

Dunn 28334

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

BUYER'S MARKET

\$213K

MEDIAN SALE PRICE

-8.9%

1-YR CHANGE

307

SALES (12 MO)

\$217K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 27 / 100



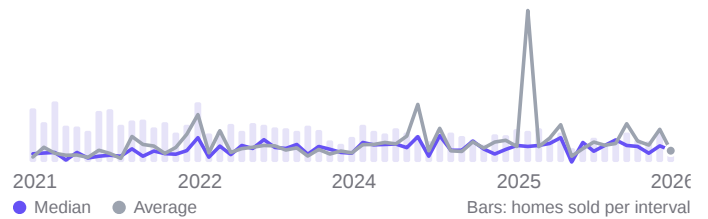
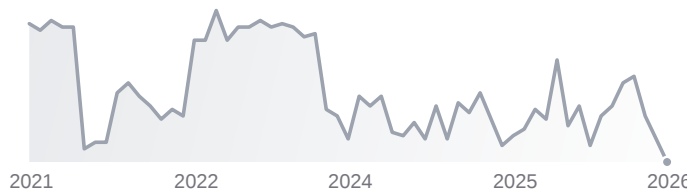
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

27 / 100

Sale prices

Median \$210K · Average \$208K

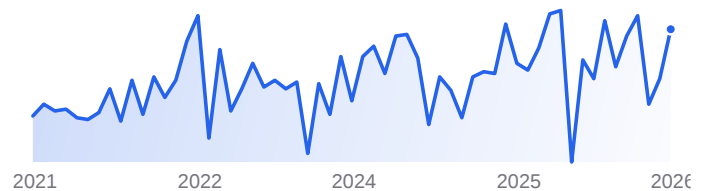
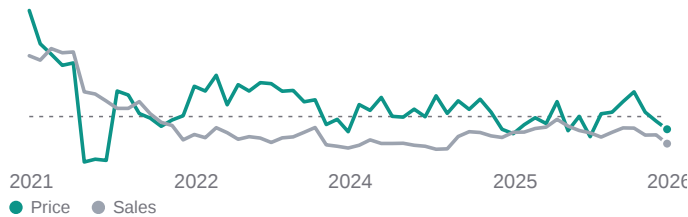


Growth (year over year)

Price -8.9% · Sales -19.0%

Price per square foot

\$174/ft²

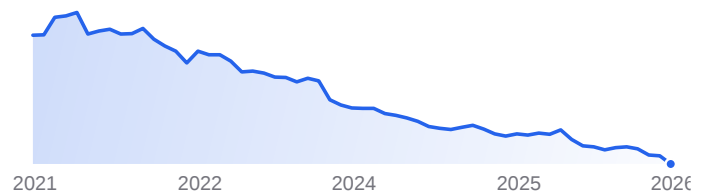


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

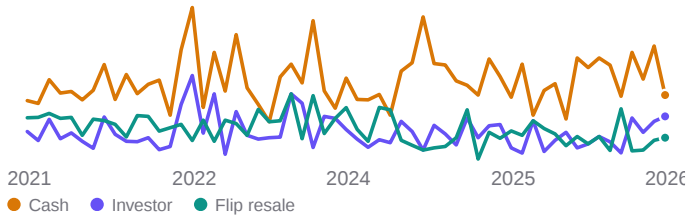
3.3%



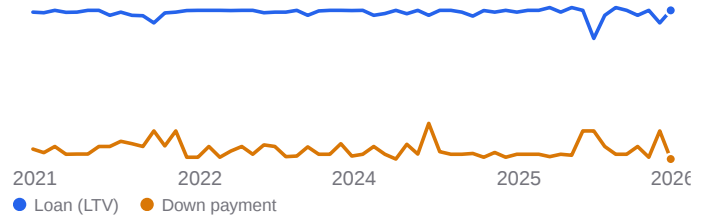
BUYERS & OUTCOMES

Buyer mix

Cash 30% · Investor 20% · Flip resale 10%

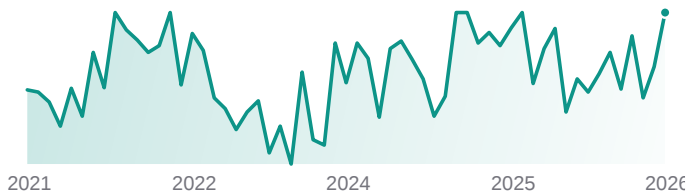


Financing (share of purchase price) Loan (LTV) 98% · Down payment 1.8%



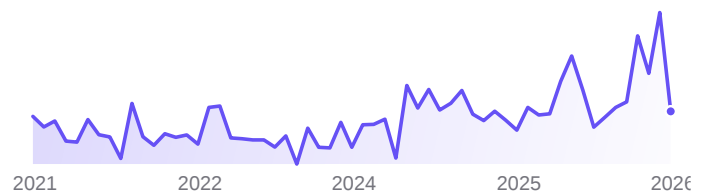
Sellers who sold at a gain

100%



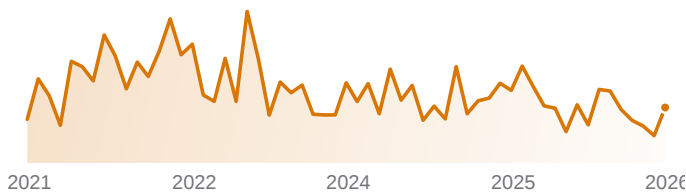
Typical hold before selling

3.4 yrs



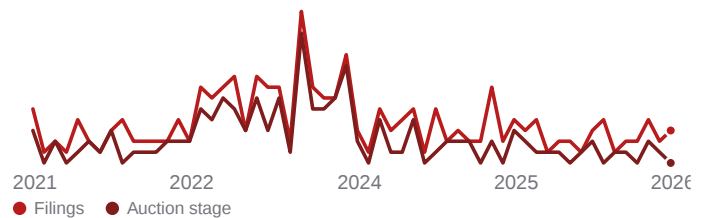
Median annualized return at resale

+7.0%



Preforeclosure filings

Filings 3 · Auction stage 0



HOUSING STOCK

Homes	9,386
Median value (AVM)	\$217K
Median size	1,540 ft²
Median bedrooms	3
Median year built	1975
Single family	65%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	59%
Underwater (LTV 125% or more)	3.3%
Owner occupied	70%
Company owned	8.8%
Median loan-to-value	39%
Typical ownership tenure	11.7 yrs

COMMUNITY

Population	26,956
Density	167 / mi²
Median household income	\$53K
Average household income	\$74K
Crime index (US avg 100)	137
Air pollution index (US avg 100)	81
Earthquake index (US avg 100)	49
Homes occupied	92%
Bachelor's or higher	12%
Poverty rate	17.3%
Unemployment	1.0%
Average temp	61°F
Annual precip	48 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.