

Charlotte 28213

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

BUYER'S MARKET

\$312K

MEDIAN SALE PRICE

-6.0%

1-YR CHANGE

519

SALES (12 MO)

\$334K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 32 / 100



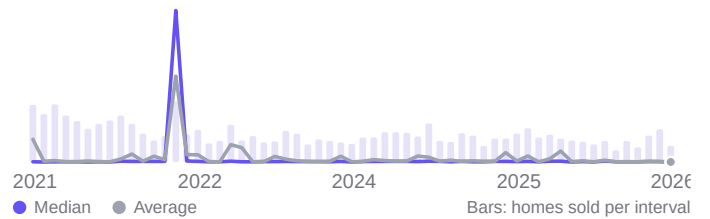
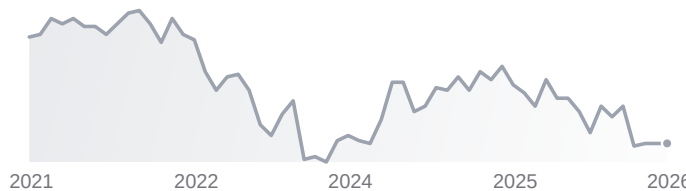
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

32 / 100

Sale prices

Median \$272K · Average \$279K

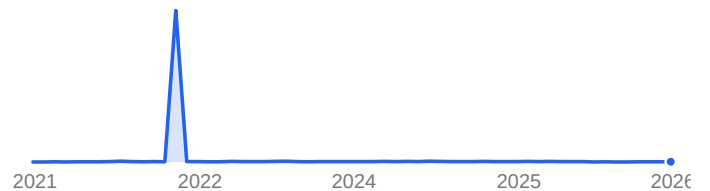
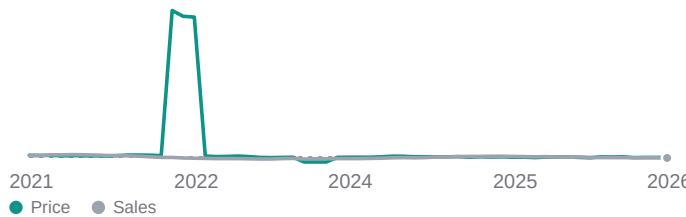


Growth (year over year)

Price -6.0% · Sales -18.1%

Price per square foot

\$178/ft²

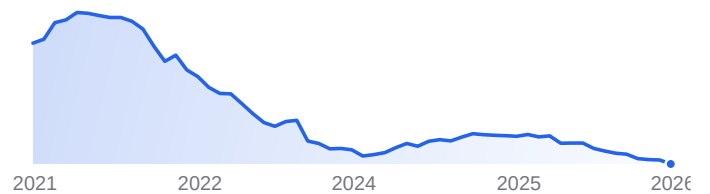
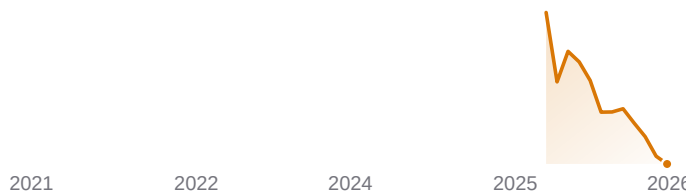


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

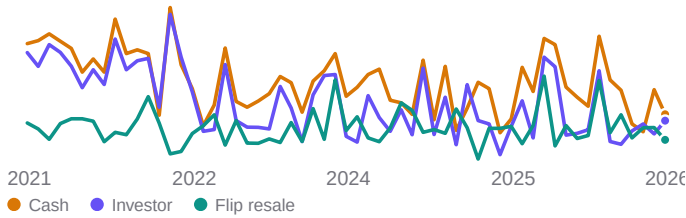
4.0%



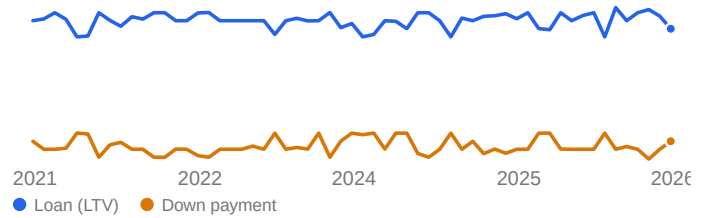
BUYERS & OUTCOMES

Buyer mix

Cash 21% · Investor 18% · Flip resale 9.1%

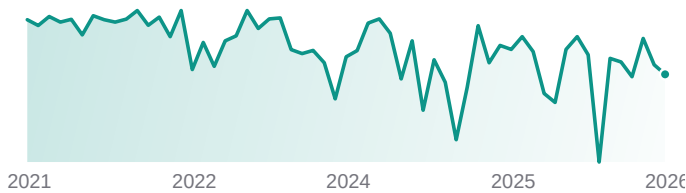


Financing (share of purchase price) Loan (LTV) 85% · Down payment 15%



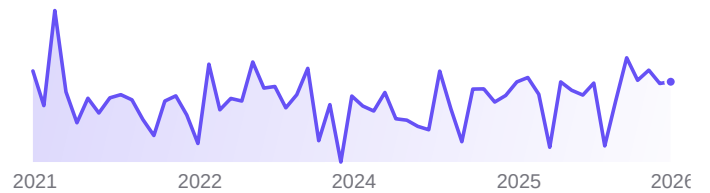
Sellers who sold at a gain

78%



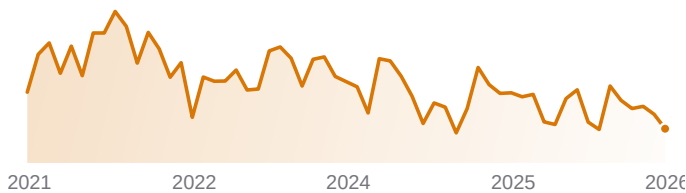
Typical hold before selling

7.2 yrs



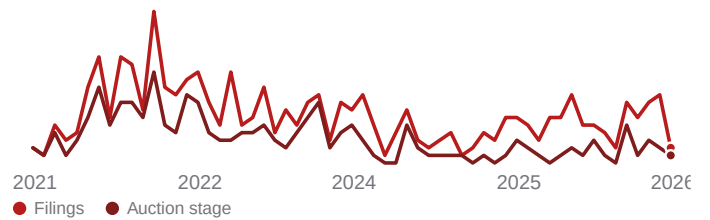
Median annualized return at resale

+3.7%



Preforeclosure filings

Filings 2 · Auction stage 1



HOUSING STOCK

Homes	12,962
Median value (AVM)	\$334K
Median size	1,710 ft²
Median bedrooms	3
Median year built	2000
Single family	76%
Condos	8.5%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	65%
Underwater (LTV 125% or more)	0.9%
Owner occupied	68%
Company owned	23%
Median loan-to-value	38%

Typical ownership tenure

9.4 yrs

COMMUNITY

Population	52,763
Density	3,731 / mi²
Median household income	\$60K
Average household income	\$77K
Crime index (US avg 100)	95
Air pollution index (US avg 100)	90
Earthquake index (US avg 100)	68
Homes occupied	93%
Bachelor's or higher	24%
Poverty rate	18.1%
Unemployment	1.1%
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.