

Clinton 28328

ZIP code · NC · North Carolina > Sampson County > Clinton

BUYER'S MARKET

\$208K

MEDIAN SALE PRICE

-5.0%

1-YR CHANGE

239

SALES (12 MO)

\$172K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 27 / 100



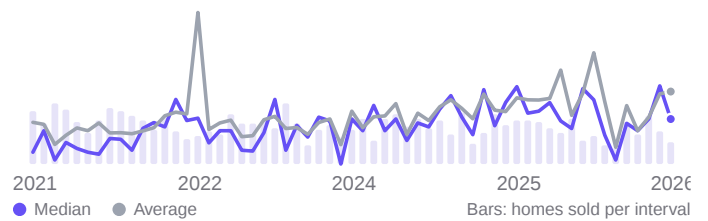
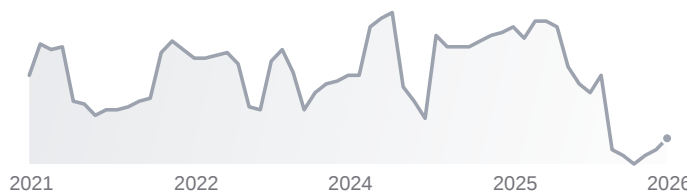
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

27 / 100

Sale prices

Median \$180K · Average \$250K

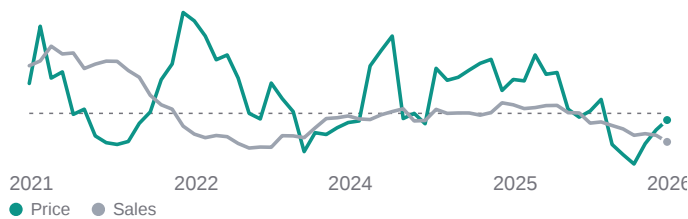


Growth (year over year)

Price -5.0% · Sales -21.6%

Price per square foot

\$125/ft²



Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

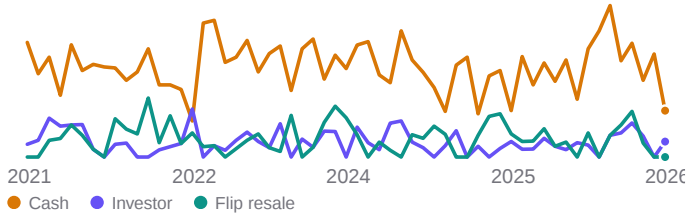
2.5%



BUYERS & OUTCOMES

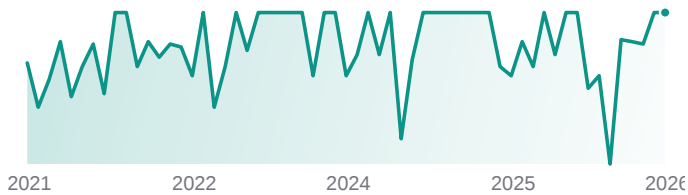
Buyer mix

Cash 21% · Investor 7.1% · Flip resale 0%



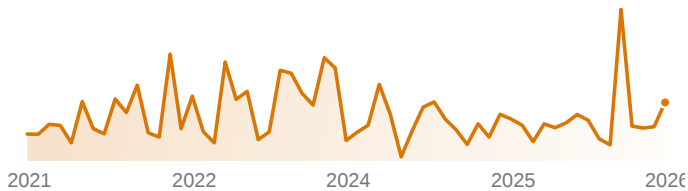
Sellers who sold at a gain

100%

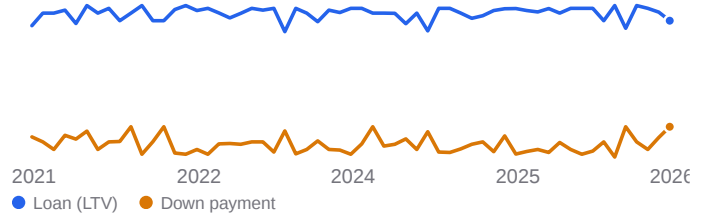


Median annualized return at resale

+10.2%

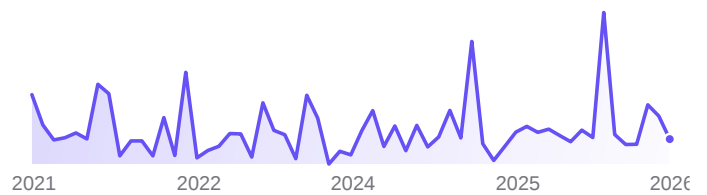


Financing (share of purchase price) Loan (LTV) 90% · Down payment 20%



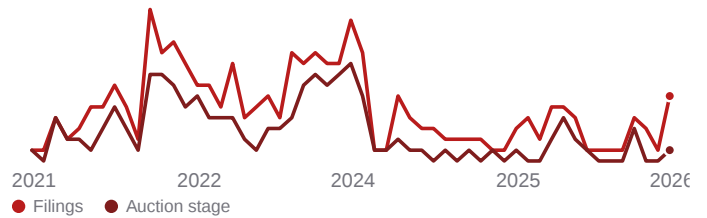
Typical hold before selling

3.5 yrs



Preforeclosure filings

Filings 6 · Auction stage 1



HOUSING STOCK

Homes	9,635
Median value (AVM)	\$172K
Median size	1,539 ft²
Median bedrooms	3
Median year built	1974
Single family	80%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	64%
Underwater (LTV 125% or more)	4.4%
Owner occupied	67%
Company owned	7.0%
Median loan-to-value	31%
Typical ownership tenure	14.1 yrs

COMMUNITY

Population	25,459
Density	103 / mi²
Median household income	\$50K
Average household income	\$67K
Crime index (US avg 100)	121
Air pollution index (US avg 100)	87
Earthquake index (US avg 100)	54
Homes occupied	91%
Bachelor's or higher	12%
Poverty rate	24.9%
Unemployment	1.1%
Average temp	62°F
Annual precip	50 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.