

Charlotte 28202

ZIP code · NC · North Carolina > Mecklenburg County > Charlotte

BALANCED MARKET

\$374K

MEDIAN SALE PRICE

-11.3%

1-YR CHANGE

209

SALES (12 MO)

\$424K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 41 / 100



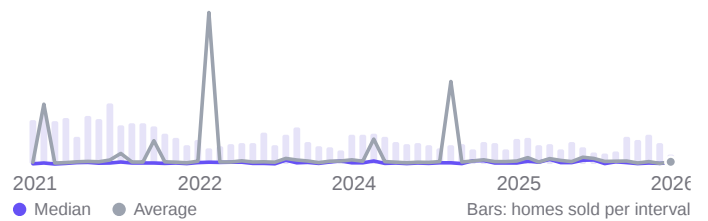
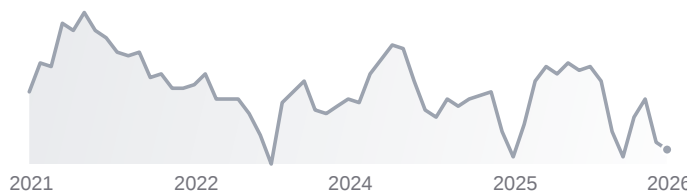
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

41 / 100

Sale prices

Median \$399K · Average \$444K

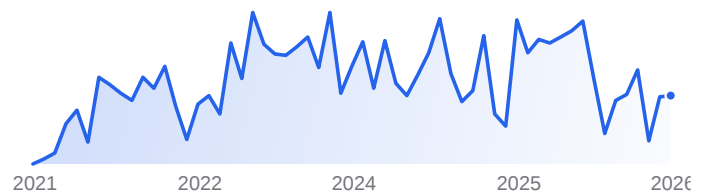
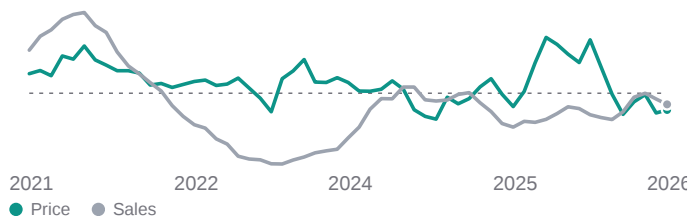


Growth (year over year)

Price -11.3% · Sales -7.5%

Price per square foot

\$370/ft²



Sale premium vs estimated value

-3.5%

Annual turnover (share of homes sold)

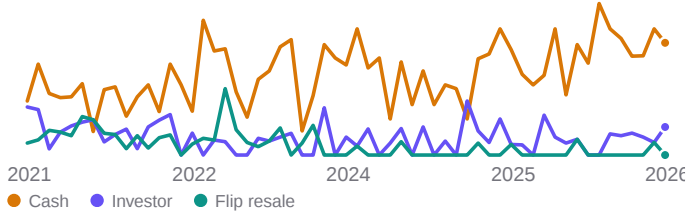
4.9%



BUYERS & OUTCOMES

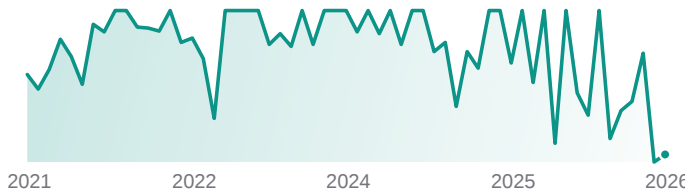
Buyer mix

Cash 44% · Investor 11% · Flip resale 0%



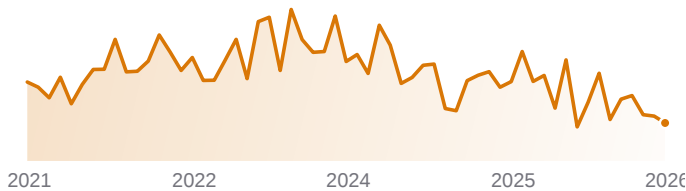
Sellers who sold at a gain

75%

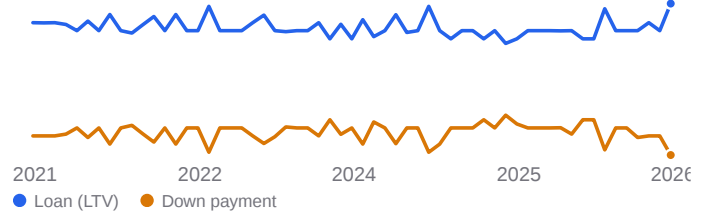


Median annualized return at resale

+2.0%

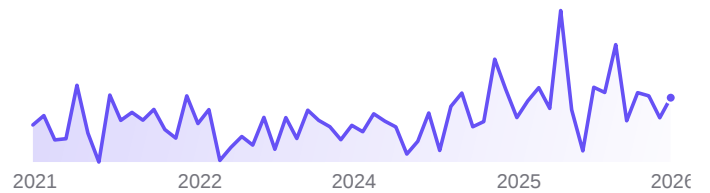


Financing (share of purchase price) Loan (LTV) 97% · Down payment 3.2%



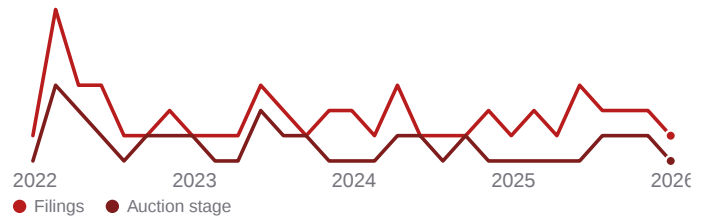
Typical hold before selling

7.1 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	4,244
Median value (AVM)	\$424K
Median size	1,082 ft²
Median bedrooms	2
Median year built	2002
Single family	4.5%
Condos	89%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	47%
Underwater (LTV 125% or more)	1.2%
Owner occupied	63%
Company owned	14%
Median loan-to-value	52%

Typical ownership tenure

7.9 yrs

COMMUNITY

Population	16,363
Density	9,113 / mi²
Median household income	\$99K
Average household income	\$120K
Crime index (US avg 100)	176
Air pollution index (US avg 100)	93
Earthquake index (US avg 100)	69
Homes occupied	86%
Bachelor's or higher	43%
Poverty rate	8.1%
Unemployment	1.6%
Average temp	60°F
Annual precip	46 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.