

Marshville 28103

ZIP code · NC · North Carolina > Union County > Marshville

STRONG BUYER'S MARKET

\$209K

MEDIAN SALE PRICE

-26.7%

1-YR CHANGE

129

SALES (12 MO)

\$304K

MEDIAN VALUE (AVM)

Market temperature

Strong buyer's market · 17 / 100



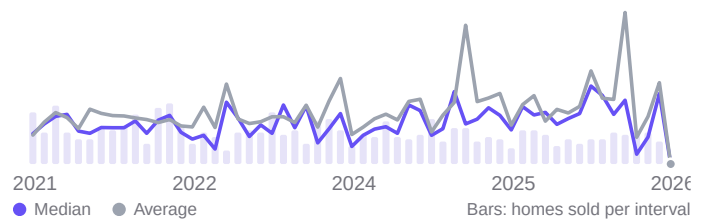
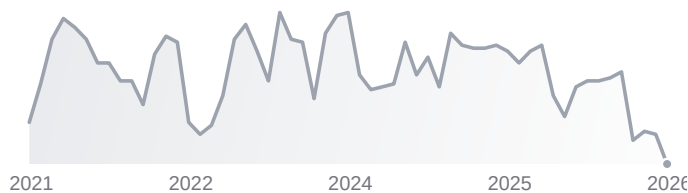
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

17 / 100

Sale prices

Median \$38K · Average \$38K

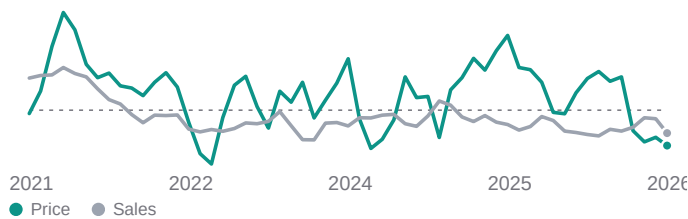


Growth (year over year)

Price -26.7% · Sales -17.3%

Price per square foot

\$17/ft²

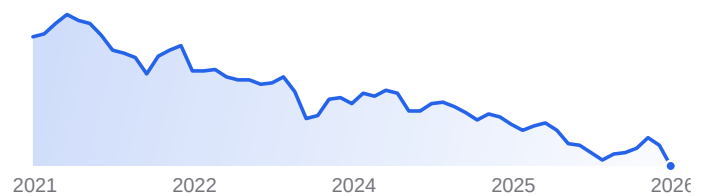
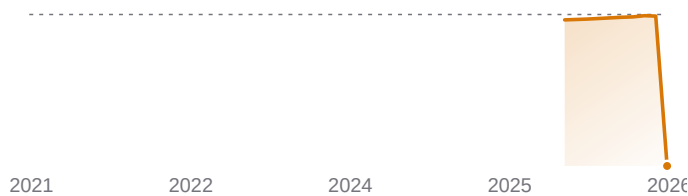


Sale premium vs estimated value

-87.4%

Annual turnover (share of homes sold)

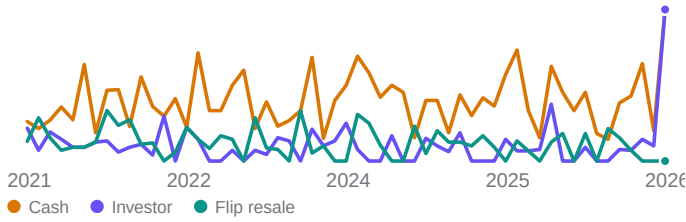
2.9%



BUYERS & OUTCOMES

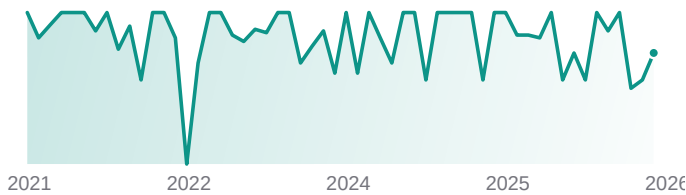
Buyer mix

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



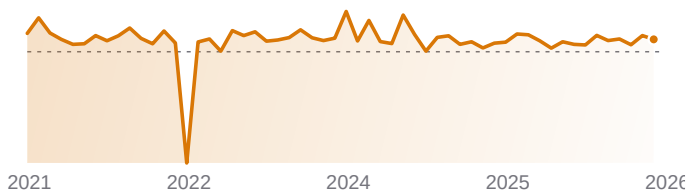
Sellers who sold at a gain

80%

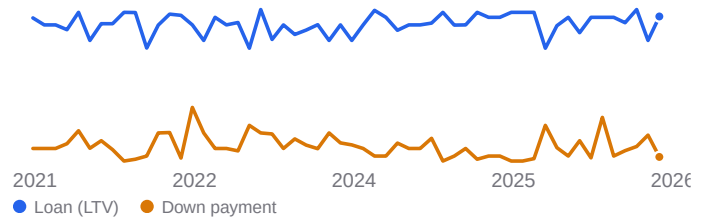


Median annualized return at resale

+7.5%

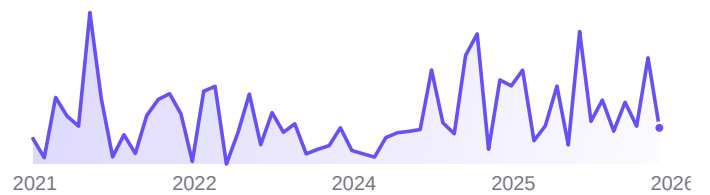


Financing (share of purchase price) Loan (LTV) 96% · Down payment 4.5%



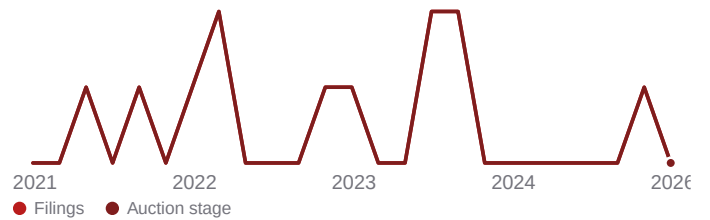
Typical hold before selling

3.7 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	4,449
Median value (AVM)	\$304K
Median size	1,572 ft²
Median bedrooms	3
Median year built	1981
Single family	70%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	69%
Underwater (LTV 125% or more)	2.6%
Owner occupied	70%
Company owned	8.8%
Median loan-to-value	30%
Typical ownership tenure	8.0 yrs

COMMUNITY

Population	12,708
Density	81 / mi²
Median household income	\$72K
Average household income	\$87K
Crime index (US avg 100)	139
Air pollution index (US avg 100)	91
Earthquake index (US avg 100)	82
Homes occupied	93%
Bachelor's or higher	14%
Poverty rate	7.4%
Unemployment	1.0%
Average temp	61°F
Annual precip	48 in
Sunshine	63%

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