

Kinston 28504

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

BALANCED MARKET

\$214K

MEDIAN SALE PRICE

+35.0%

1-YR CHANGE

224

SALES (12 MO)

\$168K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 49 / 100



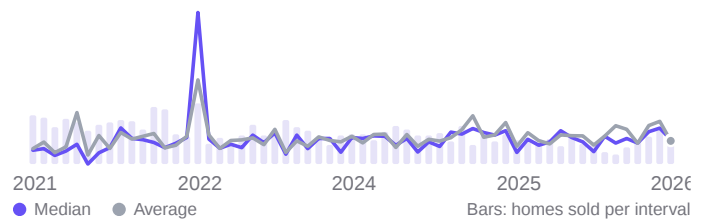
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

49 / 100

Sale prices

Median \$185K · Average \$180K

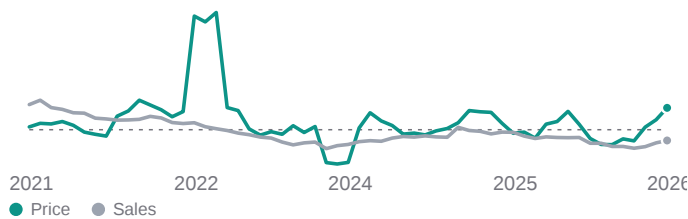


Growth (year over year)

Price +35.0% · Sales -17.3%

Price per square foot

\$108/ft²



Sale premium vs estimated value

-4.8%

Annual turnover (share of homes sold)

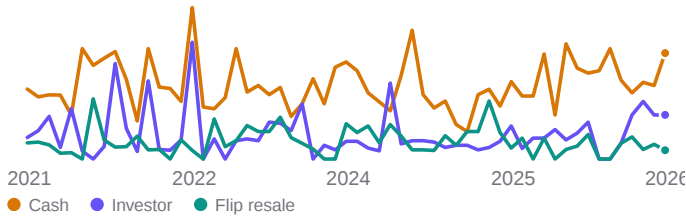
2.9%



BUYERS & OUTCOMES

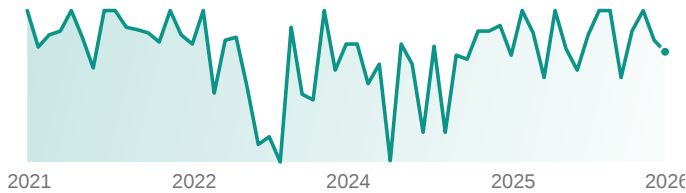
Buyer mix

Cash 48% · Investor 20% · Flip resale 4.0%



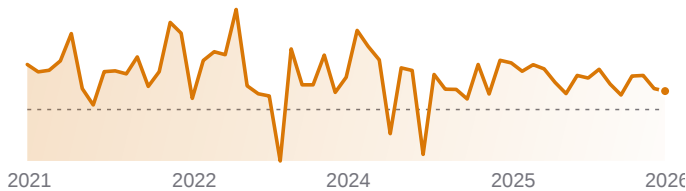
Sellers who sold at a gain

85%



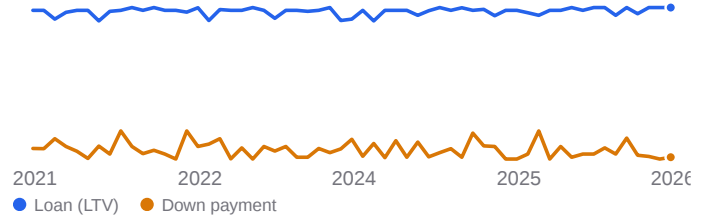
Median annualized return at resale

+3.6%



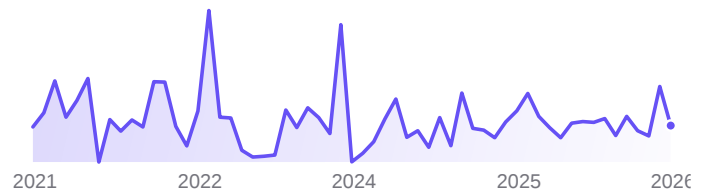
Financing (share of purchase price)

Loan (LTV) 100% · Down payment 3.0%



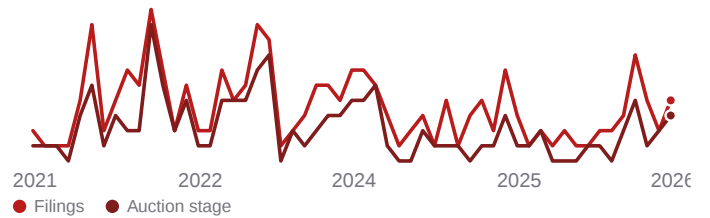
Typical hold before selling

3.6 yrs



Preforeclosure filings

Filings 4 · Auction stage 3



HOUSING STOCK

Homes	7,603
Median value (AVM)	\$168K
Median size	1,653 ft²
Median bedrooms	3
Median year built	1976
Single family	83%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	56%
Underwater (LTV 125% or more)	2.8%
Owner occupied	72%
Company owned	9.3%
Median loan-to-value	44%
Typical ownership tenure	8.4 yrs

COMMUNITY

Population	20,452
Density	166 / mi²
Median household income	\$57K
Average household income	\$73K
Crime index (US avg 100)	85
Air pollution index (US avg 100)	85
Earthquake index (US avg 100)	39
Homes occupied	89%
Bachelor's or higher	12%
Poverty rate	16.0%
Unemployment	0.9%
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.