

Marion 28752

ZIP code · NC · North Carolina > McDowell County > Marion

BALANCED MARKET

\$193K

MEDIAN SALE PRICE

-15.4%

1-YR CHANGE

383

SALES (12 MO)

\$198K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 40 / 100



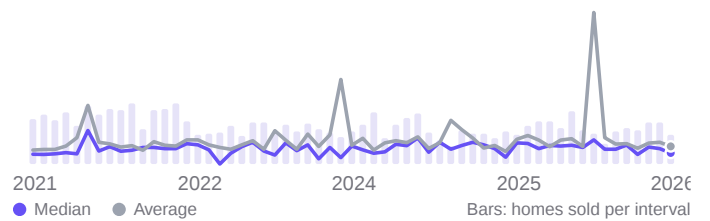
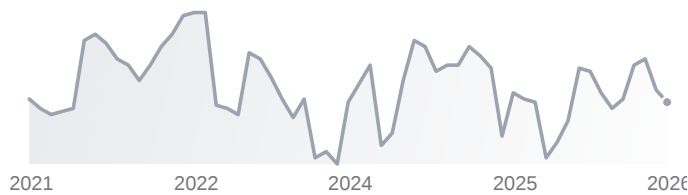
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

40 / 100

Sale prices

Median \$167K · Average \$218K

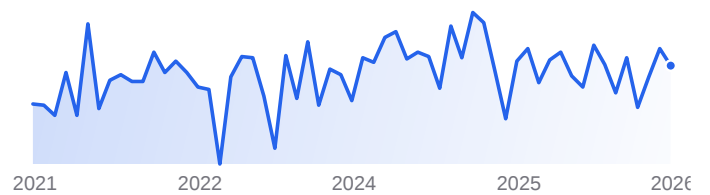
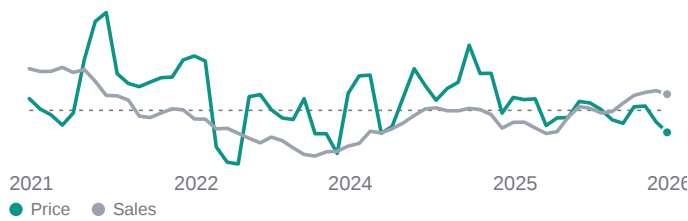


Growth (year over year)

Price -15.4% · Sales +11.3%

Price per square foot

\$167/ft²

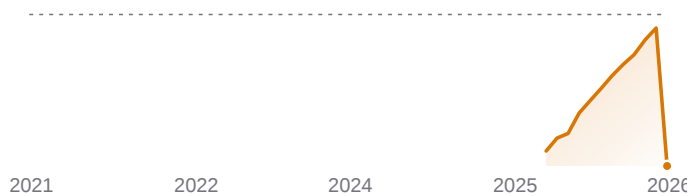


Sale premium vs estimated value

-5.1%

Annual turnover (share of homes sold)

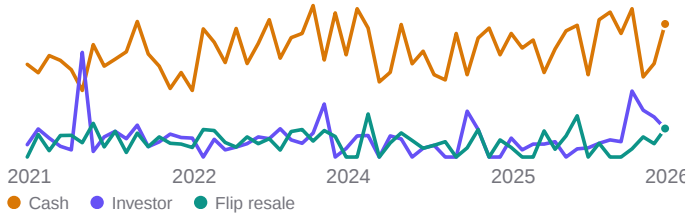
3.1%



BUYERS & OUTCOMES

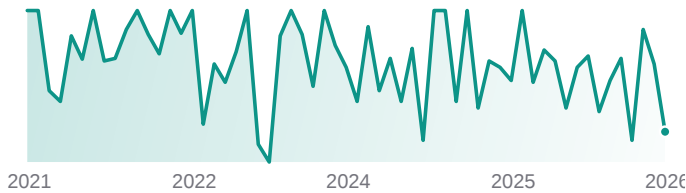
Buyer mix

Cash 54% · Investor 12% · Flip resale 12%



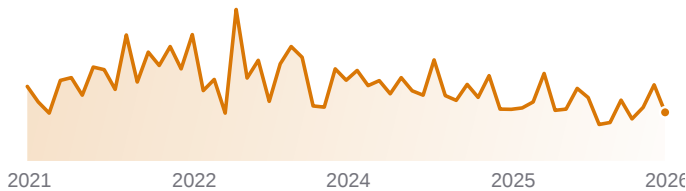
Sellers who sold at a gain

73%

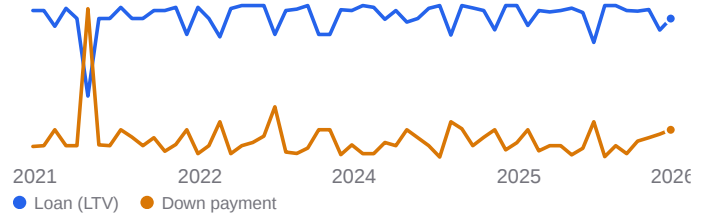


Median annualized return at resale

+6.5%

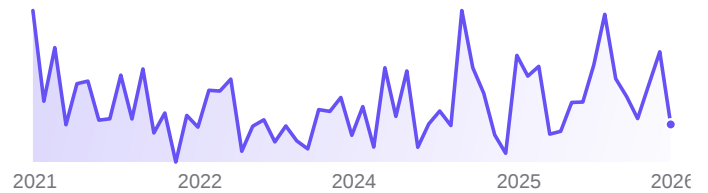


Financing (share of purchase price) Loan (LTV) 90% · Down payment 20%



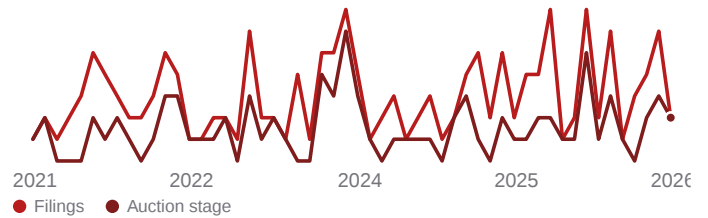
Typical hold before selling

3.7 yrs



Preforeclosure filings

Filings 2 · Auction stage 2



HOUSING STOCK

Homes	12,218
Median value (AVM)	\$198K
Median size	1,362 ft²
Median bedrooms	3
Median year built	1972
Single family	28%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	68%
Underwater (LTV 125% or more)	2.8%
Owner occupied	57%
Company owned	8.6%
Median loan-to-value	22%
Typical ownership tenure	14.2 yrs

COMMUNITY

Population	29,388
Density	113 / mi²
Median household income	\$54K
Average household income	\$69K
Crime index (US avg 100)	107
Air pollution index (US avg 100)	88
Earthquake index (US avg 100)	96
Homes occupied	86%
Bachelor's or higher	11%
Poverty rate	17.9%
Unemployment	1.0%
Average temp	56°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.