

# Raeford 28376

ZIP code · NC · North Carolina > Hoke County > Raeford

BALANCED MARKET

**\$286K**

MEDIAN SALE PRICE

**-3.3%**

1-YR CHANGE

**1,078**

SALES (12 MO)

**\$262K**

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 57 / 100



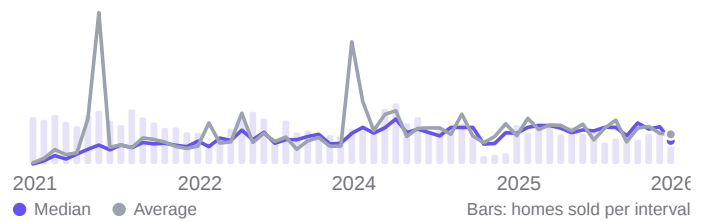
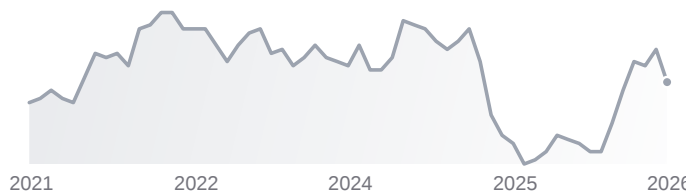
## MARKET TRENDS (5 YEARS)

Market temperature (0–100)

57 / 100

Sale prices

Median \$262K · Average \$280K

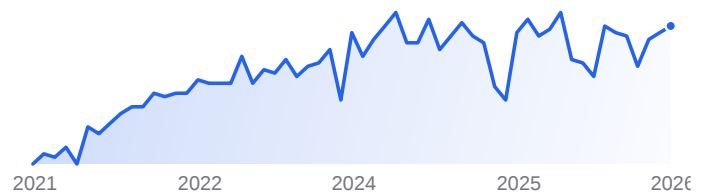
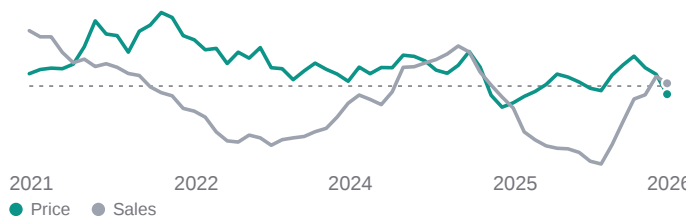


Growth (year over year)

Price -3.3% · Sales +1.1%

Price per square foot

\$160/ft²

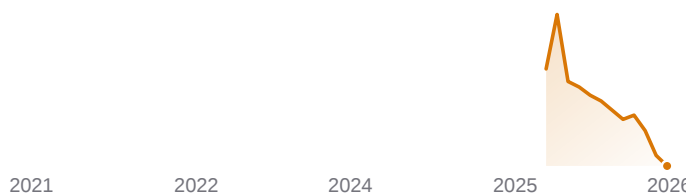


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

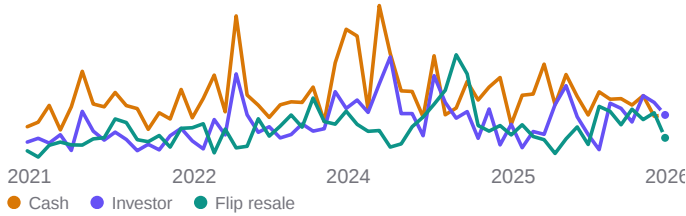
5.8%



## BUYERS & OUTCOMES

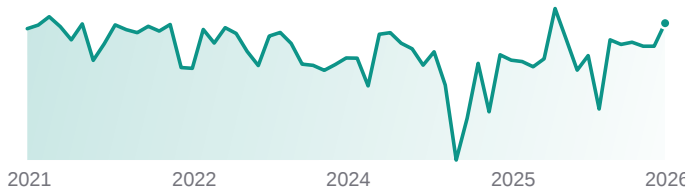
### Buyer mix

Cash 16% · Investor 16% · Flip resale 8.5%



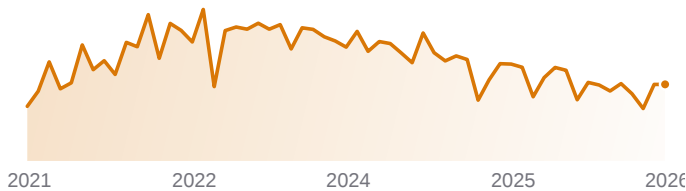
### Sellers who sold at a gain

97%

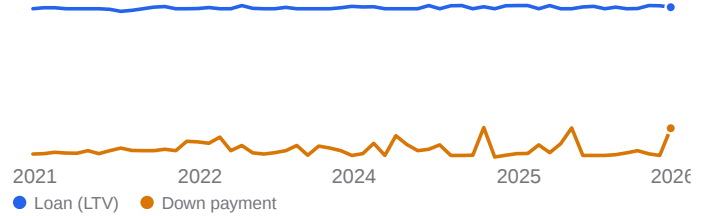


### Median annualized return at resale

+5.3%

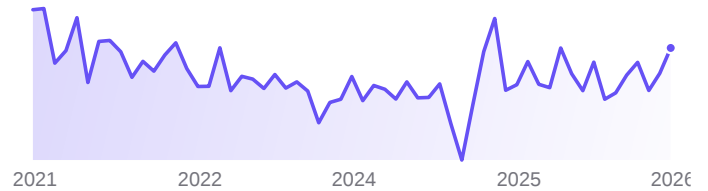


### Financing (share of purchase price) Loan (LTV) 101% · Down payment 20%



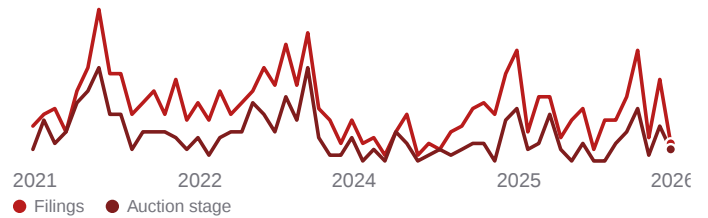
### Typical hold before selling

5.0 yrs



### Preforeclosure filings

Filings 4 · Auction stage 3



## HOUSING STOCK

|                    |           |
|--------------------|-----------|
| Homes              | 18,439    |
| Median value (AVM) | \$262K    |
| Median size        | 1,740 ft² |
| Median bedrooms    | 4         |
| Median year built  | 2003      |
| Single family      | 87%       |

## EQUITY & OWNERSHIP

|                               |         |
|-------------------------------|---------|
| Equity rich (LTV 50% or less) | 34%     |
| Underwater (LTV 125% or more) | 2.5%    |
| Owner occupied                | 75%     |
| Company owned                 | 10%     |
| Median loan-to-value          | 63%     |
| Typical ownership tenure      | 7.6 yrs |

## COMMUNITY

|                                  |           |
|----------------------------------|-----------|
| Population                       | 46,579    |
| Density                          | 221 / mi² |
| Median household income          | \$62K     |
| Average household income         | \$81K     |
| Crime index (US avg 100)         | 98        |
| Air pollution index (US avg 100) | 82        |
| Earthquake index (US avg 100)    | 66        |
| Homes occupied                   | 94%       |
| Bachelor's or higher             | 15%       |
| Poverty rate                     | 13.8%     |
| 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.