

Union Grove 28689

ZIP code · NC · North Carolina > Iredell County

BALANCED MARKET

\$445K

MEDIAN SALE PRICE

+138.2%

1-YR CHANGE

15

SALES (12 MO)

\$292K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 53 / 100



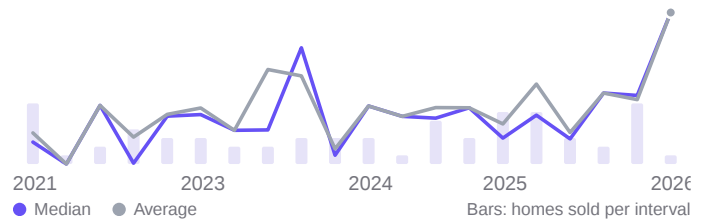
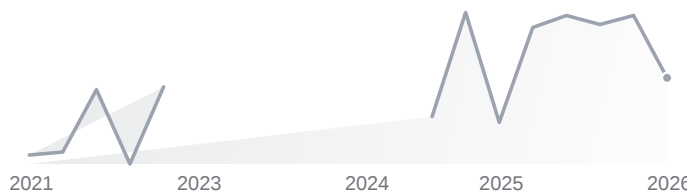
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

53 / 100

Sale prices

Median \$735K · Average \$735K

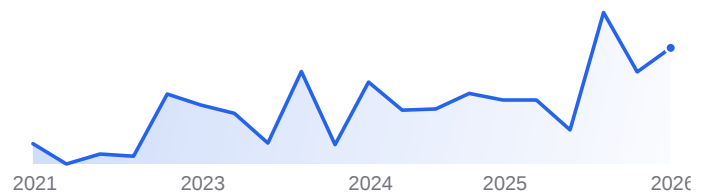
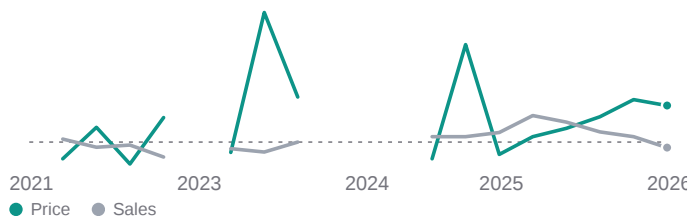


Growth (year over year)

Price +138.2% · Sales -21.1%

Price per square foot

\$301/ft²

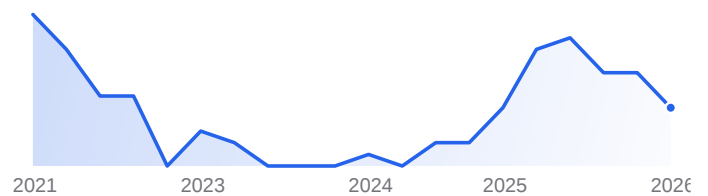


Sale premium vs estimated value

+84.7%

Annual turnover (share of homes sold)

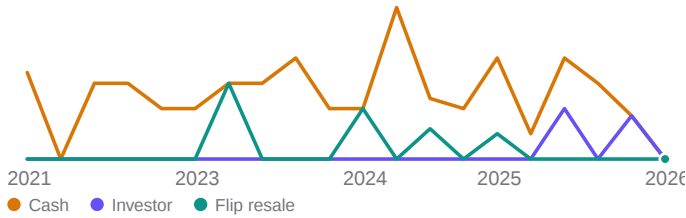
1.8%



BUYERS & OUTCOMES

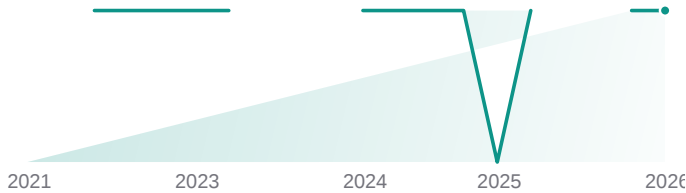
Buyer mix

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



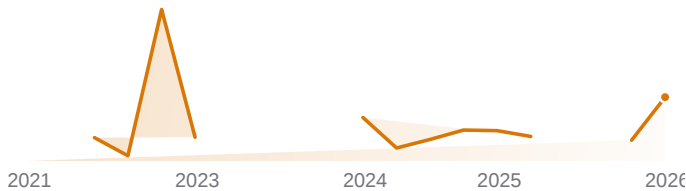
Sellers who sold at a gain

100%

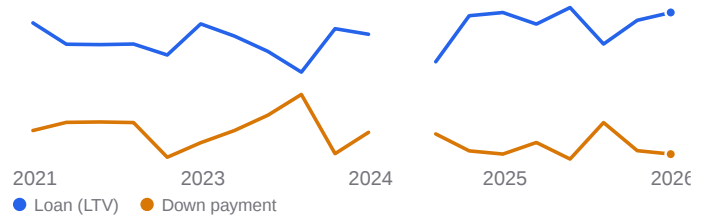


Median annualized return at resale

+27.6%

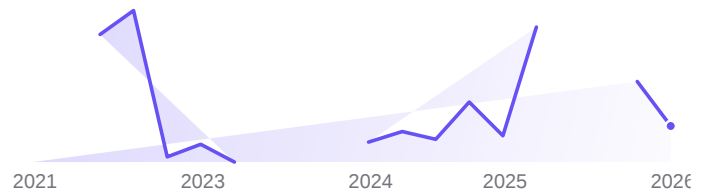


Financing (share of purchase price) Loan (LTV) 95% · Down payment 5.0%



Typical hold before selling

4.6 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	857
Median value (AVM)	\$292K
Median size	1,568 ft²
Median bedrooms	3
Median year built	1987
Single family	71%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	71%
Underwater (LTV 125% or more)	3.5%
Owner occupied	65%
Company owned	5.9%
Median loan-to-value	25%
Typical ownership tenure	16.6 yrs

COMMUNITY

Population	2,347
Density	56 / mi²
Median household income	\$55K
Average household income	\$70K
Crime index (US avg 100)	118
Air pollution index (US avg 100)	93
Earthquake index (US avg 100)	75
Homes occupied	82%
Bachelor's or higher	11%
Poverty rate	11.5%
Unemployment	1.1%
Average temp	57°F
Annual precip	49 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.