

Almond 28702

ZIP code · NC · North Carolina > Graham County

SELLER'S MARKET

\$309K

MEDIAN SALE PRICE

+11.4%

1-YR CHANGE

16

SALES (12 MO)

\$285K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 63 / 100

Buyer's market

Balanced

Seller's market

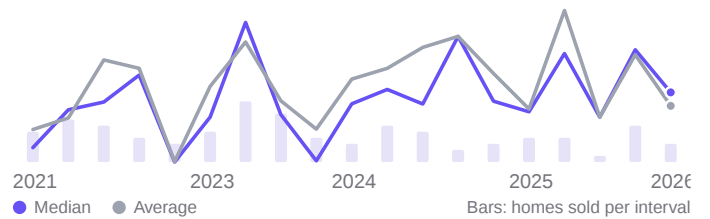
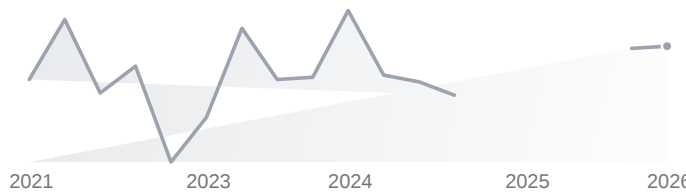
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

63 / 100

Sale prices

Median \$250K · Average \$211K

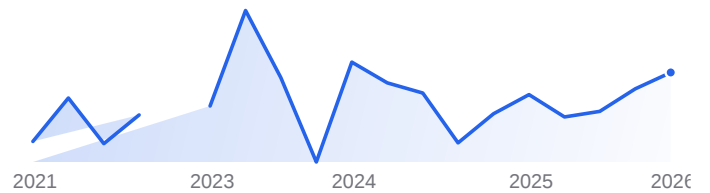
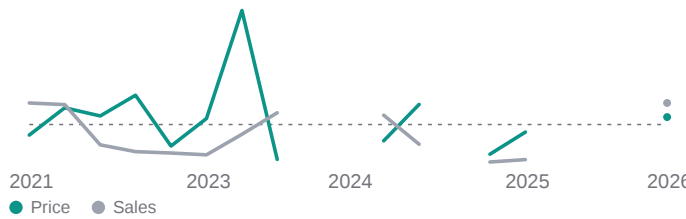


Growth (year over year)

Price +11.4% · Sales +33.3%

Price per square foot

\$225/ft²

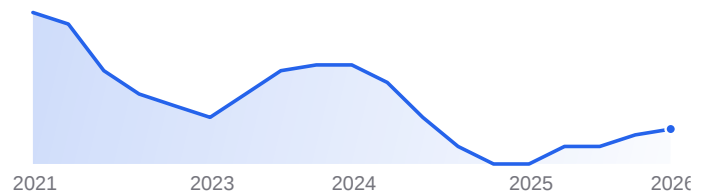


Sale premium vs estimated value

-2.3%

Annual turnover (share of homes sold)

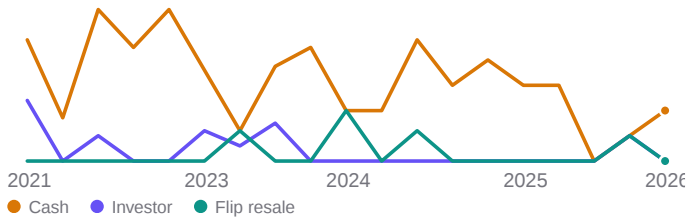
3.5%



BUYERS & OUTCOMES

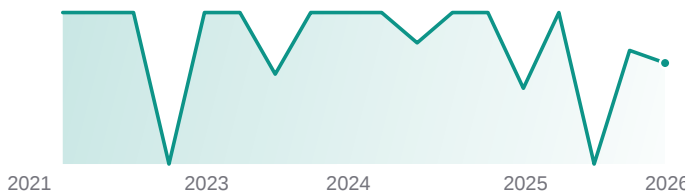
Buyer mix

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



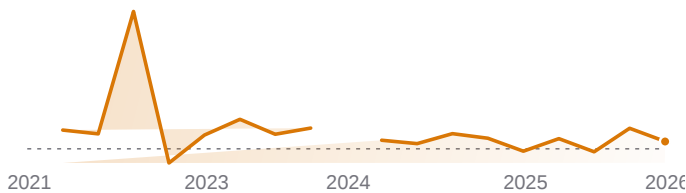
Sellers who sold at a gain

67%

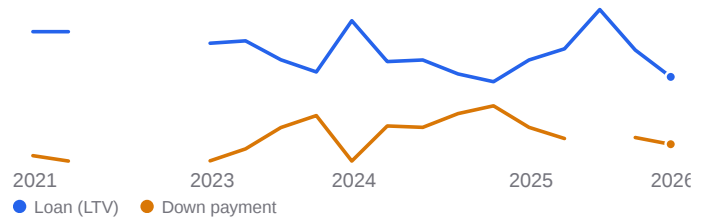


Median annualized return at resale

+4.9%

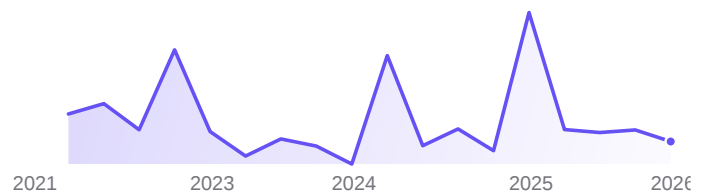


Financing (share of purchase price) Loan (LTV) 60% · Down payment 20%



Typical hold before selling

3.2 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	460
Median value (AVM)	\$285K
Median size	1,140 ft²
Median bedrooms	2
Median year built	1986
Single family	41%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	72%
Underwater (LTV 125% or more)	2.0%
Owner occupied	24%
Company owned	12%
Median loan-to-value	18%
Typical ownership tenure	11.6 yrs

COMMUNITY

Population	519
Density	22 / mi ²
Median household income	\$64K
Average household income	\$80K
Crime index (US avg 100)	136
Air pollution index (US avg 100)	96
Earthquake index (US avg 100)	131
Homes occupied	58%
Bachelor's or higher	11%
Poverty rate	7.6%
Unemployment	0.9%
Average temp	55°F
Annual precip	58 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.