market

Balanced

Seller's market

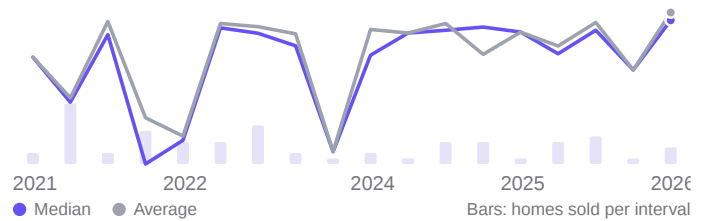
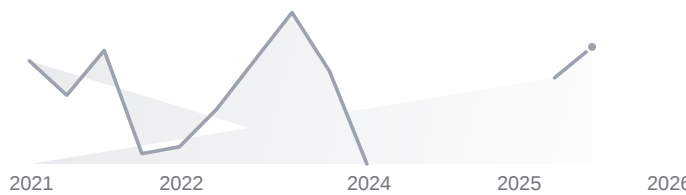
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

76 / 100

Sale prices

Median \$585K · Average \$614K

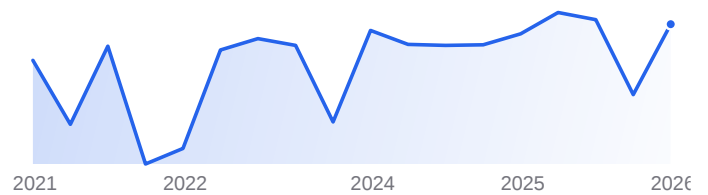
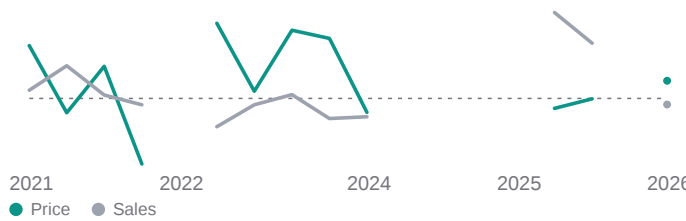


Growth (year over year)

Price +23.9% · Sales -8.3%

Price per square foot

\$212/ft²

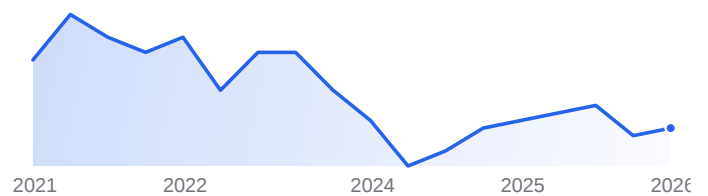
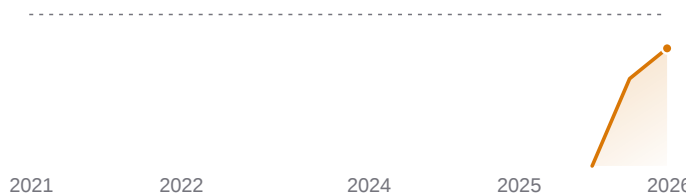


Sale premium vs estimated value

-0.3%

Annual turnover (share of homes sold)

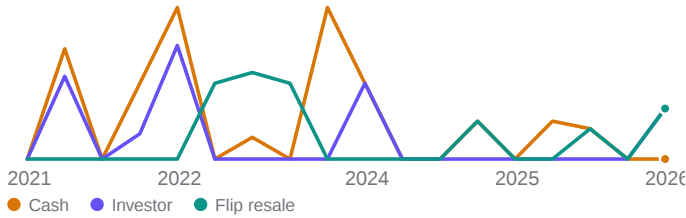
4.3%



BUYERS & OUTCOMES

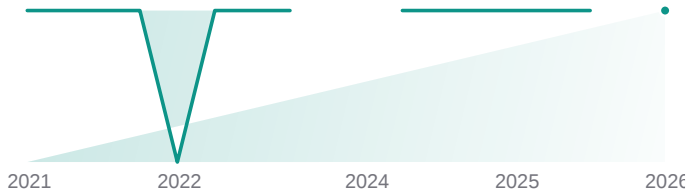
Buyer mix

Cash 0% · Investor 33% · Flip resale 33%



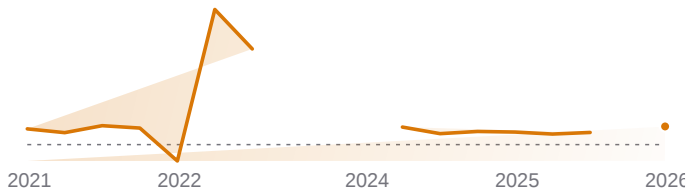
Sellers who sold at a gain

100%

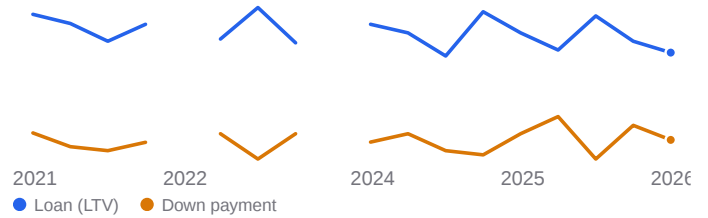


Median annualized return at resale

+12.3%

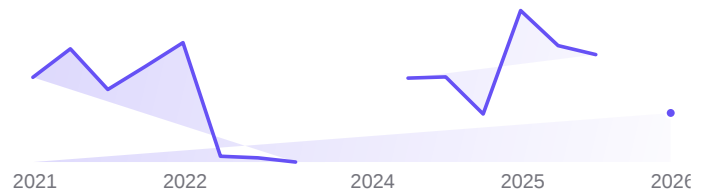


Financing (share of purchase price) Loan (LTV) 68% · Down payment 16%



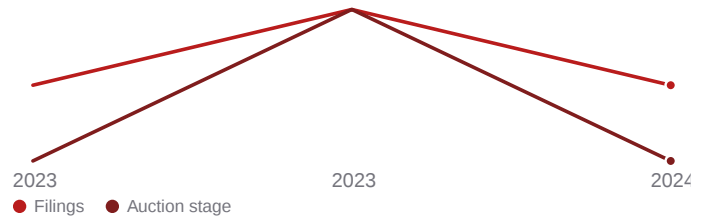
Typical hold before selling

3.3 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	255
Median value (AVM)	\$533K
Median size	2,513 ft²
Median bedrooms	4
Median year built	2008
Single family	96%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	48%
Underwater (LTV 125% or more)	0%
Owner occupied	90%
Company owned	3.9%
Median loan-to-value	51%
Typical ownership tenure	8.4 yrs

COMMUNITY

Population	772
Density	1,046 / mi²
Median household income	\$85K
Average household income	\$136K
Crime index (US avg 100)	83
Air pollution index (US avg 100)	94
Earthquake index (US avg 100)	74
Homes occupied	90%
Bachelor's or higher	28%
Poverty rate	7.3%
Unemployment	1.3%
Average temp	60°F
Annual precip	46 in
Sunshine	63%

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