

Kinston 28501

ZIP code · NC · North Carolina > Lenoir County > Kinston

BUYER'S MARKET

\$73K

MEDIAN SALE PRICE

-37.5%

1-YR CHANGE

194

SALES (12 MO)

\$78K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 25 / 100



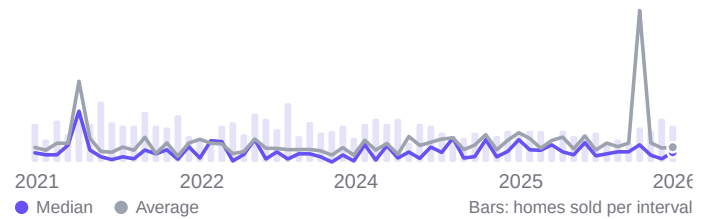
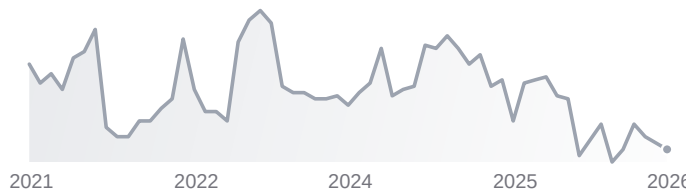
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

25 / 100

Sale prices

Median \$88K · Average \$113K

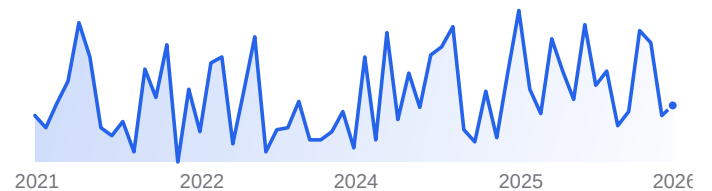
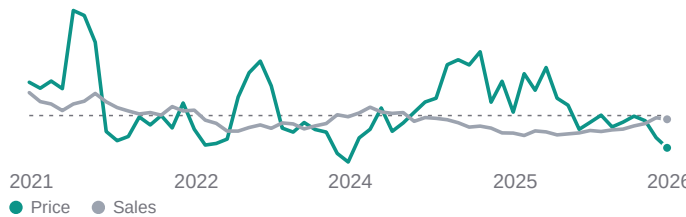


Growth (year over year)

Price -37.5% · Sales -4.4%

Price per square foot

\$58/ft²



Sale premium vs estimated value

-5.2%

Annual turnover (share of homes sold)

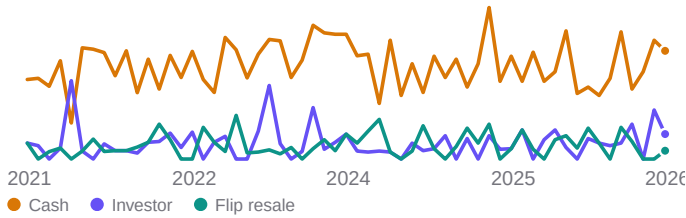
2.9%



BUYERS & OUTCOMES

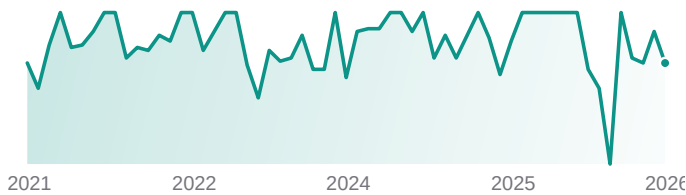
Buyer mix

Cash 62% · Investor 14% · Flip resale 4.8%



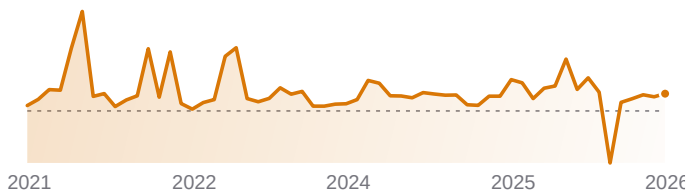
Sellers who sold at a gain

78%

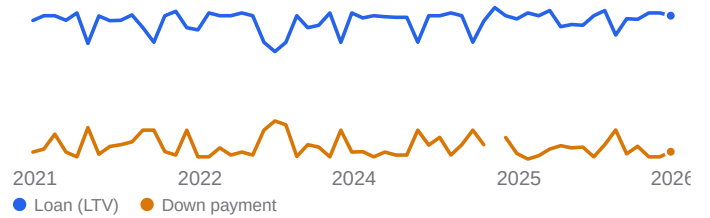


Median annualized return at resale

+7.8%

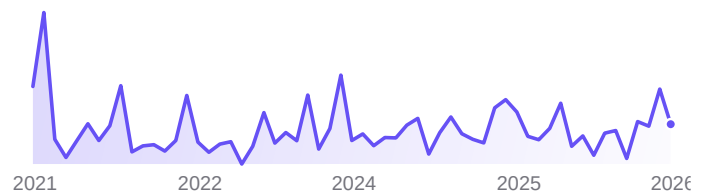


Financing (share of purchase price) Loan (LTV) 98% · Down payment 5.2%



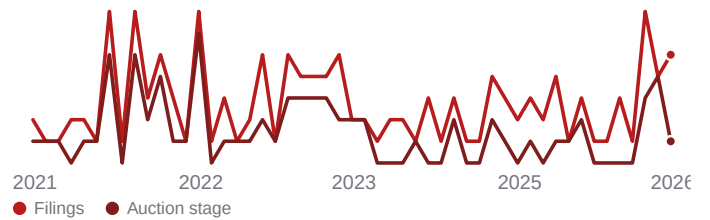
Typical hold before selling

4.3 yrs



Preforeclosure filings

Filings 5 · Auction stage 1



HOUSING STOCK

Homes	6,659
Median value (AVM)	\$78K
Median size	1,388 ft²
Median bedrooms	3
Median year built	1955
Single family	86%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	69%
Underwater (LTV 125% or more)	3.9%
Owner occupied	53%
Company owned	17%
Median loan-to-value	0%
Typical ownership tenure	8.0 yrs

COMMUNITY

Population	17,681
Density	165 / mi²
Median household income	\$44K
Average household income	\$56K
Crime index (US avg 100)	129
Air pollution index (US avg 100)	88
Earthquake index (US avg 100)	35
Homes occupied	81%
Bachelor's or higher	12%
Poverty rate	26.9%
Unemployment	0.8%
Average temp	62°F
Annual precip	51 in
Sunshine	58%

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.