

Ivanhoe 28447

ZIP code · NC · North Carolina > Bladen County > Ivanhoe

BALANCED MARKET

\$490K

MEDIAN SALE PRICE

12

SALES (12 MO)

\$128K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 54 / 100



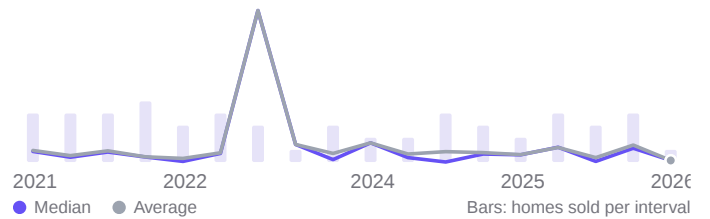
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

54 / 100

Sale prices

Median \$55K · Average \$55K

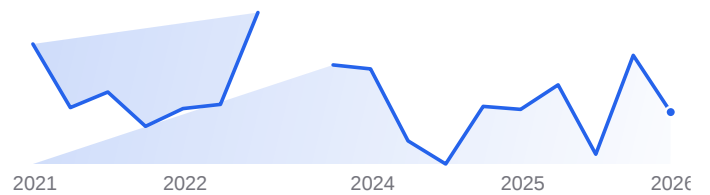
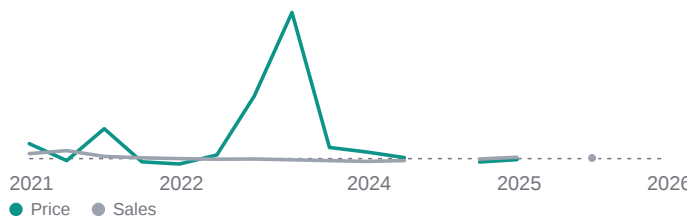


Growth (year over year)

Price +36.4% · Sales +9.1%

Price per square foot

\$92/ft²

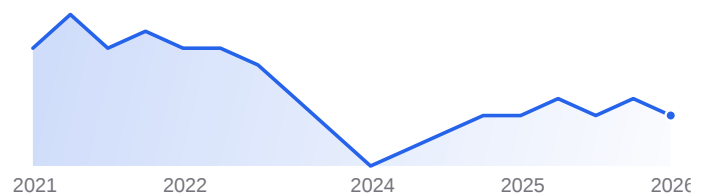


Sale premium vs estimated value

-4.8%

Annual turnover (share of homes sold)

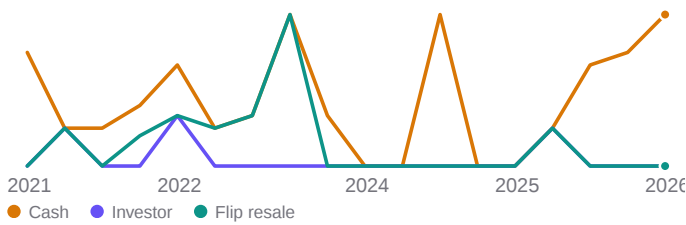
2.2%



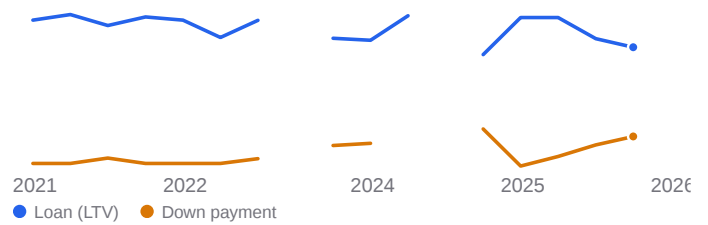
BUYERS & OUTCOMES

Buyer mix

Cash 100% · Investor 0% · Flip resale 0%

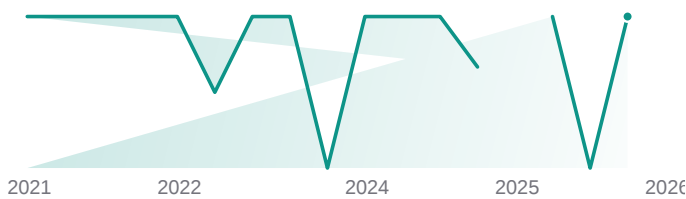


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



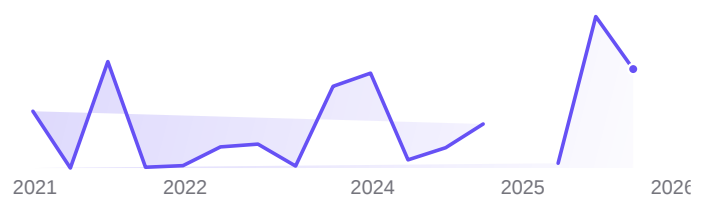
Sellers who sold at a gain

100%



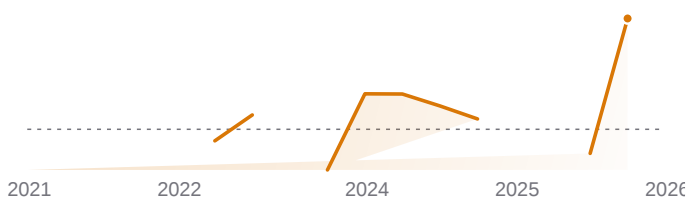
Typical hold before selling

12.5 yrs



Median annualized return at resale

+26.2%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	541
Median value (AVM)	\$128K
Median size	1,488 ft²
Median bedrooms	3
Median year built	1988
Single family	71%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	75%
Underwater (LTV 125% or more)	6.3%
Owner occupied	64%
Company owned	10%
Median loan-to-value	0%
Typical ownership tenure	11.7 yrs

COMMUNITY

Population	1,619
Density	18 / mi²
Median household income	\$59K
Average household income	\$71K
Crime index (US avg 100)	92
Air pollution index (US avg 100)	88
Earthquake index (US avg 100)	60
Homes occupied	84%
Bachelor's or higher	8%
Poverty rate	19.4%
Unemployment	1.0%
Average temp	62°F
Annual precip	52 in
Sunshine	63%

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