

Charlotte 28208

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

BUYER'S MARKET

\$303K

MEDIAN SALE PRICE

-16.3%

1-YR CHANGE

651

SALES (12 MO)

\$293K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 39 / 100



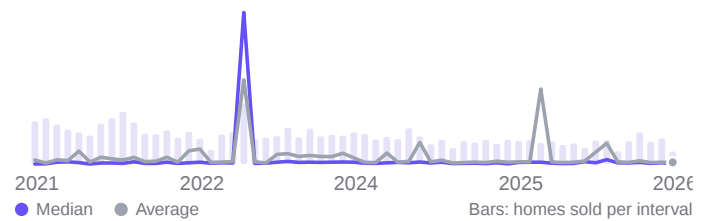
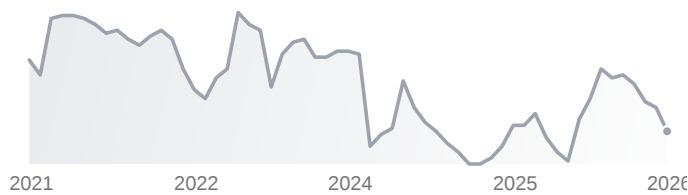
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

39 / 100

Sale prices

Median \$290K · Average \$357K

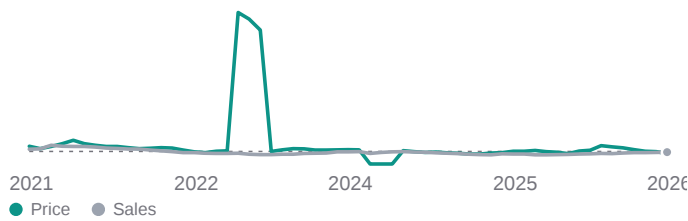


Growth (year over year)

Price -16.3% · Sales -5.5%

Price per square foot

\$268/ft²

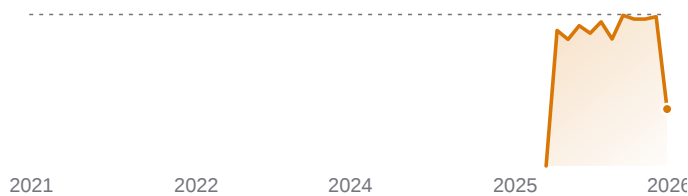


Sale premium vs estimated value

-1.8%

Annual turnover (share of homes sold)

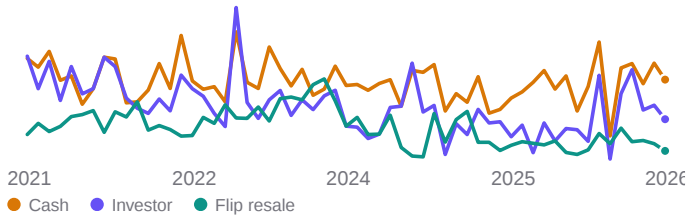
5.2%



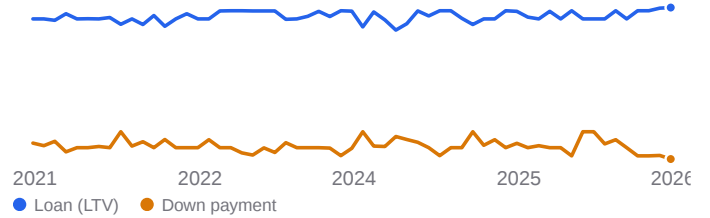
BUYERS & OUTCOMES

Buyer mix

Cash 34% · Investor 19% · Flip resale 6.3%



Financing (share of purchase price) Loan (LTV) 97% · Down payment 3.0%



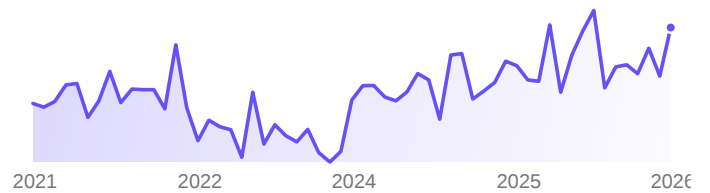
Sellers who sold at a gain

74%



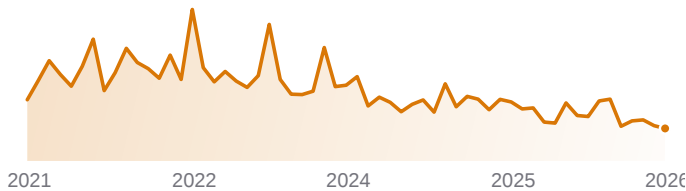
Typical hold before selling

6.5 yrs



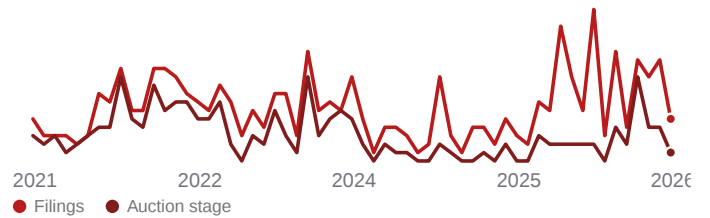
Median annualized return at resale

+4.7%



Preforeclosure filings

Filings 5 · Auction stage 1



HOUSING STOCK

Homes	12,617
Median value (AVM)	\$293K
Median size	1,251 ft²
Median bedrooms	3
Median year built	1962
Single family	77%
Condos	5.9%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	65%
Underwater (LTV 125% or more)	1.8%
Owner occupied	59%
Company owned	27%
Median loan-to-value	31%

Typical ownership tenure

7.8 yrs

COMMUNITY

Population	42,558
Density	1,957 / mi²
Median household income	\$56K
Average household income	\$77K
Crime index (US avg 100)	147
Air pollution index (US avg 100)	95
Earthquake index (US avg 100)	68
Homes occupied	91%
Bachelor's or higher	19%
Poverty rate	19.4%
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.