

Charlotte 28262

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

STRONG BUYER'S MARKET

\$328K

MEDIAN SALE PRICE

-12.1%

1-YR CHANGE

302

SALES (12 MO)

\$356K

MEDIAN VALUE (AVM)

Market temperature

Strong buyer's market · 19 / 100



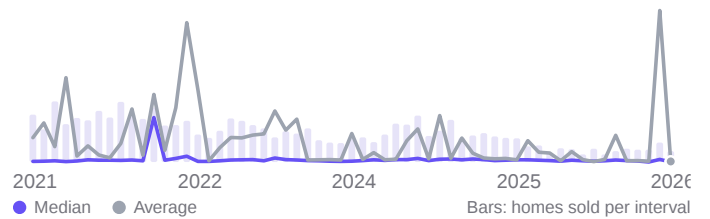
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

19 / 100

Sale prices

Median \$295K · Average \$316K

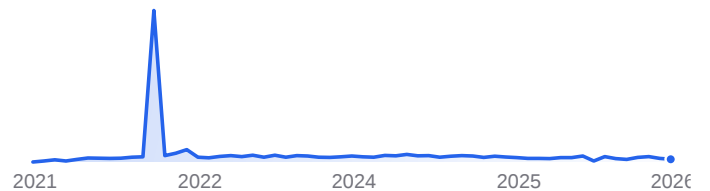
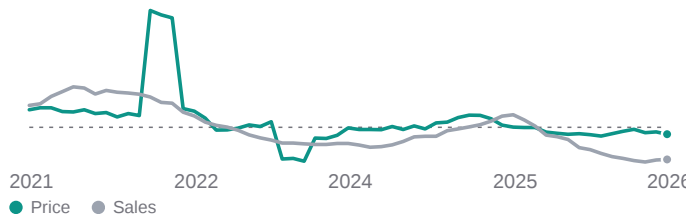


Growth (year over year)

Price -12.1% · Sales -56.8%

Price per square foot

\$177/ft²



Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

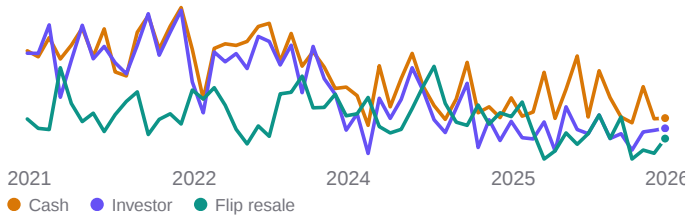
3.0%



BUYERS & OUTCOMES

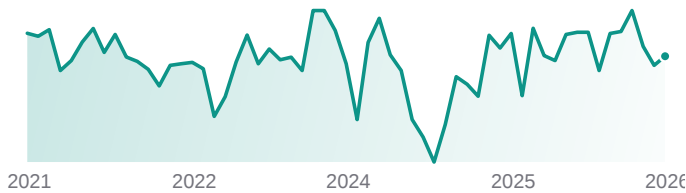
Buyer mix

Cash 17% · Investor 13% · Flip resale 8.7%



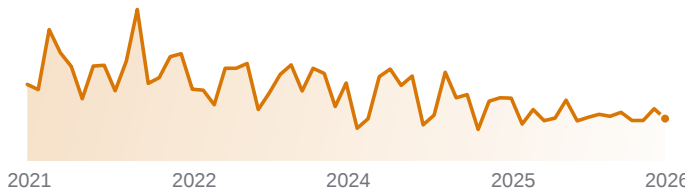
Sellers who sold at a gain

81%

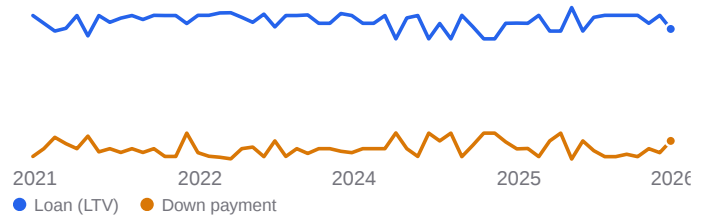


Median annualized return at resale

+4.6%

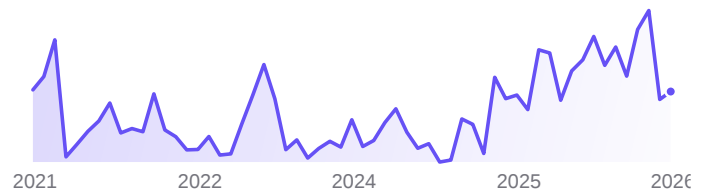


Financing (share of purchase price) Loan (LTV) 86% · Down payment 15%



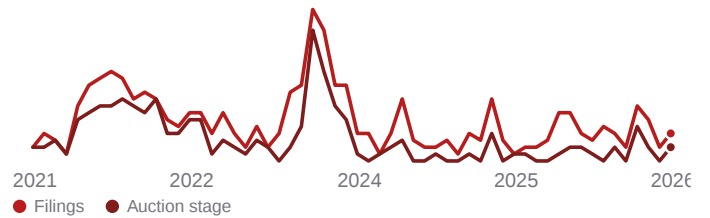
Typical hold before selling

5.7 yrs



Preforeclosure filings

Filings 4 · Auction stage 2



HOUSING STOCK

Homes	10,025
Median value (AVM)	\$356K
Median size	1,884 ft²
Median bedrooms	3
Median year built	2001
Single family	70%
Condos	11%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	59%
Underwater (LTV 125% or more)	0.9%
Owner occupied	68%
Company owned	24%
Median loan-to-value	42%

Typical ownership tenure

8.0 yrs

COMMUNITY

Population	53,367
Density	2,487 / mi²
Median household income	\$68K
Average household income	\$88K
Crime index (US avg 100)	104
Air pollution index (US avg 100)	92
Earthquake index (US avg 100)	70
Homes occupied	92%
Bachelor's or higher	31%
Poverty rate	12.8%
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.