

Glade Valley 28627

ZIP code · NC · North Carolina > Alleghany County

BUYER'S MARKET

\$191K

MEDIAN SALE PRICE

-54.6%

1-YR CHANGE

58

SALES (12 MO)

\$358K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 34 / 100



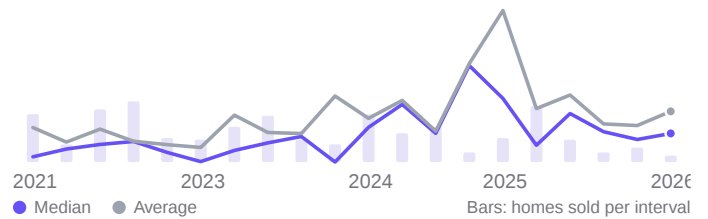
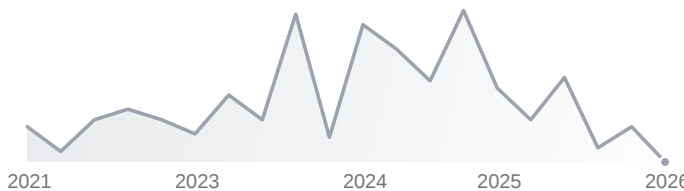
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

34 / 100

Sale prices

Median \$320K · Average \$447K

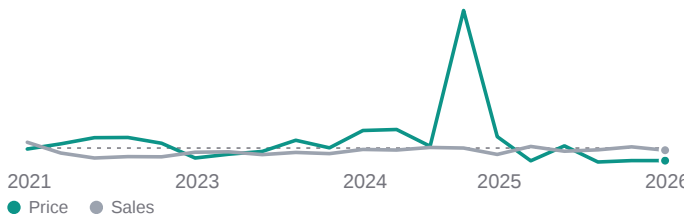


Growth (year over year)

Price -54.6% · Sales -9.4%

Price per square foot

\$236/ft²

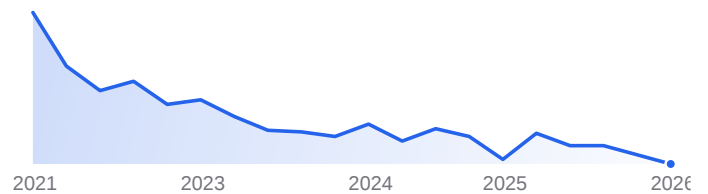


Sale premium vs estimated value

-0.0%

Annual turnover (share of homes sold)

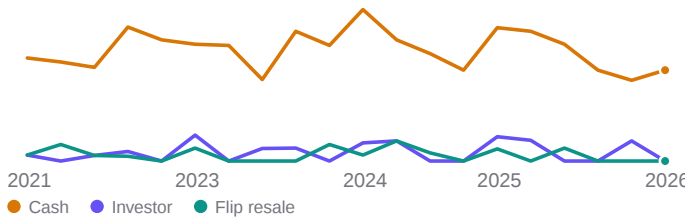
3.4%



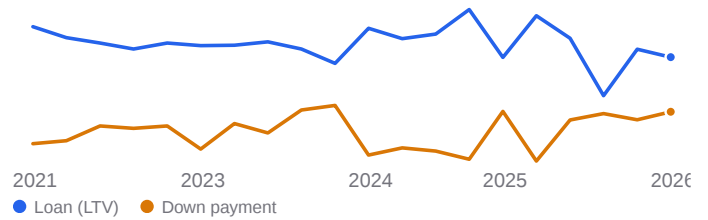
BUYERS & OUTCOMES

Buyer mix

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

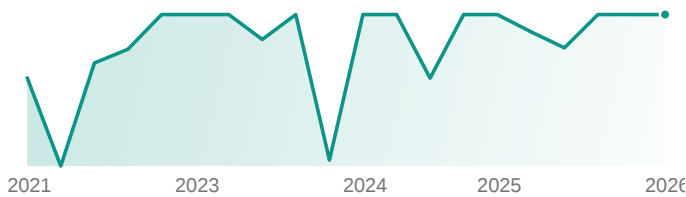


Financing (share of purchase price) Loan (LTV) 65% · Down payment 35%



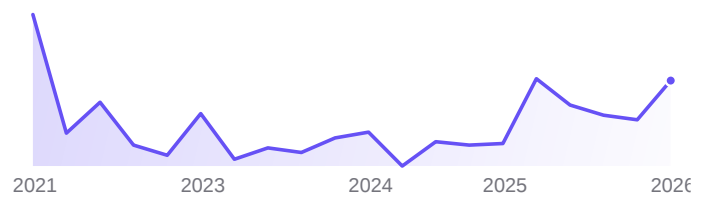
Sellers who sold at a gain

100%



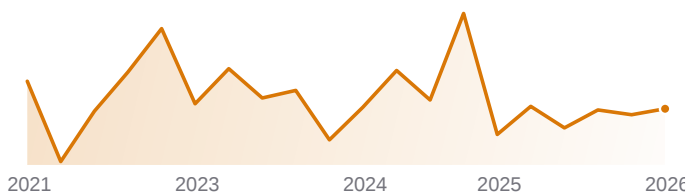
Typical hold before selling

5.8 yrs



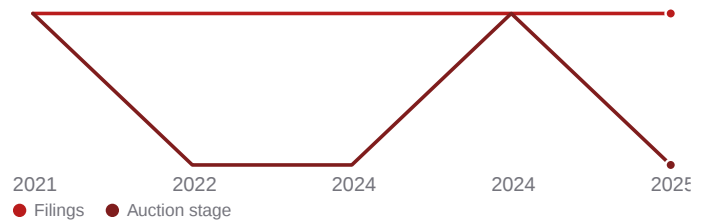
Median annualized return at resale

+10.2%



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	1,682
Median value (AVM)	\$358K
Median size	1,848 ft²
Median bedrooms	3
Median year built	1986
Single family	75%
Condos	3.6%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	75%
Underwater (LTV 125% or more)	2.7%
Owner occupied	30%
Company owned	18%
Median loan-to-value	0%

Typical ownership tenure

7.9 yrs

COMMUNITY

Population	1,485
Density	41 / mi²
Median household income	\$52K
Average household income	\$95K
Crime index (US avg 100)	136
Air pollution index (US avg 100)	100
Earthquake index (US avg 100)	91
Homes occupied	51%
Bachelor's or higher	11%
Poverty rate	14.9%
Unemployment	1.0%
Average temp	52°F
Annual precip	53 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.