

Wagram 28396

ZIP code · NC · North Carolina > Scotland County > Wagram

STRONG BUYER'S MARKET

\$221K

MEDIAN SALE PRICE

-15.1%

1-YR CHANGE

34

SALES (12 MO)

\$183K

MEDIAN VALUE (AVM)

Market temperature

Strong buyer's market · 17 / 100



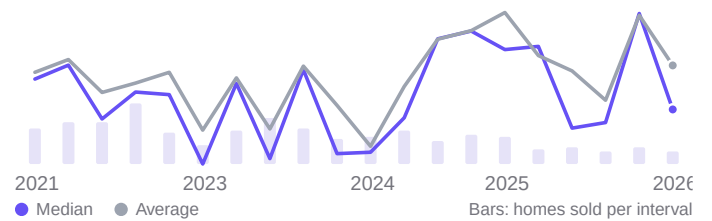
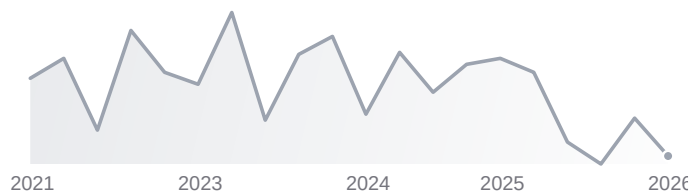
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

17 / 100

Sale prices

Median \$138K · Average \$230K

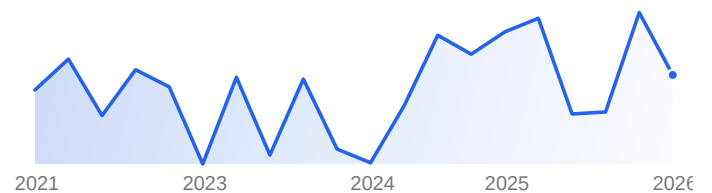
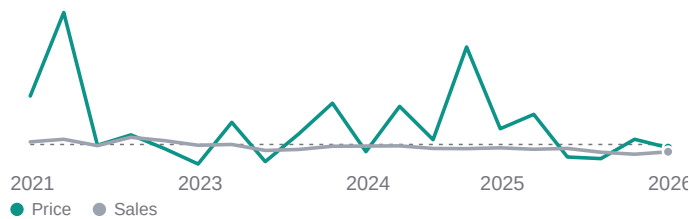


Growth (year over year)

Price -15.1% · Sales -34.6%

Price per square foot

\$107/ft²

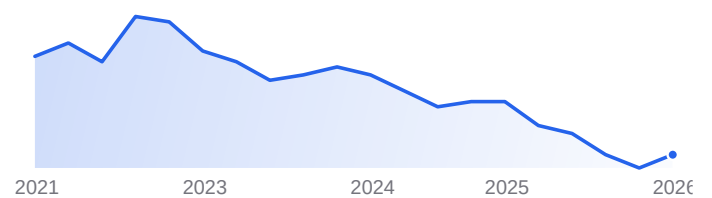
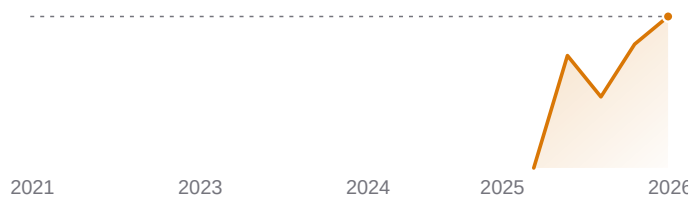


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

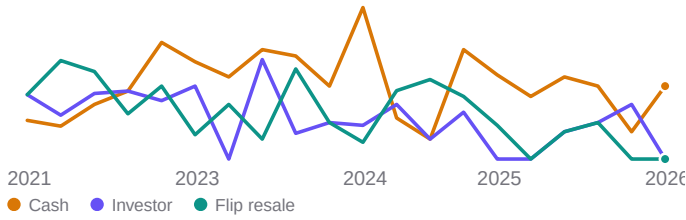
2.5%



BUYERS & OUTCOMES

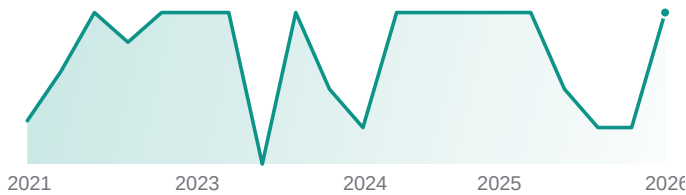
Buyer mix

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



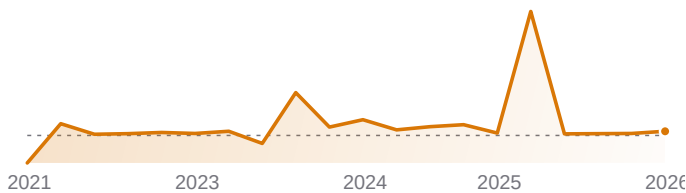
Sellers who sold at a gain

100%

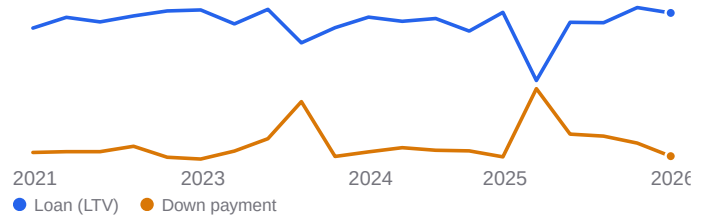


Median annualized return at resale

+6.4%

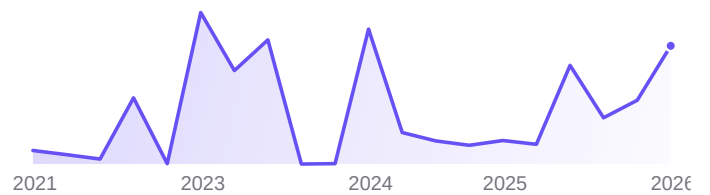


Financing (share of purchase price) Loan (LTV) 96% · Down payment 3.7%



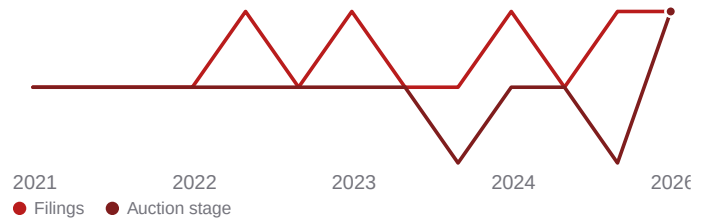
Typical hold before selling

5.3 yrs



Preforeclosure filings

Filings 2 · Auction stage 2



HOUSING STOCK

Homes	1,357
Median value (AVM)	\$183K
Median size	1,580 ft²
Median bedrooms	3
Median year built	1989
Single family	48%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	66%
Underwater (LTV 125% or more)	2.7%
Owner occupied	66%
Company owned	7.2%
Median loan-to-value	29%
Typical ownership tenure	13.7 yrs

COMMUNITY

Population	2,057
Density	36 / mi²
Median household income	\$47K
Average household income	\$70K
Crime index (US avg 100)	137
Air pollution index (US avg 100)	86
Earthquake index (US avg 100)	78
Homes occupied	88%
Bachelor's or higher	11%
Poverty rate	20.6%
Unemployment	1.4%
Average temp	62°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.