

Salisbury 28146

ZIP code · NC · North Carolina > Rowan County > Salisbury

BALANCED MARKET

\$288K

MEDIAN SALE PRICE

+2.8%

1-YR CHANGE

422

SALES (12 MO)

\$281K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 42 / 100



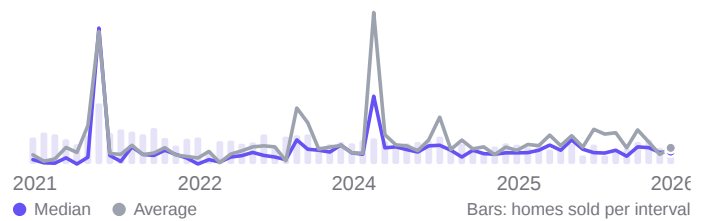
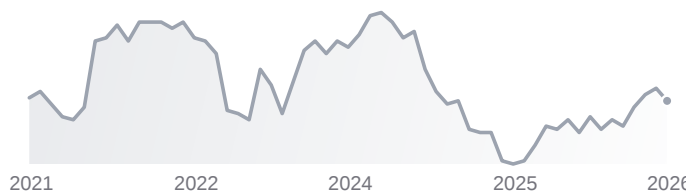
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

42 / 100

Sale prices

Median \$282K · Average \$304K

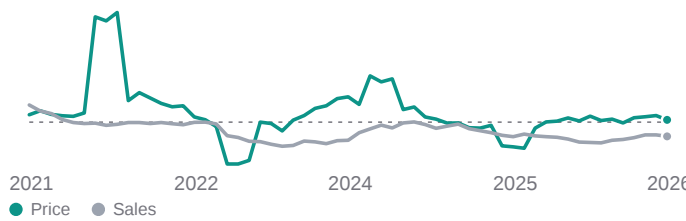


Growth (year over year)

Price +2.8% · Sales -17.6%

Price per square foot

\$172/ft²

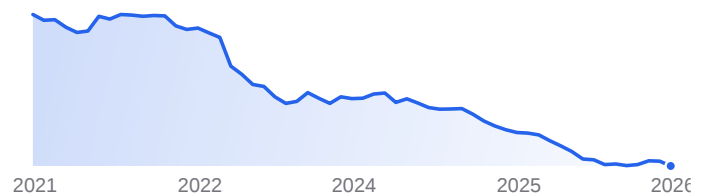
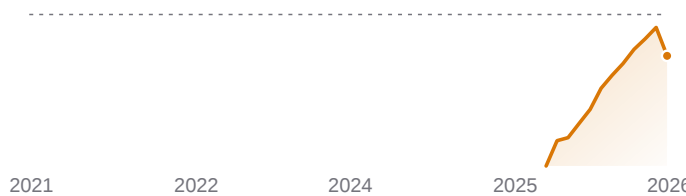


Sale premium vs estimated value

-1.1%

Annual turnover (share of homes sold)

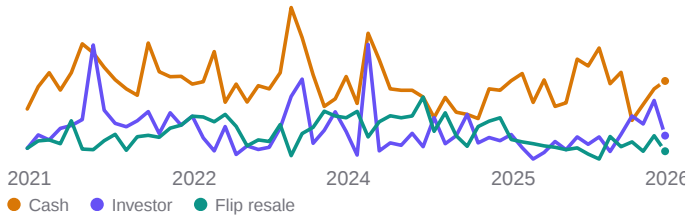
3.2%



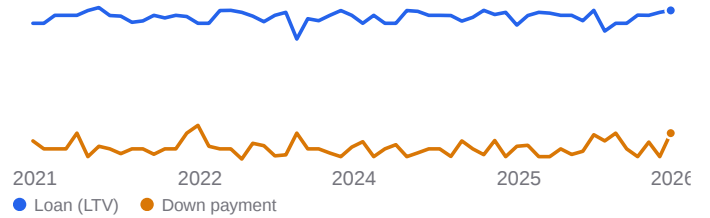
BUYERS & OUTCOMES

Buyer mix

Cash 37% · Investor 11% · Flip resale 3.7%

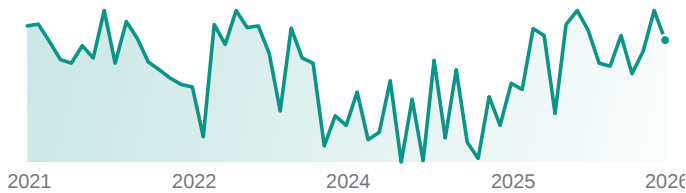


Financing (share of purchase price) Loan (LTV) 98% · Down payment 20%



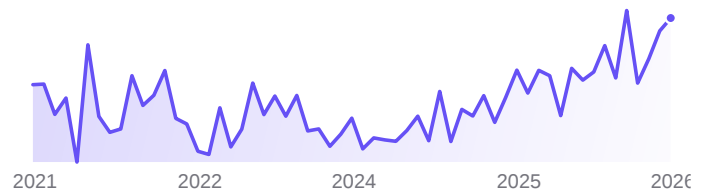
Sellers who sold at a gain

94%



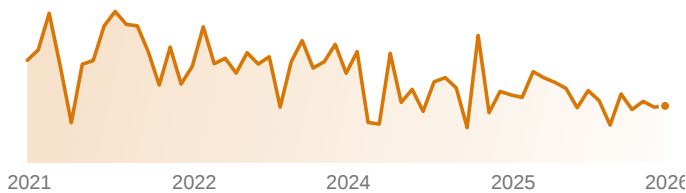
Typical hold before selling

7.7 yrs



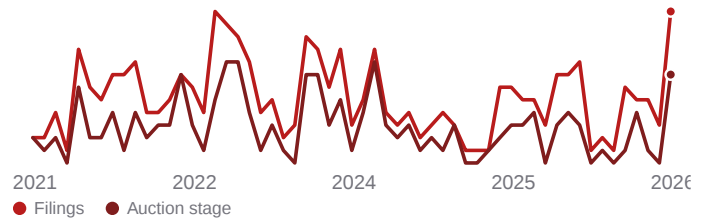
Median annualized return at resale

+6.4%



Preforeclosure filings

Filings 12 · Auction stage 7



HOUSING STOCK

Homes	13,215
Median value (AVM)	\$281K
Median size	1,656 ft²
Median bedrooms	3
Median year built	1988
Single family	85%
Condos	0.6%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	60%
Underwater (LTV 125% or more)	2.5%
Owner occupied	74%
Company owned	7.7%
Median loan-to-value	40%

Typical ownership tenure

10.0 yrs

COMMUNITY

Population	29,925
Density	281 / mi²
Median household income	\$69K
Average household income	\$90K
Crime index (US avg 100)	107
Air pollution index (US avg 100)	83
Earthquake index (US avg 100)	60
Homes occupied	92%
Bachelor's or higher	17%
Poverty rate	11.8%
Unemployment	1.1%
Average temp	59°F
Annual precip	46 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.