

Dover 28526

ZIP code · NC · North Carolina > Craven County > Dover

BALANCED MARKET

\$81K

MEDIAN SALE PRICE

+13.0%

1-YR CHANGE

25

SALES (12 MO)

\$123K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 47 / 100

Buyer's market

Balanced

Seller's market

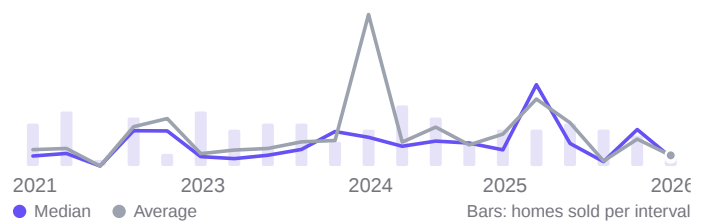
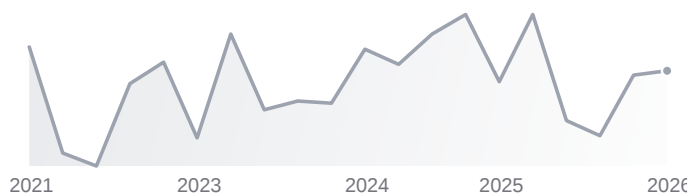
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

47 / 100

Sale prices

Median \$63K · Average \$72K

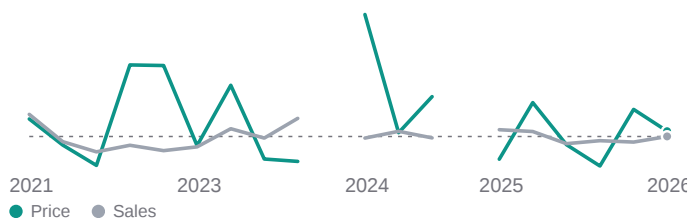


Growth (year over year)

Price +13.0% · Sales +0.0%

Price per square foot

\$61/ft²

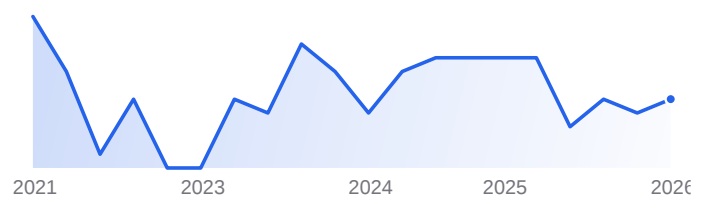


Sale premium vs estimated value

-29.4%

Annual turnover (share of homes sold)

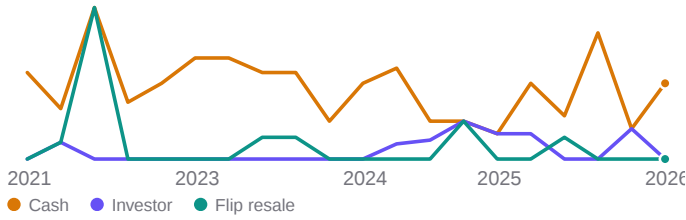
2.2%



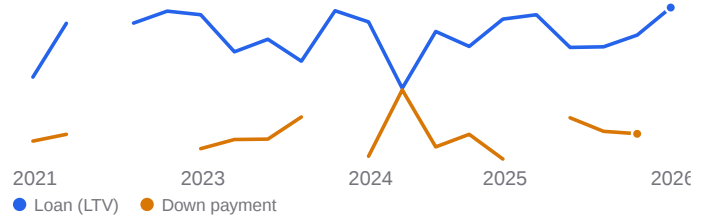
BUYERS & OUTCOMES

Buyer mix

Cash 50% · Investor 0% · Flip resale 0%

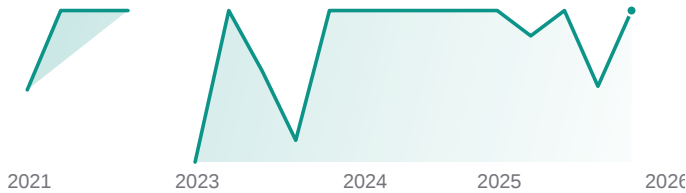


Financing (share of purchase price) Loan (LTV) 105% · Down payment 20%



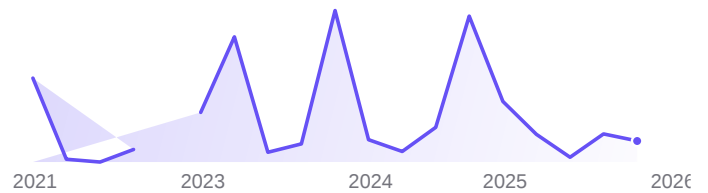
Sellers who sold at a gain

100%



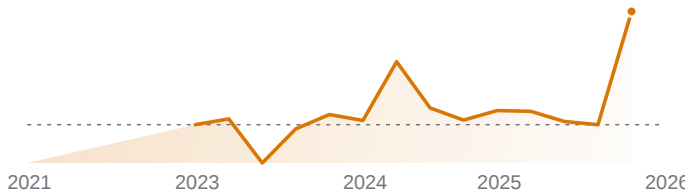
Typical hold before selling

2.3 yrs



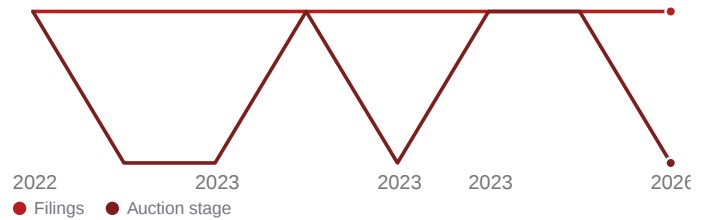
Median annualized return at resale

+69.0%



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	1,129
Median value (AVM)	\$123K
Median size	1,396 ft²
Median bedrooms	3
Median year built	1971
Single family	62%
Condos	4.2%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	69%
Underwater (LTV 125% or more)	4.4%
Owner occupied	57%
Company owned	6.0%
Median loan-to-value	0%

Typical ownership tenure

15.6 yrs

COMMUNITY

Population	2,539
Density	29 / mi ²
Median household income	\$47K
Average household income	\$67K
Crime index (US avg 100)	125
Air pollution index (US avg 100)	87
Earthquake index (US avg 100)	38
Homes occupied	85%
Bachelor's or higher	18%
Poverty rate	13.4%
Unemployment	0.9%
Average temp	62°F
Annual precip	51 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.