

Charlotte 28211

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

BUYER'S MARKET

\$854K

MEDIAN SALE PRICE

-10.9%

1-YR CHANGE

466

SALES (12 MO)

\$969K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 37 / 100



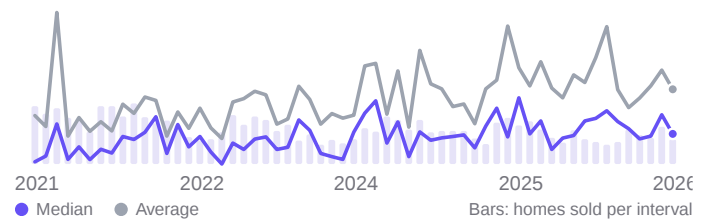
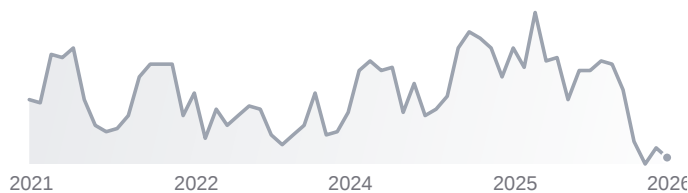
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

37 / 100

Sale prices

Median \$800K · Average \$1.2M

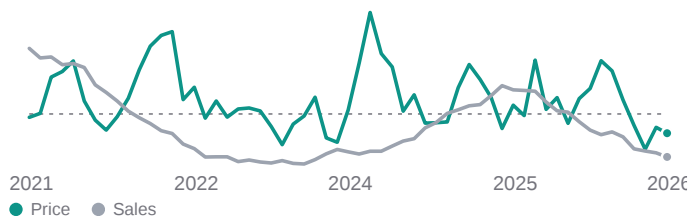


Growth (year over year)

Price -10.9% · Sales -24.2%

Price per square foot

\$339/ft²

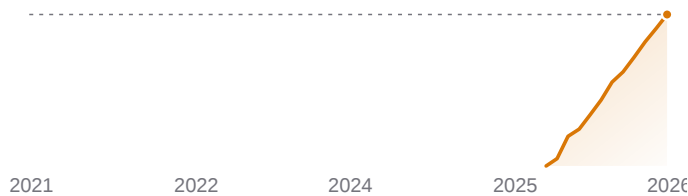


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

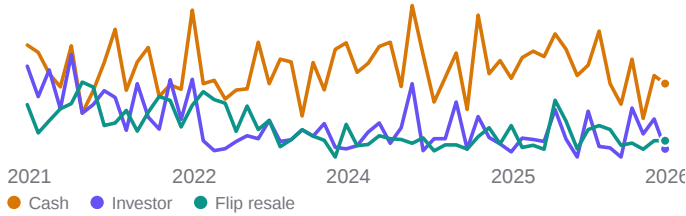
4.8%



BUYERS & OUTCOMES

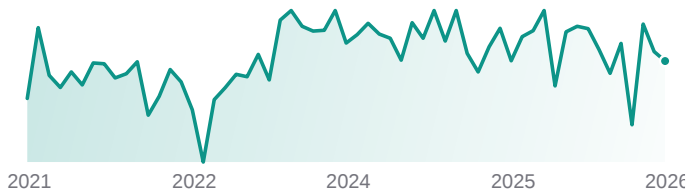
Buyer mix

Cash 25% · Investor 2.8% · Flip resale 5.6%



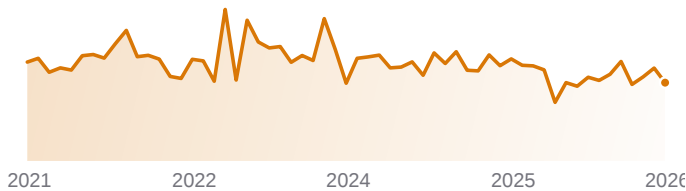
Sellers who sold at a gain

89%

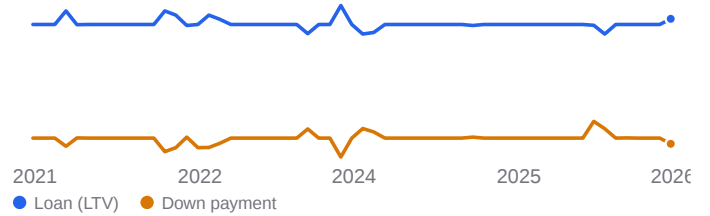


Median annualized return at resale

+6.6%

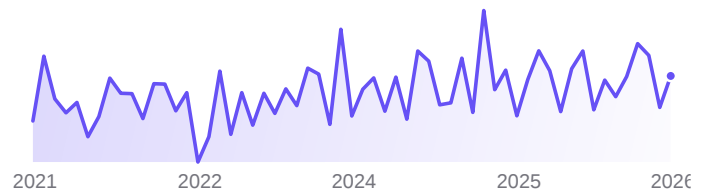


Financing (share of purchase price) Loan (LTV) 83% · Down payment 17%



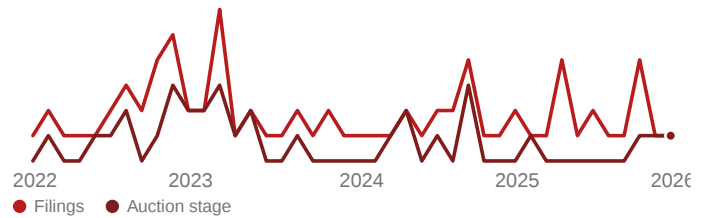
Typical hold before selling

5.7 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	9,668
Median value (AVM)	\$969K
Median size	2,568 ft²
Median bedrooms	4
Median year built	1973
Single family	81%
Condos	10%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	63%
Underwater (LTV 125% or more)	1.4%
Owner occupied	85%
Company owned	13%
Median loan-to-value	39%

Typical ownership tenure

9.2 yrs

COMMUNITY

Population	33,943
Density	3,153 / mi²
Median household income	\$133K
Average household income	\$187K
Crime index (US avg 100)	91
Air pollution index (US avg 100)	92
Earthquake index (US avg 100)	69
Homes occupied	92%
Bachelor's or higher	41%
Poverty rate	7.9%
Unemployment	1.2%
Average temp	60°F
Annual precip	47 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.