

Valdese 28690

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

BUYER'S MARKET

\$212K

MEDIAN SALE PRICE

-15.8%

1-YR CHANGE

112

SALES (12 MO)

\$226K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 26 / 100



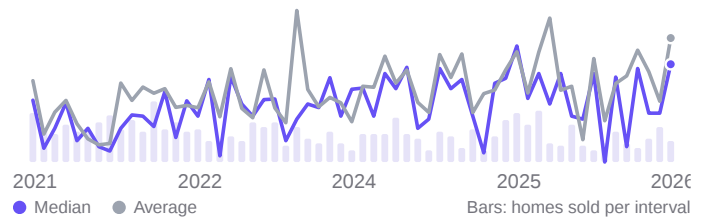
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

26 / 100

Sale prices

Median \$265K · Average \$308K

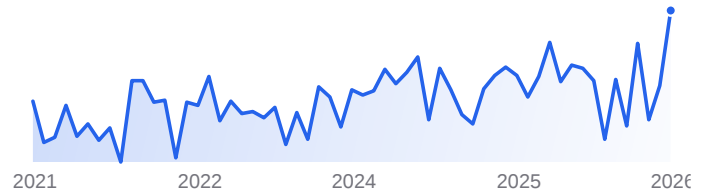
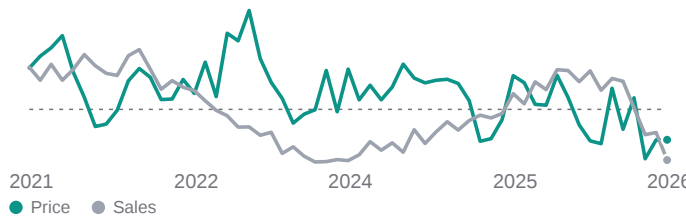


Growth (year over year)

Price -15.8% · Sales -26.3%

Price per square foot

\$223/ft²

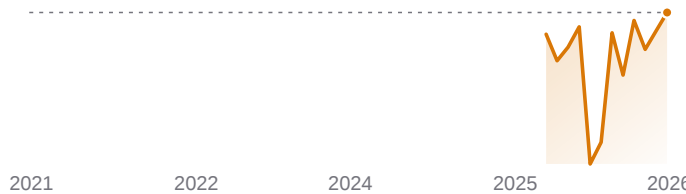


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

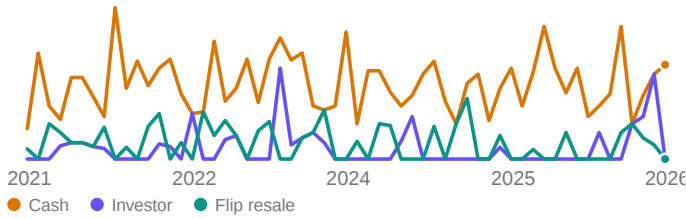
3.0%



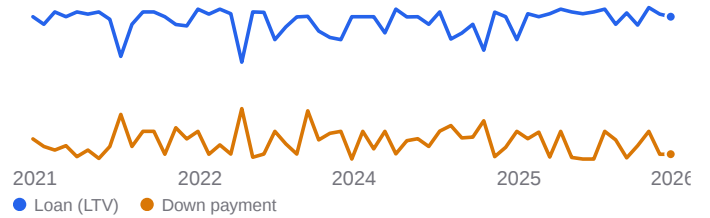
BUYERS & OUTCOMES

Buyer mix

Cash 44% · Investor 0% · Flip resale 0%

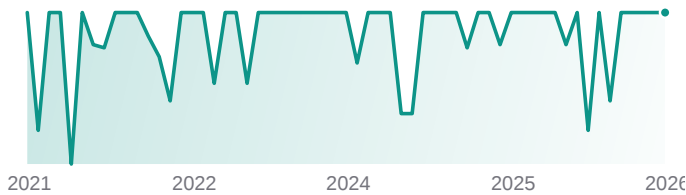


Financing (share of purchase price) Loan (LTV) 95% · Down payment 5.0%



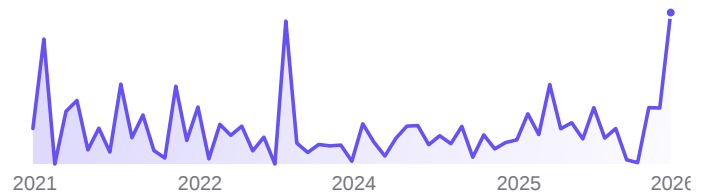
Sellers who sold at a gain

100%



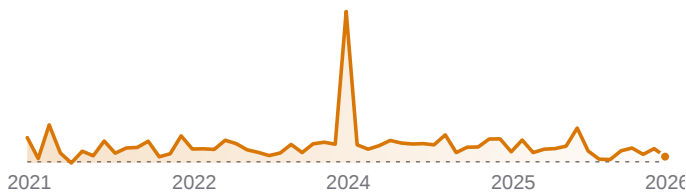
Typical hold before selling

16.8 yrs



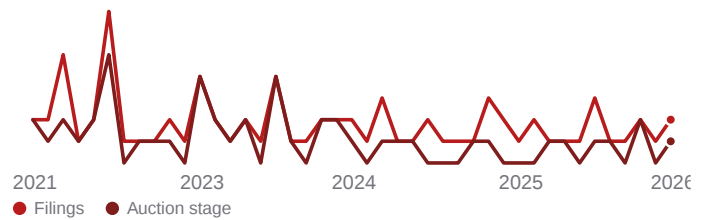
Median annualized return at resale

+3.4%



Preforeclosure filings

Filings 2 · Auction stage 1



HOUSING STOCK

Homes	3,703
Median value (AVM)	\$226K
Median size	1,430 ft²
Median bedrooms	3
Median year built	1969
Single family	83%
Condos	1.3%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	62%
Underwater (LTV 125% or more)	2.5%
Owner occupied	77%
Company owned	6.3%
Median loan-to-value	37%

Typical ownership tenure

10.7 yrs

COMMUNITY

Population	8,453
Density	390 / mi ²
Median household income	\$64K
Average household income	\$84K
Crime index (US avg 100)	137
Air pollution index (US avg 100)	96
Earthquake index (US avg 100)	85
Homes occupied	92%
Bachelor's or higher	15%
Poverty rate	8.7%
Unemployment	1.1%
Average temp	58°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.