

Charlotte 28205

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

BALANCED MARKET

\$510K

MEDIAN SALE PRICE

-5.4%

1-YR CHANGE

892

SALES (12 MO)

\$490K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 50 / 100

Buyer's market

Balanced

Seller's market

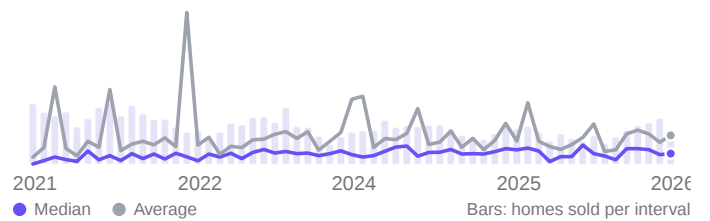
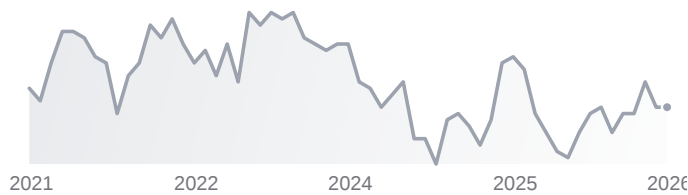
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

50 / 100

Sale prices

Median \$500K · Average \$683K

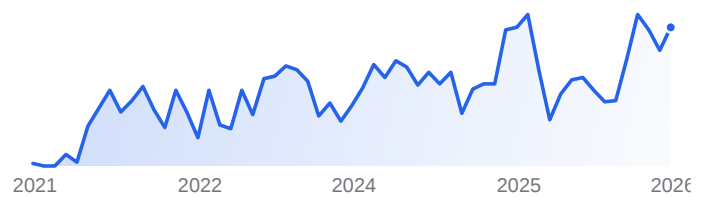
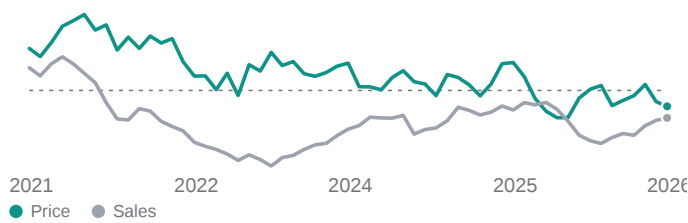


Growth (year over year)

Price -5.4% · Sales -9.3%

Price per square foot

\$371/ft²

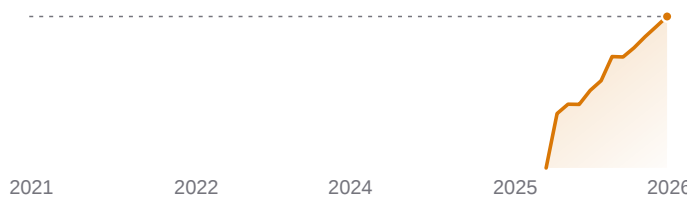


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

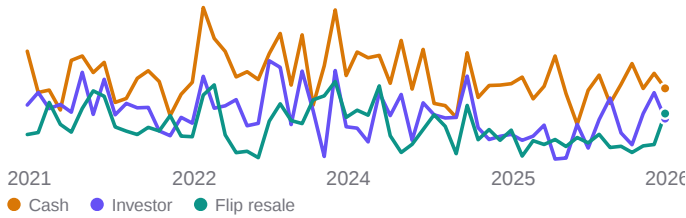
5.6%



BUYERS & OUTCOMES

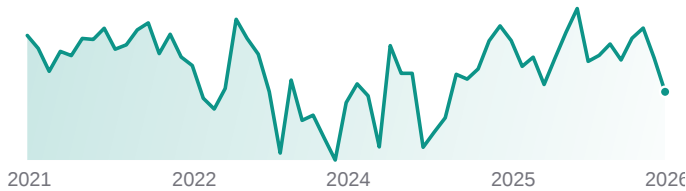
Buyer mix

Cash 21% · Investor 13% · Flip resale 14%



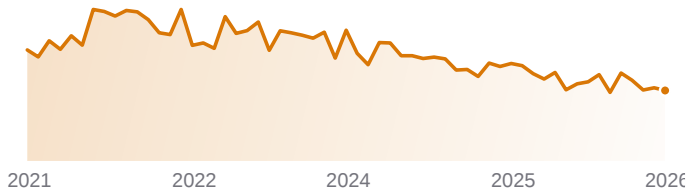
Sellers who sold at a gain

86%

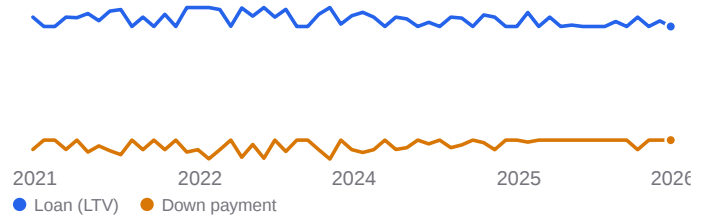


Median annualized return at resale

+5.8%

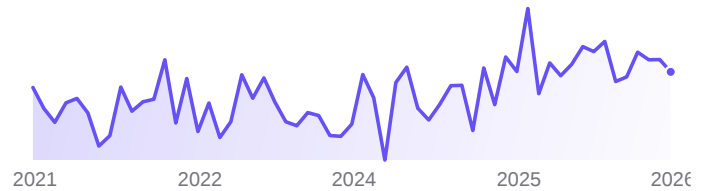


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



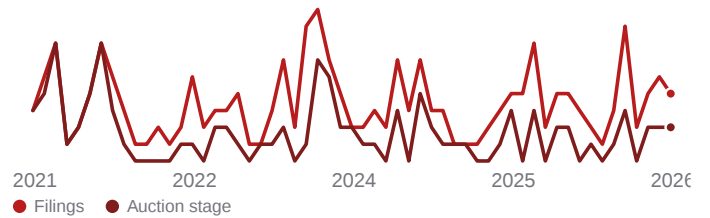
Typical hold before selling

4.9 yrs



Preforeclosure filings

Filings 4 · Auction stage 2



HOUSING STOCK

Homes	15,788
Median value (AVM)	\$490K
Median size	1,470 ft²
Median bedrooms	3
Median year built	1959
Single family	75%
Condos	9.4%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	57%
Underwater (LTV 125% or more)	1.5%
Owner occupied	72%
Company owned	16%
Median loan-to-value	43%

Typical ownership tenure

7.5 yrs

COMMUNITY

Population	54,091
Density	4,475 / mi²
Median household income	\$78K
Average household income	\$99K
Crime index (US avg 100)	146
Air pollution index (US avg 100)	97
Earthquake index (US avg 100)	69
Homes occupied	92%
Bachelor's or higher	32%
Poverty rate	16.7%
Unemployment	1.4%
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.