

Morganton 28655

ZIP code · NC · North Carolina > Burke County > Morganton

BUYER'S MARKET

\$227K

MEDIAN SALE PRICE

-13.0%

1-YR CHANGE

642

SALES (12 MO)

\$233K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 32 / 100



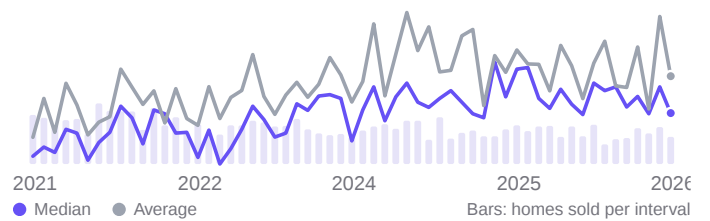
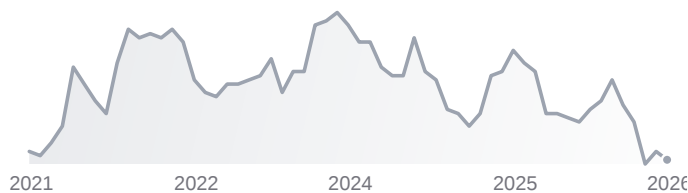
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

32 / 100

Sale prices

Median \$216K · Average \$264K

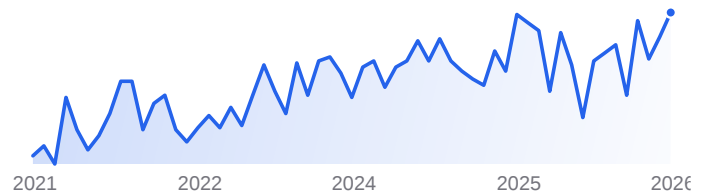
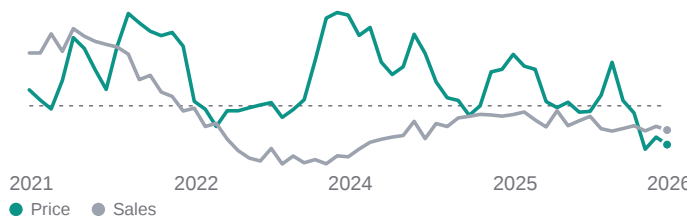


Growth (year over year)

Price -13.0% · Sales -8.2%

Price per square foot

\$180/ft²

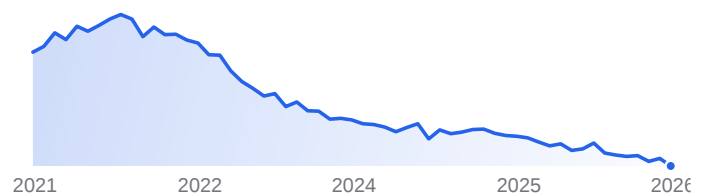
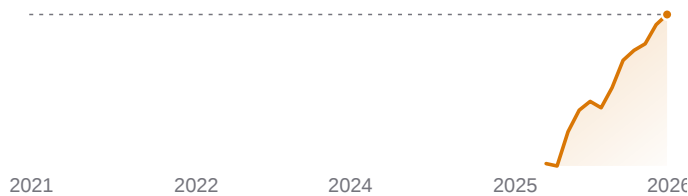


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

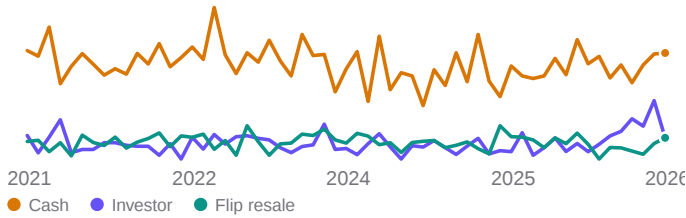
3.1%



BUYERS & OUTCOMES

Buyer mix

Cash 43% · Investor 8.5% · Flip resale 8.5%



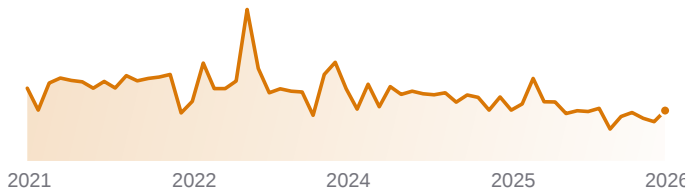
Sellers who sold at a gain

87%

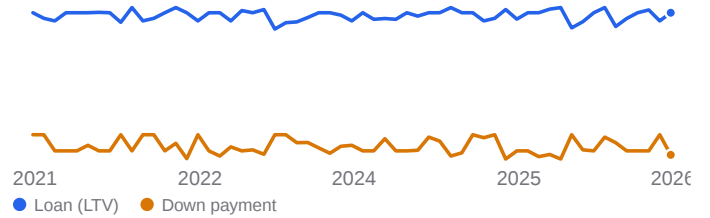


Median annualized return at resale

+7.3%

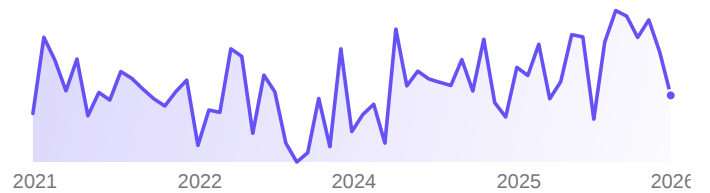


Financing (share of purchase price) Loan (LTV) 95% · Down payment 7.6%



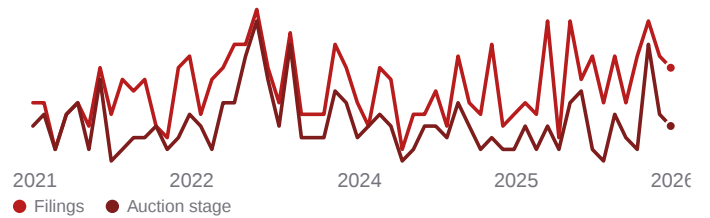
Typical hold before selling

4.5 yrs



Preforeclosure filings

Filings 8 · Auction stage 3



HOUSING STOCK

Homes	20,979
Median value (AVM)	\$233K
Median size	1,428 ft²
Median bedrooms	3
Median year built	1976
Single family	78%
Condos	0.9%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	65%
Underwater (LTV 125% or more)	2.6%
Owner occupied	72%
Company owned	8.1%
Median loan-to-value	32%

Typical ownership tenure

10.9 yrs

COMMUNITY

Population	56,908
Density	180 / mi²
Median household income	\$57K
Average household income	\$73K
Crime index (US avg 100)	108
Air pollution index (US avg 100)	90
Earthquake index (US avg 100)	84
Homes occupied	91%
Bachelor's or higher	13%
Poverty rate	15.7%
Unemployment	1.0%
Average temp	57°F
Annual precip	51 in
Sunshine	59%

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.