

Cove City 28523

ZIP code · NC · North Carolina > Craven County > Cove City

SELLER'S MARKET

\$177K

MEDIAN SALE PRICE

+73.6%

1-YR CHANGE

26

SALES (12 MO)

\$175K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 74 / 100

Buyer's market

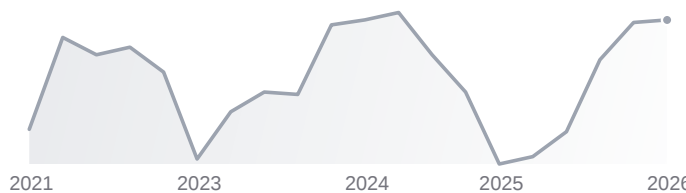
Balanced

Seller's market

MARKET TRENDS (5 YEARS)

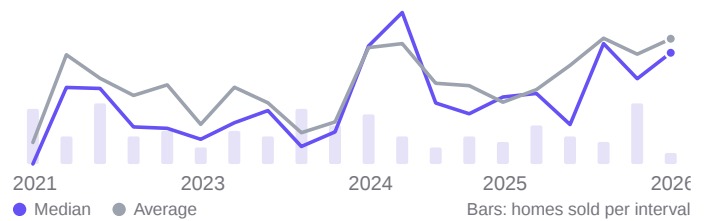
Market temperature (0–100)

74 / 100



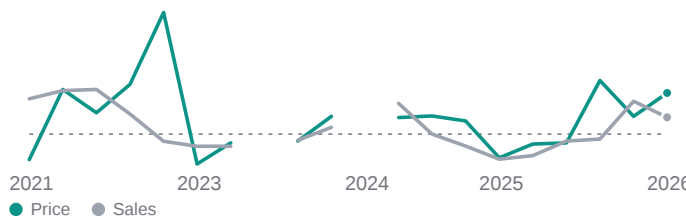
Sale prices

Median \$218K · Average \$242K



Growth (year over year)

Price +73.6% · Sales +30.0%



Price per square foot

\$106/ft²



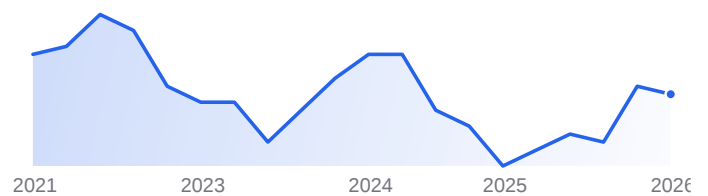
Sale premium vs estimated value

-1.9%



Annual turnover (share of homes sold)

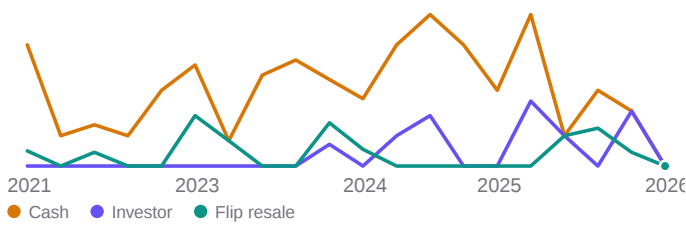
2.2%



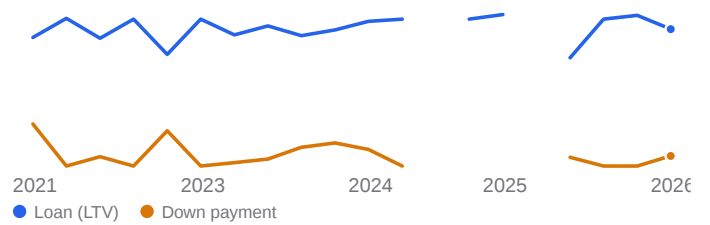
BUYERS & OUTCOMES

Buyer mix

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

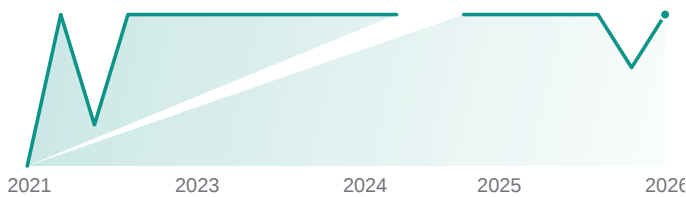


Financing (share of purchase price) Loan (LTV) 92% · Down payment 8.4%



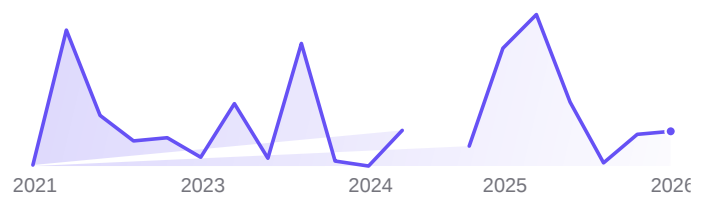
Sellers who sold at a gain

100%



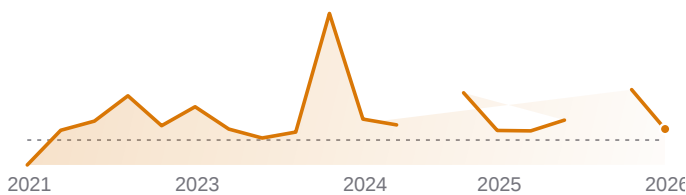
Typical hold before selling

4.5 yrs



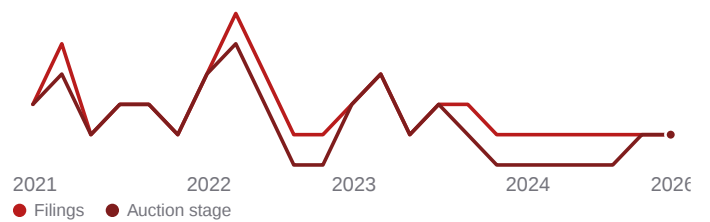
Median annualized return at resale

+6.3%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	1,171
Median value (AVM)	\$175K
Median size	1,500 ft²
Median bedrooms	3
Median year built	1982
Single family	56%
Condos	3.1%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	64%
Underwater (LTV 125% or more)	7.5%
Owner occupied	63%
Company owned	6.0%
Median loan-to-value	26%

Typical ownership tenure

15.0 yrs

COMMUNITY

Population	2,273
Density	40 / mi²
Median household income	\$62K
Average household income	\$75K
Crime index (US avg 100)	96
Air pollution index (US avg 100)	87
Earthquake index (US avg 100)	31
Homes occupied	88%
Bachelor's or higher	13%
Poverty rate	10.3%
Unemployment	0.7%
Average temp	62°F
Annual precip	52 in
Sunshine	60%

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.