

Stanley 28164

ZIP code · NC · North Carolina > Gaston County > Stanley

BUYER'S MARKET

\$337K

MEDIAN SALE PRICE

-15.3%

1-YR CHANGE

251

SALES (12 MO)

\$375K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 26 / 100



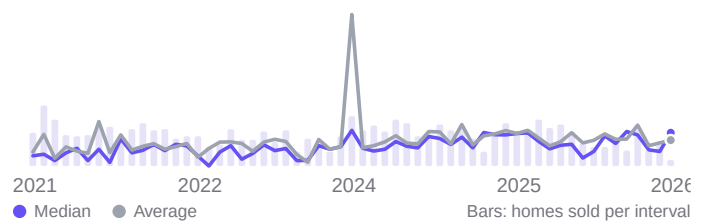
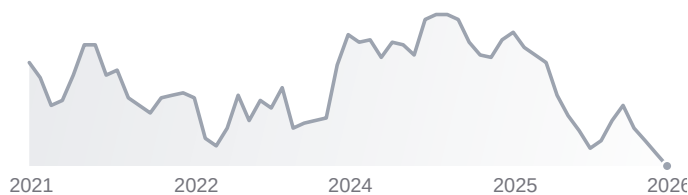
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

26 / 100

Sale prices

Median \$421K · Average \$369K

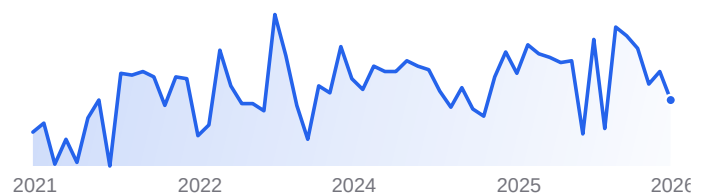
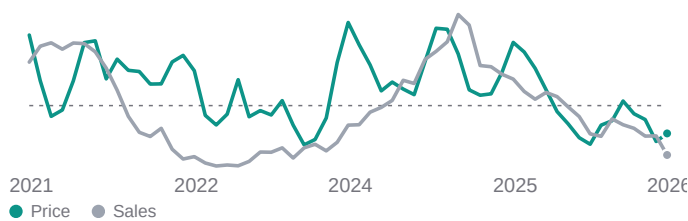


Growth (year over year)

Price -15.3% · Sales -27.2%

Price per square foot

\$183/ft²

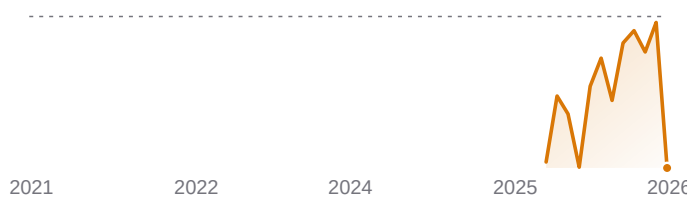


Sale premium vs estimated value

-1.5%

Annual turnover (share of homes sold)

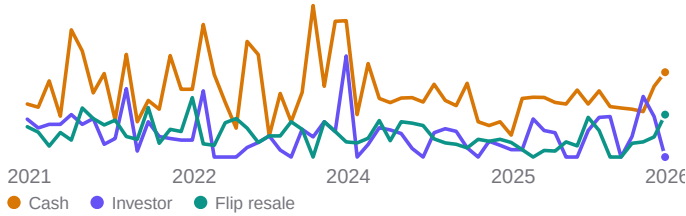
4.1%



BUYERS & OUTCOMES

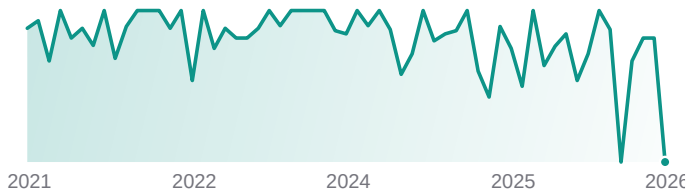
Buyer mix

Cash 40% · Investor 0% · Flip resale 20%



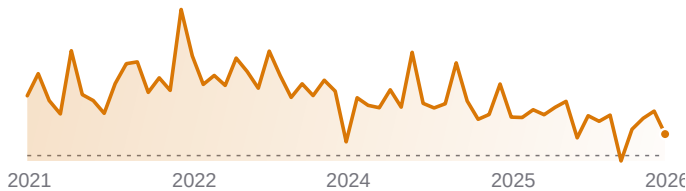
Sellers who sold at a gain

50%



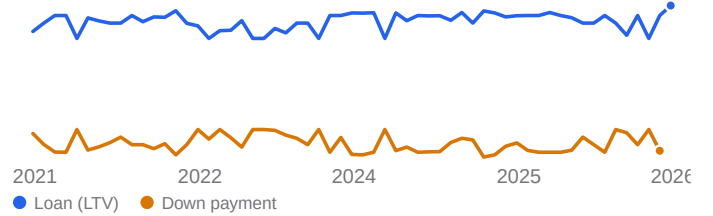
Median annualized return at resale

+3.1%



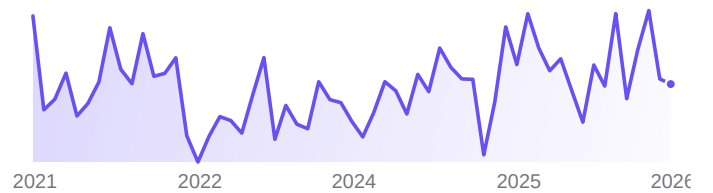
Financing (share of purchase price)

Loan (LTV) 102% · Down payment 6.0%



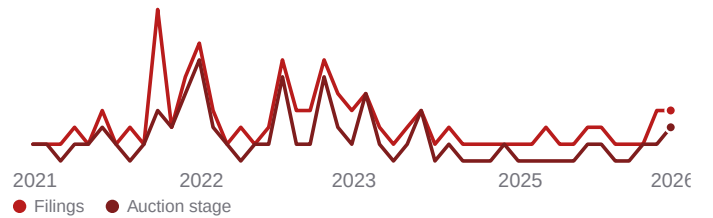
Typical hold before selling

4.3 yrs



Preforeclosure filings

Filings 3 · Auction stage 2



HOUSING STOCK

Homes	6,179
Median value (AVM)	\$375K
Median size	1,650 ft²
Median bedrooms	3
Median year built	1992
Single family	80%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	59%
Underwater (LTV 125% or more)	1.5%
Owner occupied	83%
Company owned	8.5%
Median loan-to-value	42%
Typical ownership tenure	9.7 yrs

COMMUNITY

Population	17,730
Density	415 / mi²
Median household income	\$86K
Average household income	\$107K
Crime index (US avg 100)	74
Air pollution index (US avg 100)	87
Earthquake index (US avg 100)	68
Homes occupied	95%
Bachelor's or higher	21%
Poverty rate	5.4%
Unemployment	1.1%
Average temp	60°F
Annual precip	45 in
Sunshine	63%

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.