

Spencer 28159

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

BALANCED MARKET

\$132K

MEDIAN SALE PRICE

+1.9%

1-YR CHANGE

65

SALES (12 MO)

\$190K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 47 / 100



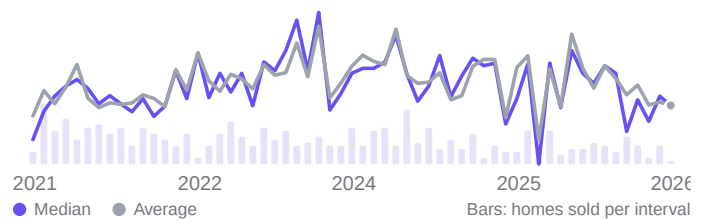
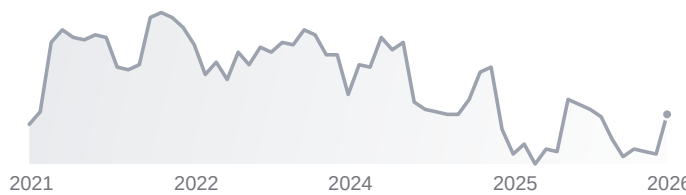
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

47 / 100

Sale prices

Median \$137K · Average \$137K

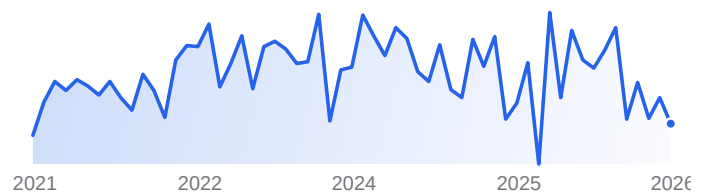
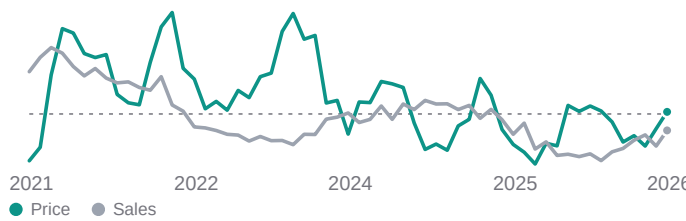


Growth (year over year)

Price +1.9% · Sales -14.5%

Price per square foot

\$58/ft²

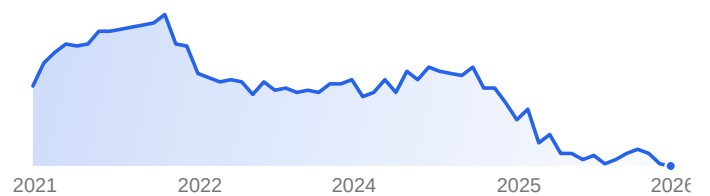


Sale premium vs estimated value

+21.7%

Annual turnover (share of homes sold)

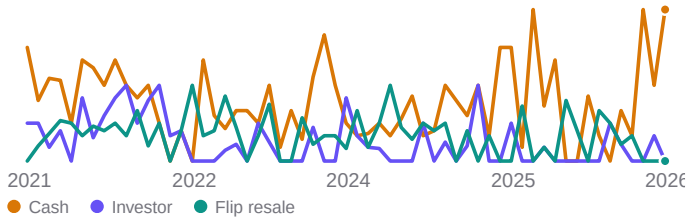
5.2%



BUYERS & OUTCOMES

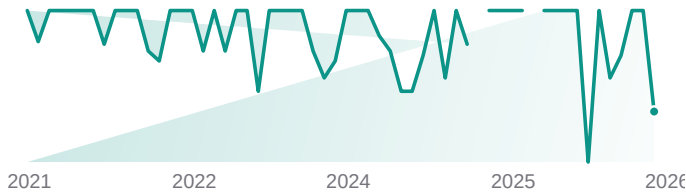
Buyer mix

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



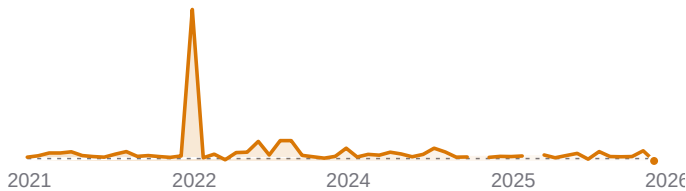
Sellers who sold at a gain

50%

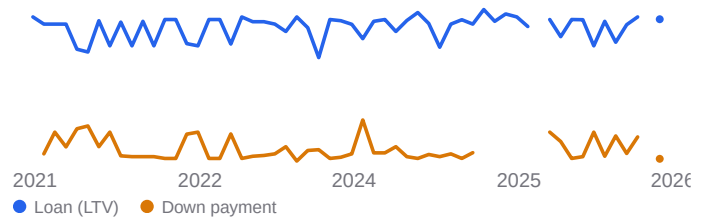


Median annualized return at resale

-6.9%

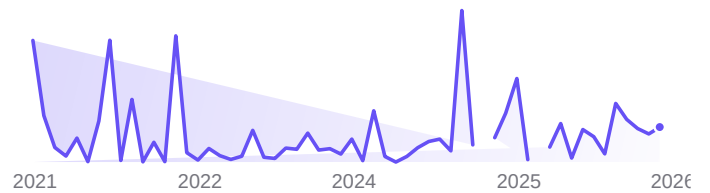


Financing (share of purchase price) Loan (LTV) 98% · Down payment 1.5%



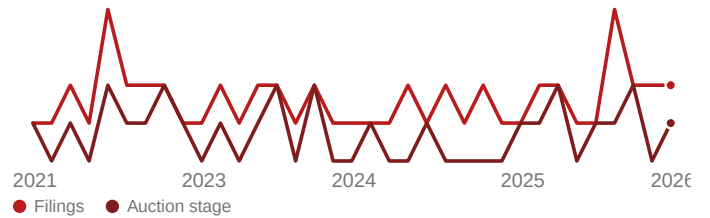
Typical hold before selling

4.3 yrs



Preforeclosure filings

Filings 2 · Auction stage 1



HOUSING STOCK

Homes	1,243
Median value (AVM)	\$190K
Median size	1,495 ft²
Median bedrooms	3
Median year built	1947
Single family	98%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	59%
Underwater (LTV 125% or more)	2.6%
Owner occupied	65%
Company owned	12%
Median loan-to-value	40%
Typical ownership tenure	8.1 yrs

COMMUNITY

Population	2,713
Density	1,228 / mi²
Median household income	\$63K
Average household income	\$85K
Crime index (US avg 100)	122
Air pollution index (US avg 100)	85
Earthquake index (US avg 100)	58
Homes occupied	89%
Bachelor's or higher	21%
Poverty rate	14.5%
Unemployment	1.0%
Average temp	59°F
Annual precip	44 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.