

Godwin 28344

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

SELLER'S MARKET

\$267K

MEDIAN SALE PRICE

+26.1%

1-YR CHANGE

36

SALES (12 MO)

\$194K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 73 / 100

Buyer's market

Balanced

Seller's market

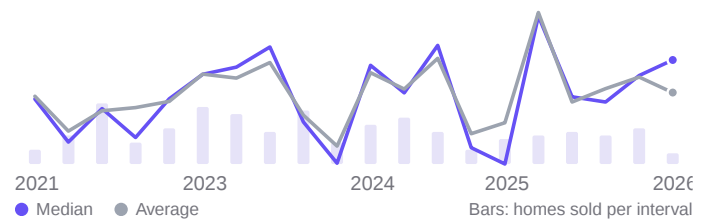
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

73 / 100

Sale prices

Median \$295K · Average \$232K

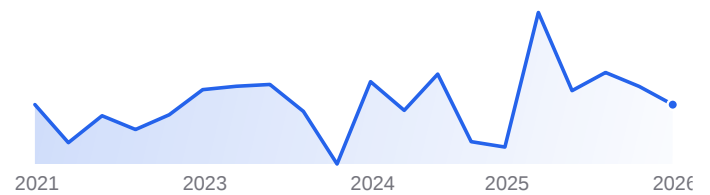
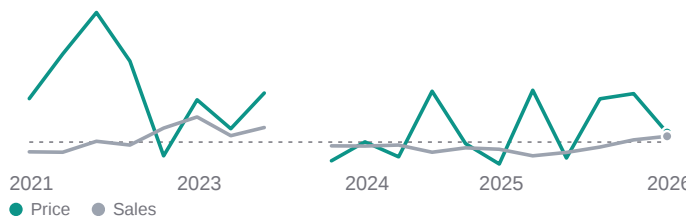


Growth (year over year)

Price +26.1% · Sales +16.1%

Price per square foot

\$118/ft²

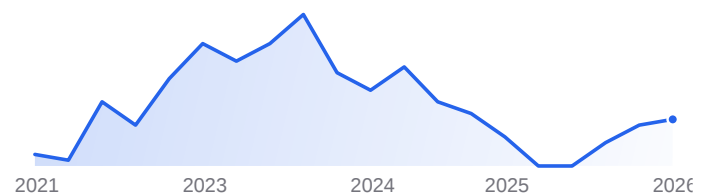


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

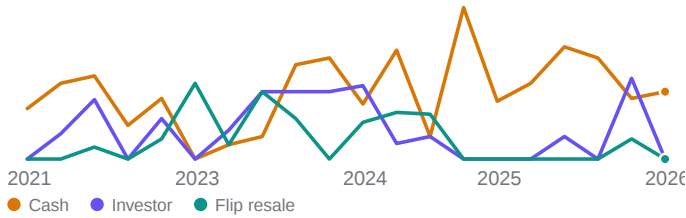
3.2%



BUYERS & OUTCOMES

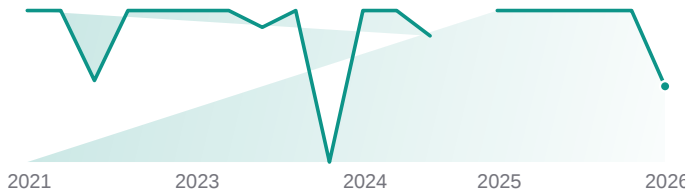
Buyer mix

Cash 33% · Investor 0% · Flip resale 0%



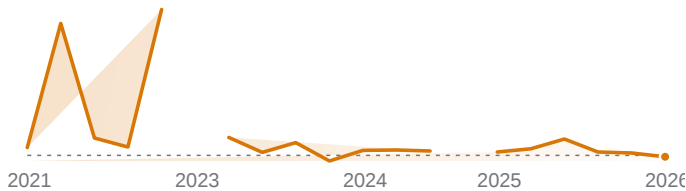
Sellers who sold at a gain

50%

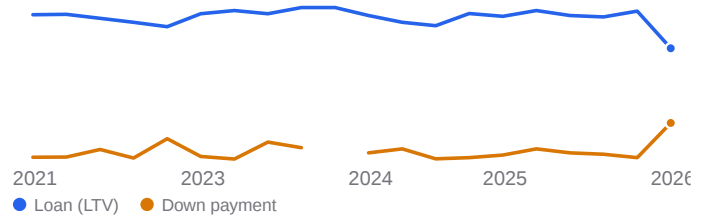


Median annualized return at resale

-1.6%

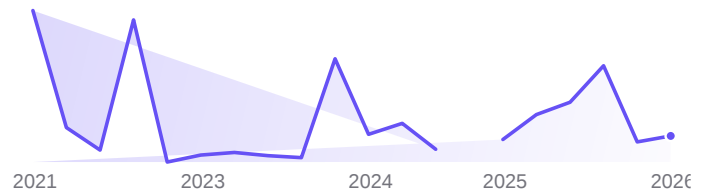


Financing (share of purchase price) Loan (LTV) 75% · Down payment 25%



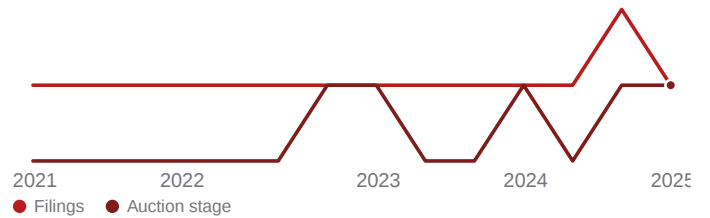
Typical hold before selling

2.7 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	1,139
Median value (AVM)	\$194K
Median size	1,675 ft²
Median bedrooms	3
Median year built	1984
Single family	45%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	58%
Underwater (LTV 125% or more)	5.3%
Owner occupied	71%
Company owned	5.7%
Median loan-to-value	40%
Typical ownership tenure	13.2 yrs

COMMUNITY

Population	3,158
Density	79 / mi²
Median household income	\$63K
Average household income	\$80K
Crime index (US avg 100)	90
Air pollution index (US avg 100)	82
Earthquake index (US avg 100)	55
Homes occupied	93%
Bachelor's or higher	15%
Poverty rate	18.7%
Unemployment	1.2%
Average temp	61°F
Annual precip	48 in
Sunshine	63%

Market metrics are derived from recorded arms-length deeds through July 2026, aggregated quarterly (lower sales volume). Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.