

Salisbury 28147

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

BUYER'S MARKET

\$294K

MEDIAN SALE PRICE

-4.3%

1-YR CHANGE

283

SALES (12 MO)

\$278K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 38 / 100



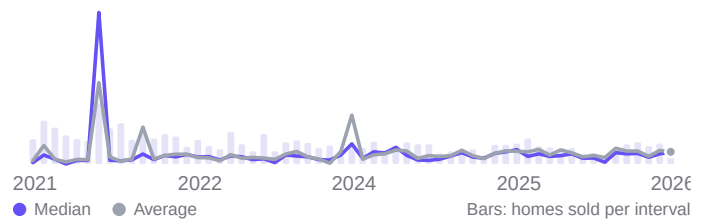
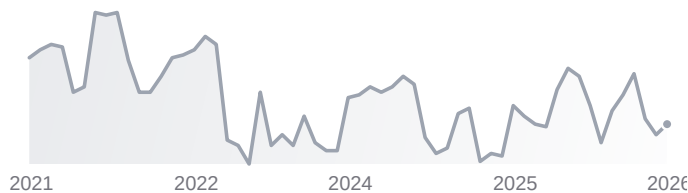
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

38 / 100

Sale prices

Median \$321K · Average \$324K

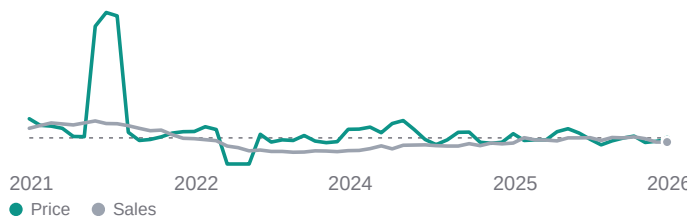


Growth (year over year)

Price -4.3% · Sales -10.7%

Price per square foot

\$170/ft²

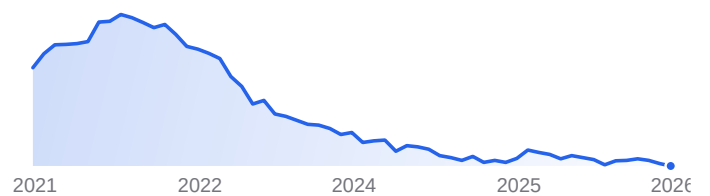
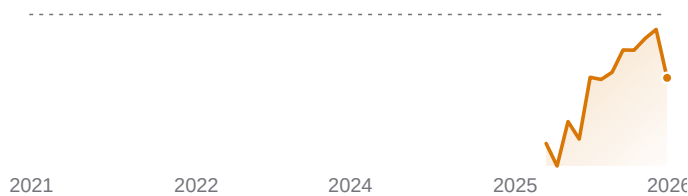


Sale premium vs estimated value

-1.8%

Annual turnover (share of homes sold)

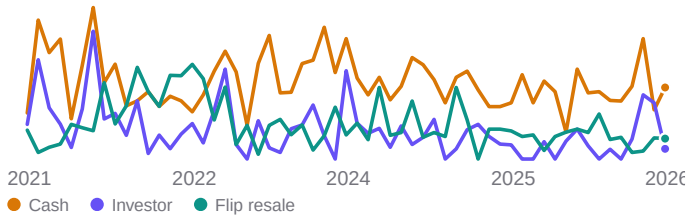
3.4%



BUYERS & OUTCOMES

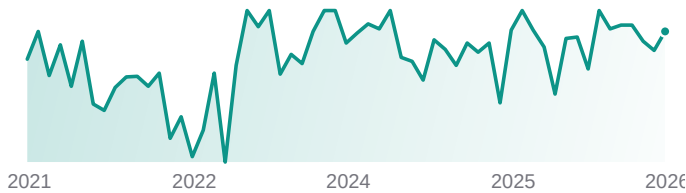
Buyer mix

Cash 32% · Investor 4.5% · Flip resale 9.1%



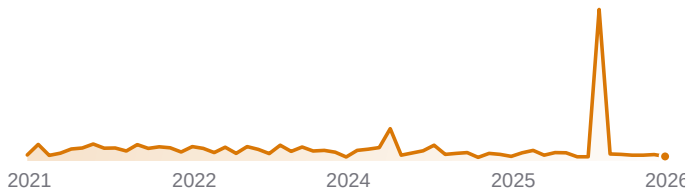
Sellers who sold at a gain

93%

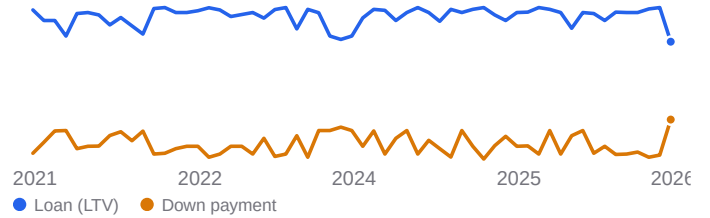


Median annualized return at resale

+4.4%

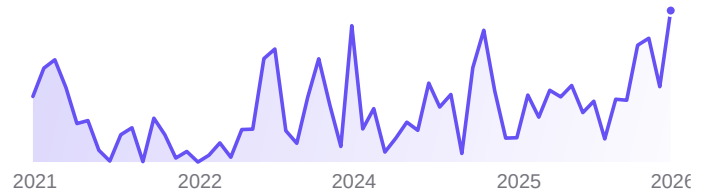


Financing (share of purchase price) Loan (LTV) 76% · Down payment 27%



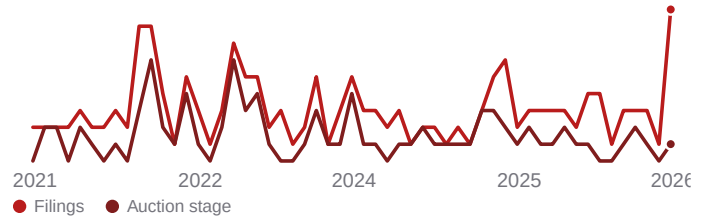
Typical hold before selling

8.2 yrs



Preforeclosure filings

Filings 9 · Auction stage 1



HOUSING STOCK

Homes	8,340
Median value (AVM)	\$278K
Median size	1,660 ft²
Median bedrooms	3
Median year built	1990
Single family	80%
Condos	1.9%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	62%
Underwater (LTV 125% or more)	1.9%
Owner occupied	78%
Company owned	7.2%
Median loan-to-value	40%

Typical ownership tenure

10.7 yrs

COMMUNITY

Population	28,109
Density	362 / mi²
Median household income	\$58K
Average household income	\$75K
Crime index (US avg 100)	91
Air pollution index (US avg 100)	88
Earthquake index (US avg 100)	66
Homes occupied	93%
Bachelor's or higher	14%
Poverty rate	15.2%
Unemployment	1.1%
Average temp	59°F
Annual precip	45 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.