

Roaring Gap 28668

ZIP code · NC · North Carolina > Alleghany County

\$169K

MEDIAN SALE PRICE

2

SALES (12 MO)

\$368K

MEDIAN VALUE (AVM)

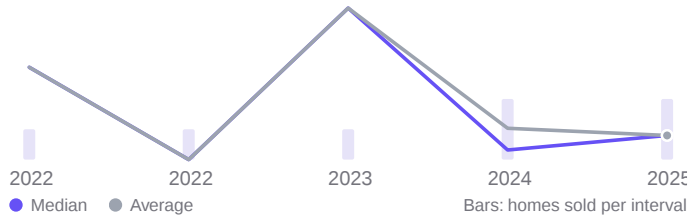
MARKET TRENDS (5 YEARS)

Sale prices

Median \$169K · Average \$169K

Price per square foot

\$173/ft²



Annual turnover (share of homes sold)

4.3%

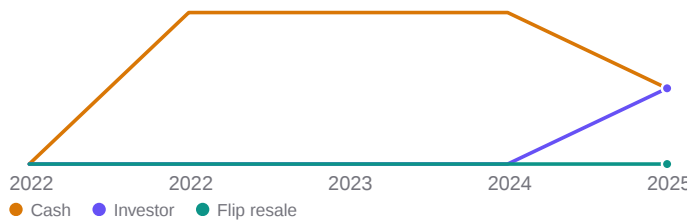


BUYERS & OUTCOMES

Buyer mix

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

Financing (share of purchase price) Loan (LTV) 102% · Down payment 26%

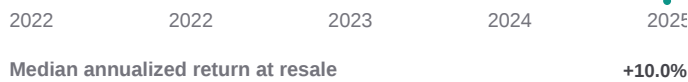


Sellers who sold at a gain

100%

Typical hold before selling

9.7 yrs



Median annualized return at resale

+10.0%

HOUSING STOCK

Homes	46
Median value (AVM)	\$368K
Median size	1,512 ft²
Median bedrooms	3
Median year built	1987
Single family	85%
Condos	2.2%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	81%
Underwater (LTV 125% or more)	3.8%
Owner occupied	23%
Company owned	6.5%
Median loan-to-value	0%

Typical ownership tenure

16.5 yrs

COMMUNITY

Population	168
Density	37 / mi²
Median household income	\$65K
Average household income	\$118K
Crime index (US avg 100)	129
Air pollution index (US avg 100)	95
Earthquake index (US avg 100)	85
Homes occupied	40%
Bachelor's or higher	13%
Poverty rate	13.7%
Unemployment	1.0%
Average temp	51°F
Annual precip	53 in
Sunshine	60%

Market metrics are derived from recorded arms-length deeds through July 2025, aggregated quarterly (lower sales volume). Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.