

Granite Falls 28630

ZIP code · NC · North Carolina > Caldwell County > Granite Falls

BALANCED MARKET

\$215K

MEDIAN SALE PRICE

-11.4%

1-YR CHANGE

216

SALES (12 MO)

\$229K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 45 / 100



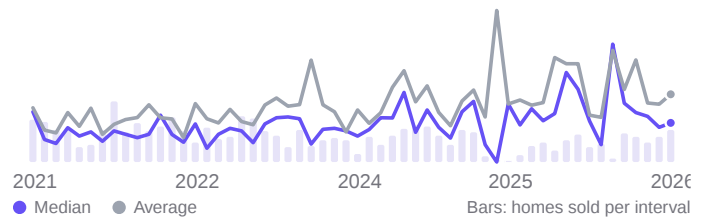
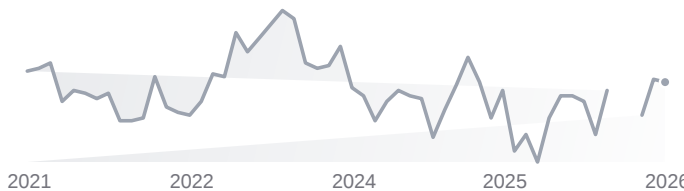
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

45 / 100

Sale prices

Median \$213K · Average \$296K

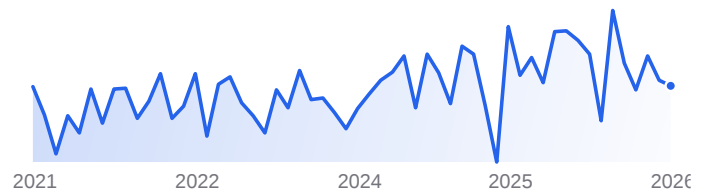
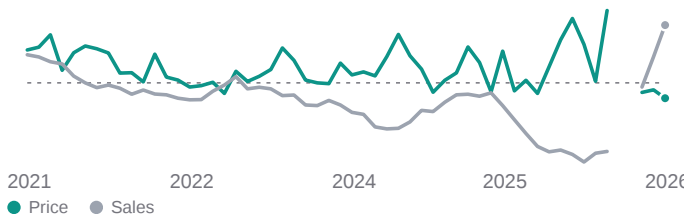


Growth (year over year)

Price -11.4% · Sales +43.0%

Price per square foot

\$161/ft²

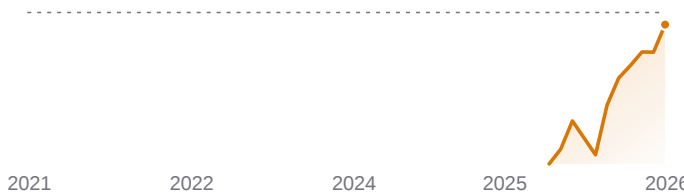


Sale premium vs estimated value

-0.2%

Annual turnover (share of homes sold)

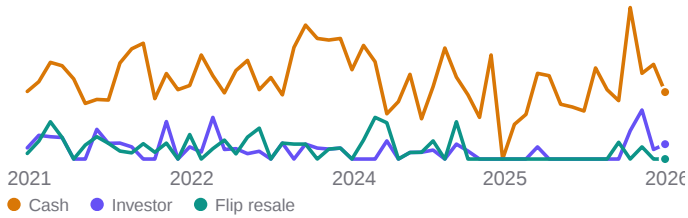
2.6%



BUYERS & OUTCOMES

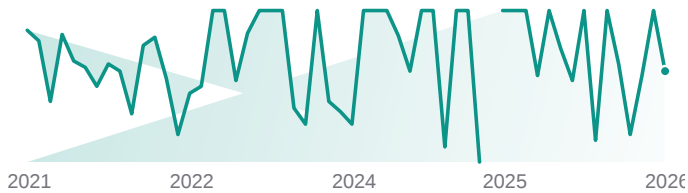
Buyer mix

Cash 32% · Investor 7.1% · Flip resale 0%



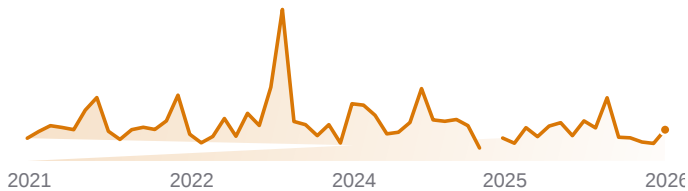
Sellers who sold at a gain

87%

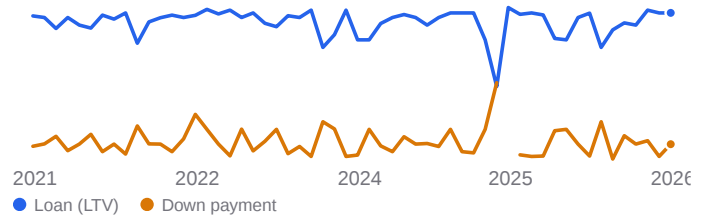


Median annualized return at resale

+7.6%

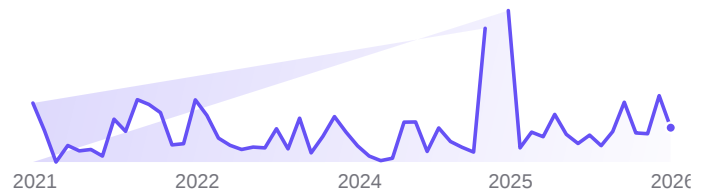


Financing (share of purchase price) Loan (LTV) 98% · Down payment 10%



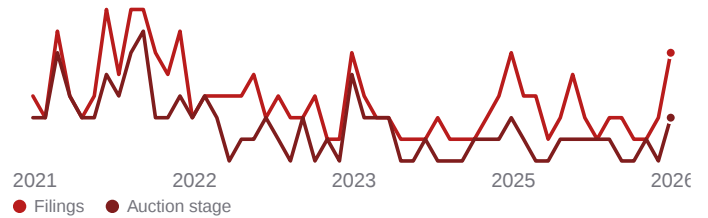
Typical hold before selling

6.0 yrs



Preforeclosure filings

Filings 5 · Auction stage 2



HOUSING STOCK

Homes	8,240
Median value (AVM)	\$229K
Median size	1,434 ft²
Median bedrooms	3
Median year built	1988
Single family	78%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	66%
Underwater (LTV 125% or more)	2.2%
Owner occupied	69%
Company owned	6.2%
Median loan-to-value	36%
Typical ownership tenure	22.8 yrs

COMMUNITY

Population	20,368
Density	326 / mi²
Median household income	\$64K
Average household income	\$84K
Crime index (US avg 100)	92
Air pollution index (US avg 100)	96
Earthquake index (US avg 100)	81
Homes occupied	93%
Bachelor's or higher	15%
Poverty rate	10.4%
Unemployment	1.1%
Average temp	58°F
Annual precip	50 in
Sunshine	59%

Market metrics are derived from recorded arms-length deeds through June 2026. Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.