

Delco 28436

ZIP code · NC · North Carolina > Columbus County > Delco

SELLER'S MARKET

\$165K

MEDIAN SALE PRICE

+32.0%

1-YR CHANGE

24

SALES (12 MO)

\$174K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 67 / 100

Buyer's market

Balanced

Seller's market

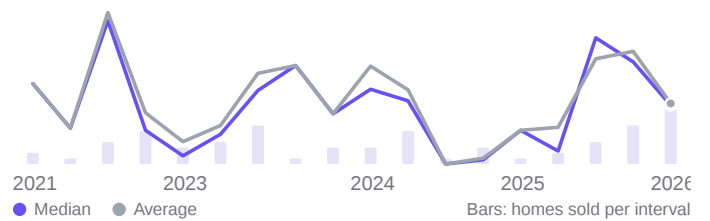
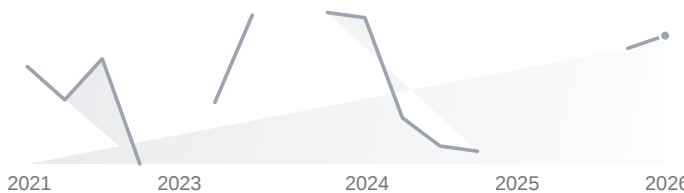
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

67 / 100

Sale prices

Median \$181K · Average \$185K

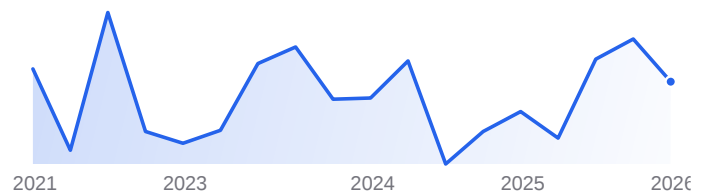
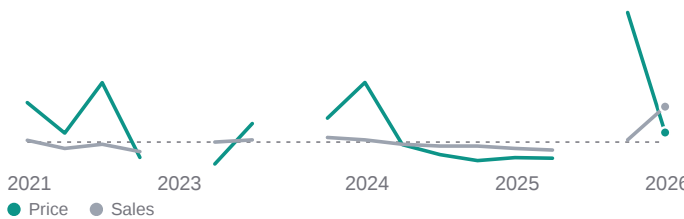


Growth (year over year)

Price +32.0% · Sales +118.2%

Price per square foot

\$129/ft²

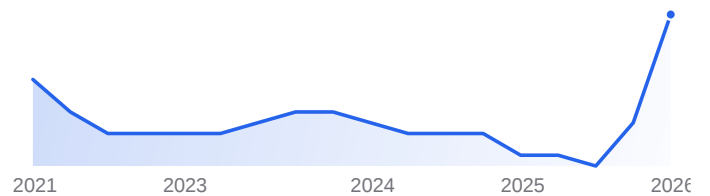
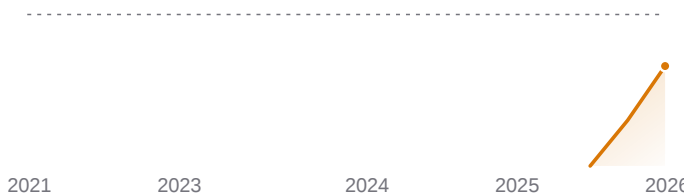


Sale premium vs estimated value

-1.8%

Annual turnover (share of homes sold)

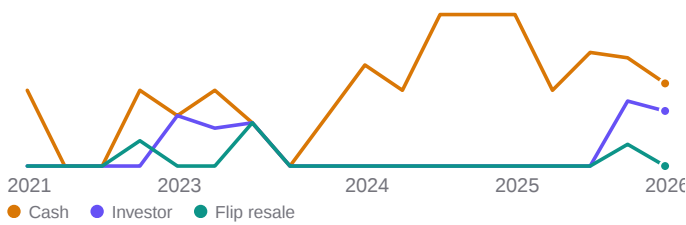
3.2%



BUYERS & OUTCOMES

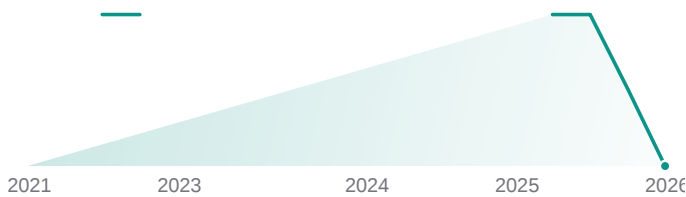
Buyer mix

Cash 55% · Investor 36% · Flip resale 0%



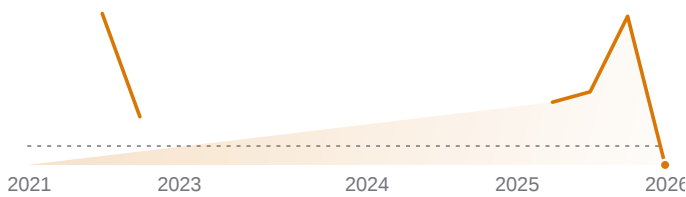
Sellers who sold at a gain

18%

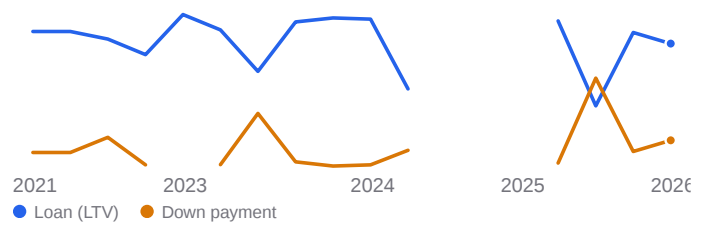


Median annualized return at resale

-2.8%

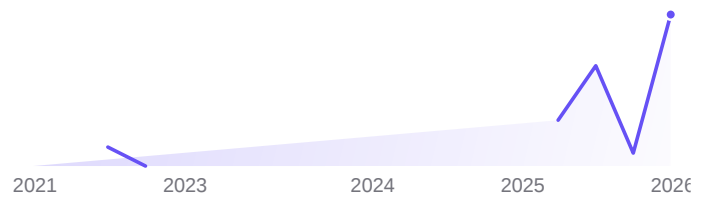


Financing (share of purchase price) Loan (LTV) 82% · Down payment 18%



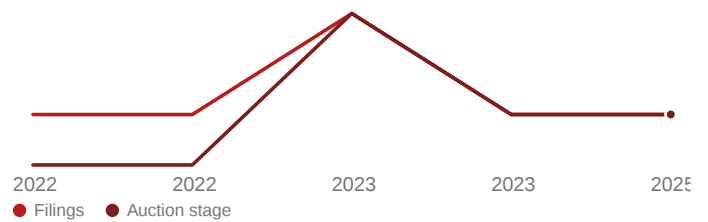
Typical hold before selling

12.8 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	742
Median value (AVM)	\$174K
Median size	1,568 ft²
Median bedrooms	3
Median year built	1988
Single family	67%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	66%
Underwater (LTV 125% or more)	7.6%
Owner occupied	67%
Company owned	5.5%
Median loan-to-value	23%
Typical ownership tenure	13.8 yrs

COMMUNITY

Population	2,598
Density	40 / mi²
Median household income	\$61K
Average household income	\$75K
Crime index (US avg 100)	99
Air pollution index (US avg 100)	92
Earthquake index (US avg 100)	75
Homes occupied	91%
Bachelor's or higher	10%
Poverty rate	9.3%
Unemployment	1.3%
Average temp	63°F
Annual precip	54 in
Sunshine	63%

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