

Charlotte 28209

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

SELLER'S MARKET

\$905K

MEDIAN SALE PRICE

+24.2%

1-YR CHANGE

489

SALES (12 MO)

\$704K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 74 / 100

Buyer's market

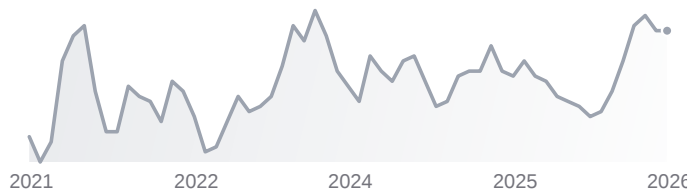
Balanced

Seller's market

MARKET TRENDS (5 YEARS)

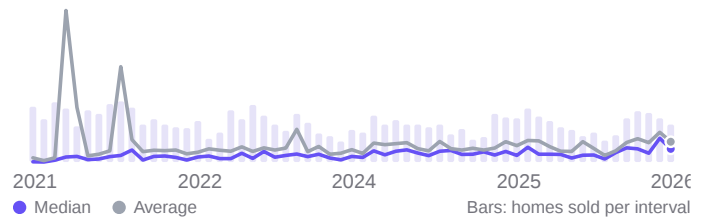
Market temperature (0–100)

74 / 100



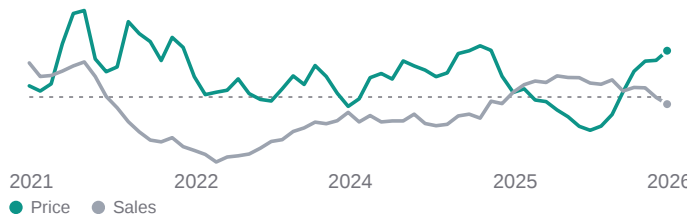
Sale prices

Median \$840K · Average \$1.1M



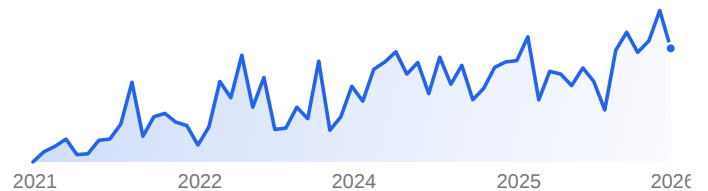
Growth (year over year)

Price +24.2% · Sales -3.7%



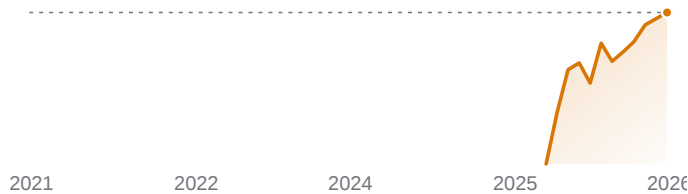
Price per square foot

\$449/ft²



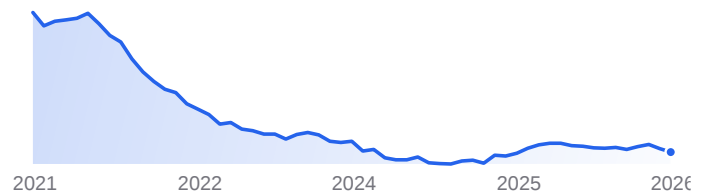
Sale premium vs estimated value

+0.0%



Annual turnover (share of homes sold)

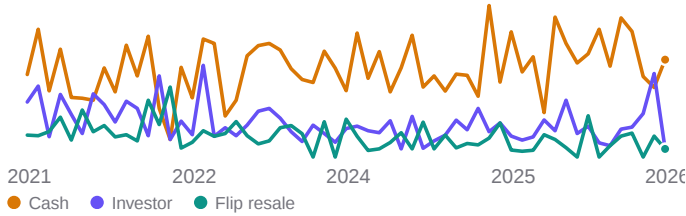
6.0%



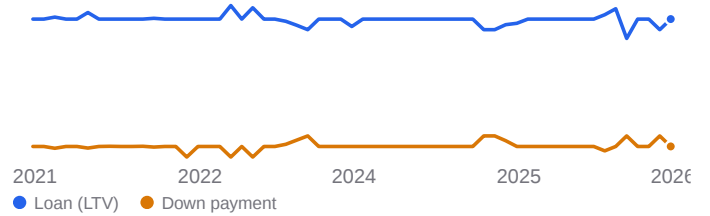
BUYERS & OUTCOMES

Buyer mix

Cash 29% · Investor 2.4% · Flip resale 2.4%

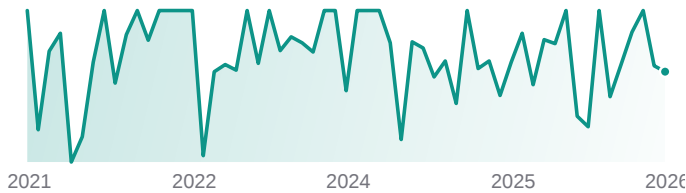


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



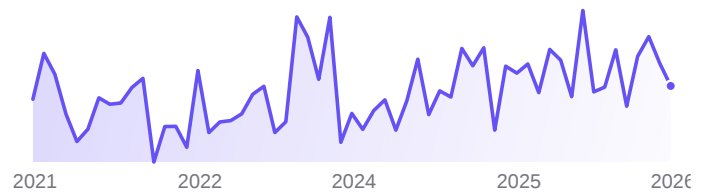
Sellers who sold at a gain

95%



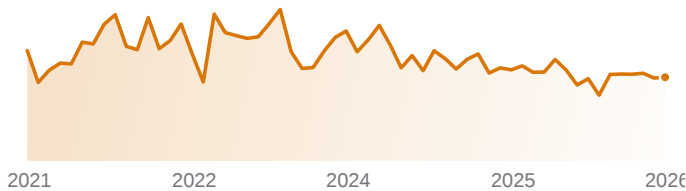
Typical hold before selling

5.2 yrs



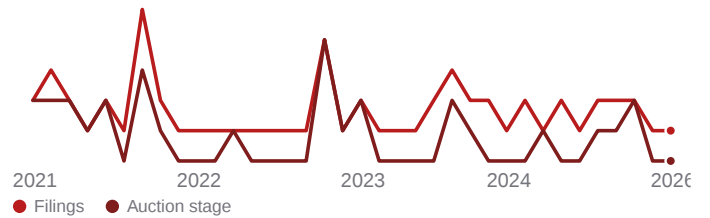
Median annualized return at resale

+6.9%



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	8,127
Median value (AVM)	\$704K
Median size	1,683 ft²
Median bedrooms	3
Median year built	1962
Single family	61%
Condos	25%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	57%
Underwater (LTV 125% or more)	2.0%
Owner occupied	79%
Company owned	13%
Median loan-to-value	44%

Typical ownership tenure

8.2 yrs

COMMUNITY

Population	25,397
Density	4,782 / mi²
Median household income	\$109K
Average household income	\$141K
Crime index (US avg 100)	127
Air pollution index (US avg 100)	93
Earthquake index (US avg 100)	77
Homes occupied	90%
Bachelor's or higher	46%
Poverty rate	8.1%
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.