

Sugar Grove 28679

ZIP code · NC · North Carolina > Watauga County

BALANCED MARKET

\$213K

MEDIAN SALE PRICE

-4.9%

1-YR CHANGE

26

SALES (12 MO)

\$401K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 45 / 100



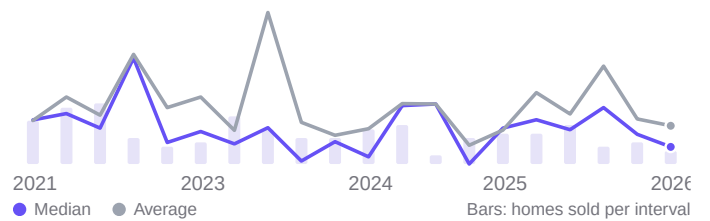
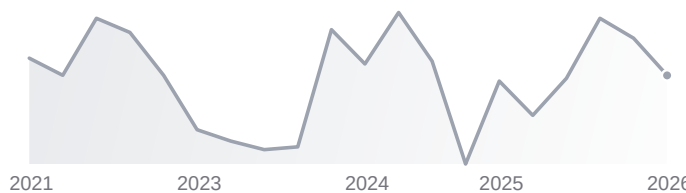
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

45 / 100

Sale prices

Median \$260K · Average \$380K

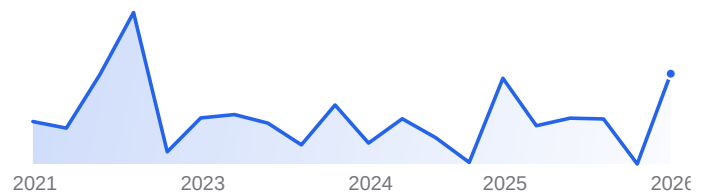
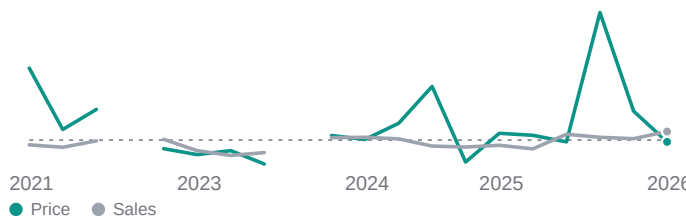


Growth (year over year)

Price -4.9% · Sales +23.8%

Price per square foot

\$285/ft²

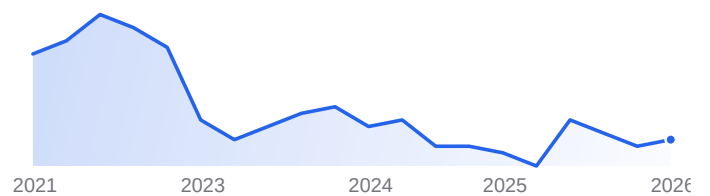


Sale premium vs estimated value

-10.0%

Annual turnover (share of homes sold)

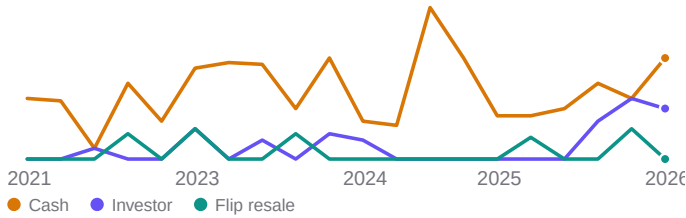
2.5%



BUYERS & OUTCOMES

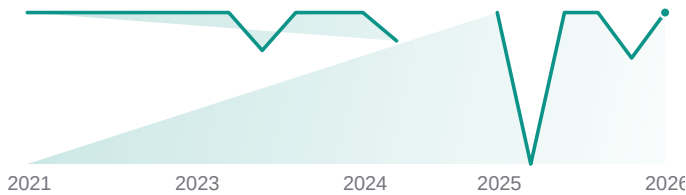
Buyer mix

Cash 67% · Investor 33% · Flip resale 0%



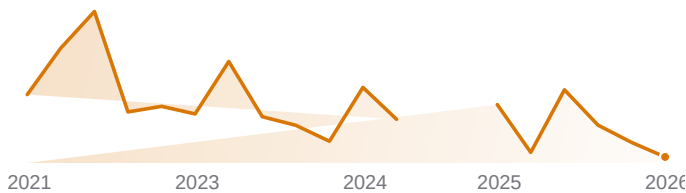
Sellers who sold at a gain

100%

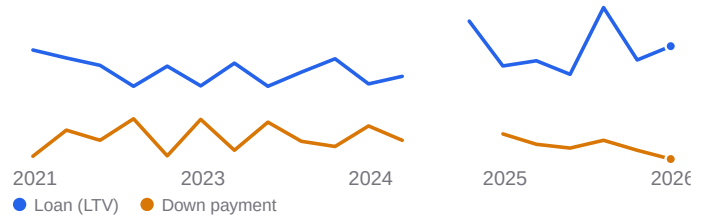


Median annualized return at resale

+1.0%

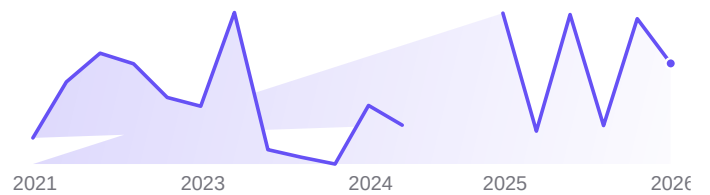


Financing (share of purchase price) Loan (LTV) 95% · Down payment 5.0%



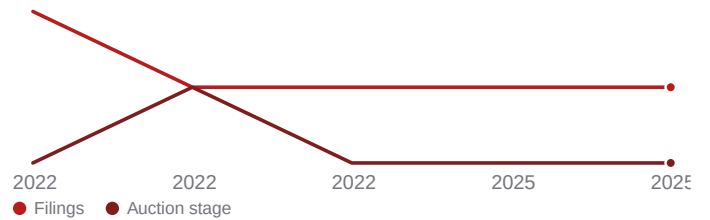
Typical hold before selling

4.5 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	1,050
Median value (AVM)	\$401K
Median size	1,560 ft²
Median bedrooms	3
Median year built	1984
Single family	82%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	76%
Underwater (LTV 125% or more)	1.4%
Owner occupied	46%
Company owned	14%
Median loan-to-value	20%
Typical ownership tenure	126.6 yrs

COMMUNITY

Population	1,989
Density	76 / mi²
Median household income	\$56K
Average household income	\$74K
Crime index (US avg 100)	69
Air pollution index (US avg 100)	96
Earthquake index (US avg 100)	102
Homes occupied	73%
Bachelor's or higher	19%
Poverty rate	13.0%
Unemployment	1.1%
Average temp	51°F
Annual precip	49 in
Sunshine	59%

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.