



North Carolina Counties: Median Home List Price

The median home list price – the middle price point of all homes listed for sale – is an indicator of housing affordability. Since May 2024, median list prices have declined nationally by 0.4%, while North Carolina experienced a 0.6% increase. The table below shows the change in median list prices by county from May 2024 to May 2025.



42 counties exceeded the statewide average.

58 counties were below the statewide average.

County	Median List Price	1 Year Change	County	Median List Price	1 Year Change	County	Median List Price	1 Year Change	
Alamance	\$ 380,970	8.8%	Franklin	\$ 425,000	-2.3%	Pamlico	\$ 495,000	17.3%	
Alexander	\$ 354,700	-0.4%	Gaston	\$ 335,000	-1.3%	Pasquotank	\$ 366,475	6.2%	
Alleghany	\$ 395,000	-14.2%	Gates	\$ 329,950	13.8%	Pender	\$ 560,000	1.9%	
Anson	\$ 217,400	10.0%	Graham	\$ 495,400	8.9%	Perquimans	\$ 439,000	-8.7%	
Ashe	\$ 550,000	0.7%	Granville	\$ 365,000	-6.4%	Person	\$ 290,995	-13.9%	
Avery	\$ 499,900	-7.6%	Greene	\$ 294,750	27.8%	Pitt	\$ 301,200	3.0%	
Beaufort	\$ 400,000	-3.7%	Guilford	\$ 359,895	-1.2%	Polk	\$ 689,000	-8.1%	
Bertie	\$ 205,000	-19.1%	Halifax	\$ 229,000	15.5%	Randolph	\$ 329,900	-2.1%	
Bladen	\$ 235,000	9.8%	Harnett	\$ 359,250	1.9%	Richmond	\$ 210,000	-9.2%	
Brunswick	\$ 460,000	1.8%	Haywood	\$ 475,000	-18.2%	Robeson	\$ 252,500	-1.3%	
Buncombe	\$ 625,000	-6.6%	Henderson	\$ 564,900	-5.6%	Rockingham	\$ 247,500	10.2%	
Burke	\$ 359,450	5.7%	Hertford	\$ 219,900	43.3%	Rowan	\$ 325,000	2.1%	
Cabarrus	\$ 429,648	4.3%	Hoke	\$ 341,999	2.3%	Rutherford	\$ 409,000	2.5%	
Caldwell	\$ 404,900	5.5%	Hyde	\$ 339,000	-40.3%	Sampson	\$ 294,900	-4.3%	
Camden	\$ 459,900	10.1%	Iredell	\$ 475,000	10.3%	Scotland	\$ 202,500	0.9%	
Carteret	\$ 559,900	-6.6%	Jackson	\$ 799,000	-7.1%	Stanly	\$ 345,000	0.7%	
Caswell	\$ 234,000	-29.1%	Johnston	\$ 367,445	-0.5%	Stokes	\$ 359,900	2.8%	
Catawba	\$ 370,000	-6.4%	Jones	\$ 268,000	-1.6%	Surry	\$ 292,500	-10.0%	
Chatham	\$ 880,964	-2.5%	Lee	\$ 355,900	-0.2%	Swain	\$ 435,000	-6.1%	
Cherokee	\$ 359,900	-1.9%	Lenoir	\$ 244,000	3.9%	Transylvania	\$ 689,000	-0.2%	
Chowan	\$ 359,000	8.8%	Lincoln	\$ 515,000	7.5%	Tyrrell	\$ 347,000	-11.9%	
Clay	\$ 500,000	-1.4%	Macon	\$ 649,900	-12.7%	Union	\$ 571,040	8.0%	
Cleveland	\$ 309,900	3.6%	Madison	\$ 585,900	17.9%	Vance	\$ 277,500	-10.6%	
Columbus	\$ 298,250	13.2%	Martin	\$ 152,500	-10.0%	Wake	\$ 499,900	-8.4%	
Craven	\$ 350,000	0.9%	McDowell	\$ 475,000	12.1%	Warren	\$ 336,900	-20.7%	
Cumberland	\$ 309,900	-1.3%	Mecklenburg	\$ 485,000	-2.0%	Washington	\$ 166,500	-2.1%	
Currituck	\$ 699,900	10.6%	Mitchell	\$ 399,000	-9.6%	Watauga	\$ 650,000	-7.1%	
Dare	\$ 689,900	-4.3%	Montgomery	\$ 417,500	-3.4%	Wayne	\$ 295,000	-0.8%	
Davidson	\$ 350,000	-1.0%	Moore	\$ 479,000	0.8%	Wilkes	\$ 369,900	-7.4%	
Davie	\$ 336,220	-19.0%	Nash	\$ 342,125	2.2%	Wilson	\$ 269,950	-8.2%	
Duplin	\$ 356,750	-2.3%	New Hanover	\$ 559,900	-3.0%	Yadkin	\$ 316,500	-0.4%	
Durham	\$ 445,000	-3.4%	Northampton	\$ 347,450	74.6%	Yancey	\$ 560,000	-1.1%	
Edgecombe	\$ 184,350	-1.0%	Onslow	\$ 350,000	1.5%				
Forsyth	\$ 360,000	1.4%	Orange	\$ 551,000	-13.7%				
							Statewide Average	\$425,000	0.6%