

Charlotte 28214

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

BUYER'S MARKET

\$348K

MEDIAN SALE PRICE

-0.8%

1-YR CHANGE

763

SALES (12 MO)

\$346K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 37 / 100



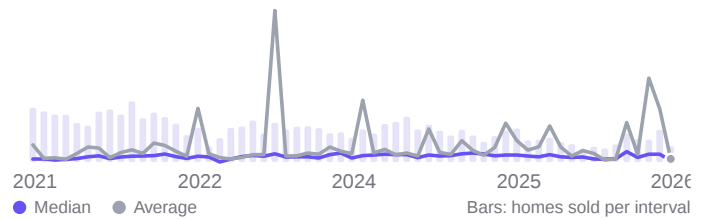
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

37 / 100

Sale prices

Median \$304K · Average \$321K

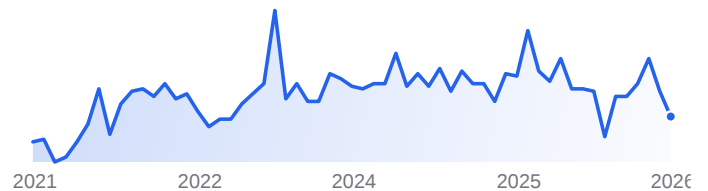
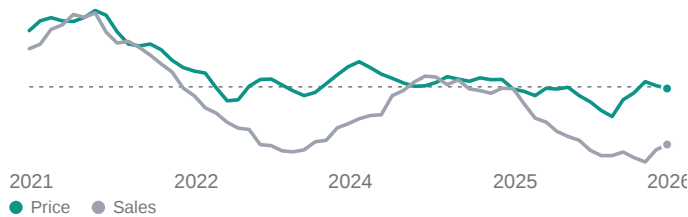


Growth (year over year)

Price -0.8% · Sales -28.7%

Price per square foot

\$182/ft²

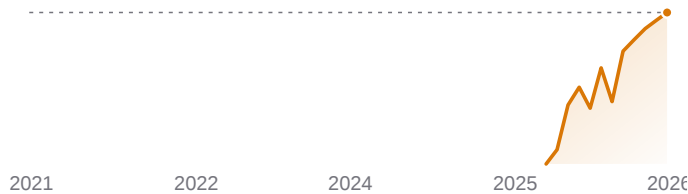


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

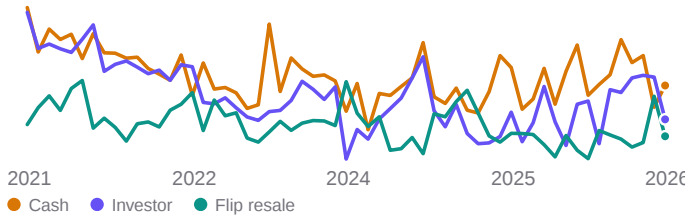
4.3%



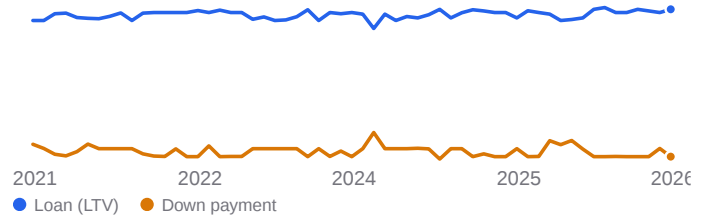
BUYERS & OUTCOMES

Buyer mix

Cash 31% · Investor 18% · Flip resale 12%

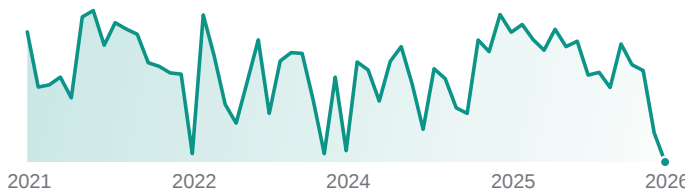


Financing (share of purchase price) Loan (LTV) 97% · Down payment 5.0%



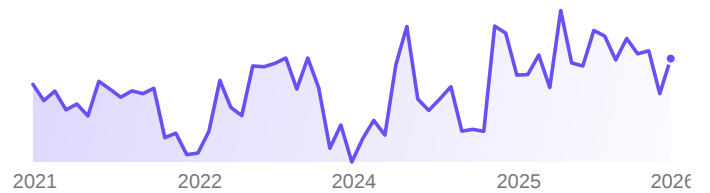
Sellers who sold at a gain

65%



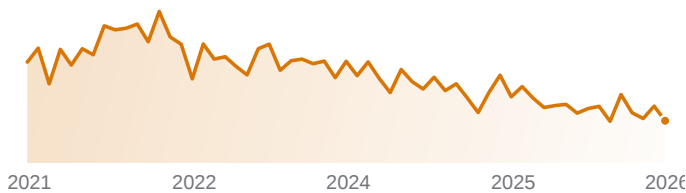
Typical hold before selling

5.4 yrs



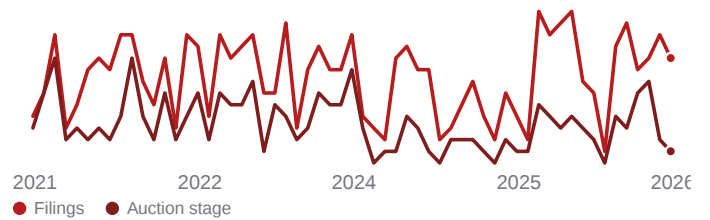
Median annualized return at resale

+4.2%



Preforeclosure filings

Filings 9 · Auction stage 1



HOUSING STOCK

Homes	17,860
Median value (AVM)	\$346K
Median size	1,713 ft²
Median bedrooms	3
Median year built	2001
Single family	91%
Condos	0.7%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	60%
Underwater (LTV 125% or more)	1.0%
Owner occupied	75%
Company owned	20%
Median loan-to-value	40%

Typical ownership tenure

8.1 yrs

COMMUNITY

Population	48,242
Density	1,351 / mi²
Median household income	\$78K
Average household income	\$94K
Crime index (US avg 100)	75
Air pollution index (US avg 100)	95
Earthquake index (US avg 100)	69
Homes occupied	96%
Bachelor's or higher	24%
Poverty rate	9.3%
Unemployment	1.2%
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.