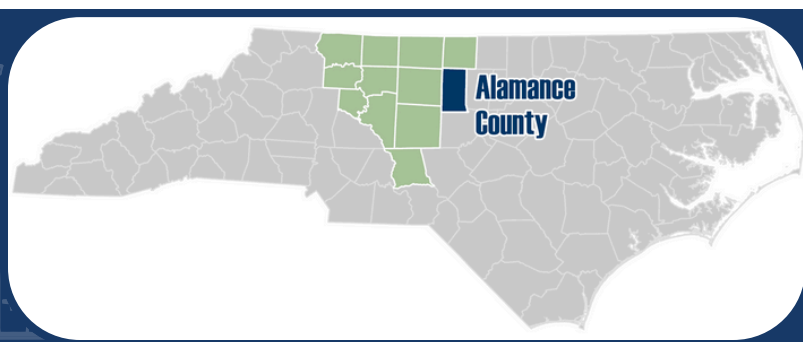


Alamance County



Housing Needs Assessment Study

The County is Projected to Experience Positive Household Growth Through 2028: The number of households in Alamance County is projected to increase by 2,202, or by 3.1%, between 2023 and 2028. This growth, which is the 7th fastest growth among the 21 counties in the Carolina Core, will add to the demand for housing.

Multifamily Rental Housing Operates at an Overall Vacancy Rate of 4.7% and Long Wait Lists Exist: Among the 56 multifamily projects surveyed in Alamance County, there are a total of 365 vacant units among the 7,756 total apartment units, resulting in an overall vacancy rate of 4.7%. However, 362 of these vacant units are within market-rate housing. There are very few vacant units among Tax Credit or government-subsidized housing, which results in vacancy rates of 0.3% and 0.1%, respectively. These rates are well below the 4% to 6% range of healthy and well-balanced rental markets. Additionally, wait lists exist that are up to 36 months long and/or contain up to 291 households.

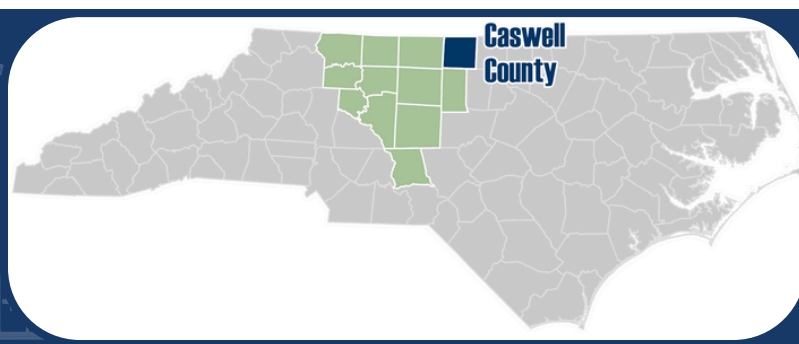
For-Sale Housing is Operating with Limited Availability: Approximately 173 homes were available for purchase in May of 2024, resulting in an availability rate of 0.4%. This is below the 2% to 3% range of healthy and well-balanced for-sale markets. Alamance County has a median list price of \$350,000 for available homes and the 2nd lowest average number of days on market among the 21 counties in the region.

Notable Housing Gaps Exist for a Variety of Product Types and Affordability Levels: Between 2024 and 2029, the county will have overall housing gaps of 3,456 rental housing units and 8,206 for-sale housing units. Details of gaps by affordability level are shown below.

Alamance County Housing Gap Estimates (2024 to 2029)						
Percent AMHI	≤ 50%	51% - 80%	81% - 120%	121% - 150%	151%+	Total Housing Gap
Household Income	≤ \$38,950	\$38,951-\$62,320	\$62,321-\$93,480	\$93,481-\$116,850	\$116,851+	
Rent Range	≤ \$973	\$974-\$1,558	\$1,559-\$2,337	\$2,338-\$2,921	\$2,922+	
Price Range	≤ \$129,833	\$129,834-\$207,733	\$207,734-\$311,600	\$311,601-\$389,500	\$389,501+	
Rental Housing Gap	1,706	486	758	320	186	3,456
For-Sale Housing Gap	966	1,556	1,332	2,580	1,772	8,206

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Caswell County



Housing Needs Assessment Study

The County is Projected to Experience Positive Household Growth Through 2028: The number of households in Caswell County is projected to increase by 34, or by 0.4%, between 2023 and 2028. In 2023, senior households (ages 55 and older) comprise more than half (59.2%) of the total households in the county and are projected to increase by 4.8% by 2028. This growth will add to the demand for senior-oriented housing.

Multifamily Rental Housing Operates at a Very Low Vacancy Rate of 0.0% and Long Wait Lists Exist: Among the two multifamily projects surveyed in Caswell County, there are no vacant units available for rent among the 110 total apartment units, resulting in a very low vacancy rate of 0.0%. This rate is well below the 4% to 6% range of healthy and well-balanced rental markets. Additionally, long wait lists exist that range from six to 12 months.

For-Sale Housing is Operating with Limited Availability: Approximately 22 homes were available in May of 2024, resulting in an availability rate of 0.3%. This is below the 2% to 3% range of healthy and well-balanced for-sale markets. Caswell County also has the lowest average number of days on market (30) for available homes among the 21 counties in the Carolina Core. The median list price for available homes is \$234,950.

Between 2024 and 2029, the county will have overall housing gaps of 177 rental housing units and 790 for-sale housing units. Details of gaps by affordability level are shown below.

Caswell County Housing Gap Estimates (2024 to 2029)							
Percent AMHI	≤ 50%	51% - 80%	81% - 120%	121% - 150%	151%+	Total Housing Gap	
Household Income	≤ \$38,950	\$38,951-\$62,320	\$62,321-\$93,480	\$93,481-\$116,850	\$116,851+		
Rent Range	≤ \$973	\$974-\$1,558	\$1,559-\$2,337	\$2,338-\$2,921	\$2,922+		
Price Range	≤ \$129,833	\$129,834-\$207,733	\$207,734-\$311,600	\$311,601-\$389,500	\$389,501+		
Rental Housing Gap	47	61	33	23	13	177	
For-Sale Housing Gap	0	44	86	361	299	790	

Davidson County



Housing Needs Assessment Study

The County is Projected to Experience Positive Household Growth Through 2028: The number of households in Davidson County is projected to increase by 783, or by 1.1%, between 2023 and 2028. Additionally, current or planned economic development projects identified in Davidson County have an estimated total investment of \$674 million and are expected to create an estimated 700+ new jobs. This growth will add to the demand for housing.

Multifamily Rental Housing Operates at an Overall Low Vacancy Rate of 3.5% and Long Wait Lists Exist: Among the 19 multifamily projects surveyed in Davidson County, there are a total of 75 vacant units among the 2,132 total apartment units, resulting in an overall vacancy rate of 3.5%. However, 68 of these vacant units are within market-rate housing. There are very few vacant units among Tax Credit or government-subsidized housing, which results in vacancy rates of 1.6% and 0.0%, respectively. These rates are well below the 4% to 6% range of healthy and well-balanced rental markets. Additionally, wait lists exist that are up to 18 months long and/or contain up to 52 households.

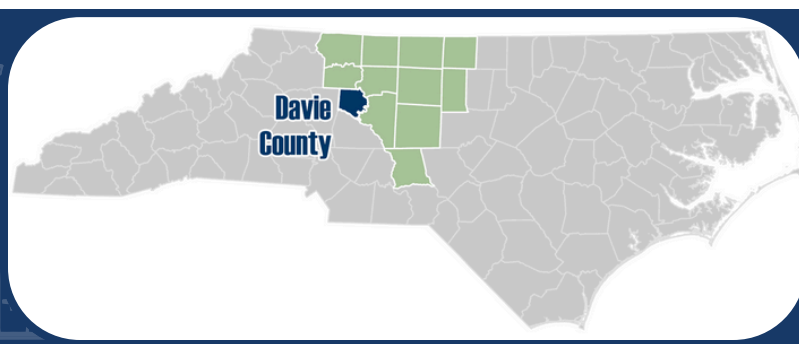
For-Sale Housing is Operating with Limited Availability: Approximately 224 homes were available in May of 2024, resulting in an availability rate of 0.5%. This is below the 2% to 3% range of healthy and well-balanced for-sale markets. Davidson County has a median list price of \$346,400 for available homes.

Notable Housing Gaps Exist for a Variety of Product Types and Affordability Levels: Between 2024 and 2029, the county will have overall housing gaps of 3,324 rental housing units and 7,097 for-sale housing units. Details of gaps by affordability level are shown below.

Davidson County Housing Gap Estimates (2024 to 2029)							
Percent AMHI	≤ 50%	51% - 80%	81% - 120%	121% - 150%	151%+	Total Housing Gap	
Household Income	≤ \$38,950	\$38,951-\$62,320	\$62,321-\$93,480	\$93,481-\$116,850	\$116,851+		
Rent Range	≤ \$973	\$974-\$1,558	\$1,559-\$2,337	\$2,338-\$2,921	\$2,922+		
Price Range	≤ \$129,833	\$129,834-\$207,733	\$207,734-\$311,600	\$311,601-\$389,500	\$389,501+		
Rental Housing Gap	1,289	930	606	382	117	3,324	
For-Sale Housing Gap	286	1,028	1,161	2,450	2,172	7,097	

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Davie County



Housing Needs Assessment Study

The County is Projected to Experience Positive Household Growth Through 2028: The number of households in Davie County is projected to increase by 439, or by 2.5%, between 2023 and 2028. This growth, which is the 9th fastest growth among the 21 counties in the Carolina Core, will add to the demand for housing.

Multifamily Rental Housing Operates at an Overall Vacancy Rate of 11.4% and Long Wait Lists Exist: Among the 16 multifamily projects surveyed in Davie County, there are a total of 115 vacant units among the 1,007 total apartment units, resulting in an overall vacancy rate of 11.4%. However, all vacant units are within market-rate housing. There are no vacant units among Tax Credit or government-subsidized housing, each of which has a vacancy rate of 0.0%. This is well below the 4% to 6% range of healthy and well-balanced rental markets. Additionally, wait lists exist that are up to six months long and/or contain up to 52 households.

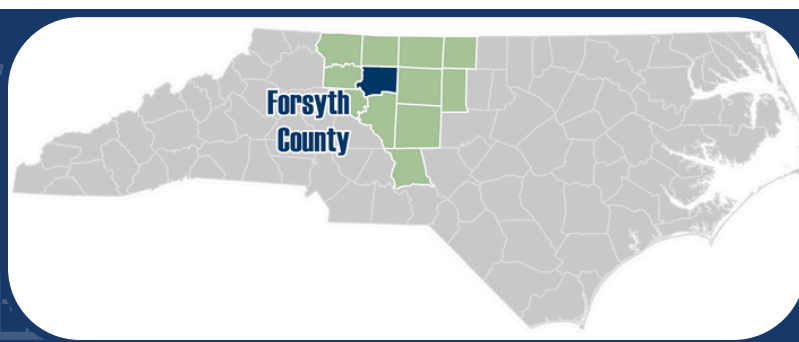
For-Sale Housing is Operating with Limited Availability: Approximately 63 homes were available for purchase in May of 2024, resulting in an availability rate of 0.5%. This is below the 2% to 3% range of healthy and well-balanced for-sale markets. Davie County has a median list price of \$349,900 for available homes.

Notable Housing Gaps Exist for a Variety of Product Types and Affordability Levels: Between 2024 and 2029, the county will have overall housing gaps of 719 rental housing units and 2,405 for-sale housing units. Details of gaps by affordability level are shown below.

Davie County Housing Gap Estimates (2024 to 2029)						
Percent AMHI	≤ 50%	51% - 80%	81% - 120%	121% - 150%	151%+	Total Housing Gap
Household Income	≤ \$38,950	\$38,951-\$62,320	\$62,321-\$93,480	\$93,481-\$116,850	\$116,851+	
Rent Range	≤ \$973	\$974-\$1,558	\$1,559-\$2,337	\$2,338-\$2,921	\$2,922+	
Price Range	≤ \$129,833	\$129,834-\$207,733	\$207,734-\$311,600	\$311,601-\$389,500	\$389,501+	
Rental Housing Gap	278	178	83	141	39	719
For-Sale Housing Gap	136	351	437	839	642	2,405

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Forsyth County



Housing Needs Assessment Study

The County is Projected to Experience Positive Household Growth Through 2028: The number of households in Forsyth County is projected to increase by 4,361, or by 2.7%, between 2023 and 2028. Forsyth County has the 2nd largest share of households in the Carolina Core. The county also has the highest population density of 952 persons per square mile among the 21 counties in the Carolina Core. This growth will add to the demand for housing.

Multifamily Rental Housing Operates at an Overall Vacancy Rate of 5.1% and Long Wait Lists Exist: Among the 109 multifamily projects surveyed in Forsyth County, there are a total of 922 vacant units among the 18,069 total apartment units, resulting in an overall vacancy rate of 5.1%. However, 913 of these vacant units are within market-rate housing. There are very few vacant units among Tax Credit or government-subsidized housing, which results in vacancy rates of 0.4% and 0.2%, respectively. These rates are well below the 4% to 6% range of healthy and well-balanced rental markets. Additionally, wait lists exist that are up to 36 months long and/or contain up to 8,000 households.

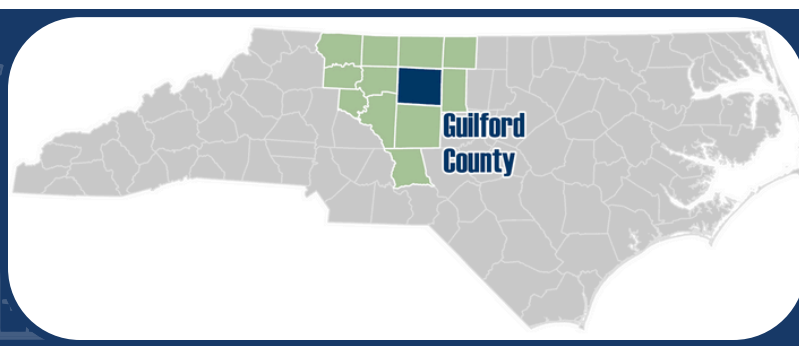
For-Sale Housing is Operating with Limited Availability: Approximately 455 homes were available in May of 2024, resulting in an availability rate of 0.5%. This is below the 2% to 3% range of healthy and well-balanced for-sale markets. Forsyth County has a median list price of \$325,000 for available homes.

Between 2024 and 2029, the county will have overall housing gaps of 10,848 rental housing units and 14,503 for-sale housing units. Details of gaps by affordability level are shown below.

Forsyth County Housing Gap Estimates (2024 to 2029)							
Percent AMHI	≤ 50%	51% - 80%	81% - 120%	121% - 150%	151%+	Total Housing Gap	
Household Income	≤ \$38,950	\$38,951-\$62,320	\$62,321-\$93,480	\$93,481-\$116,850	\$116,851+		
Rent Range	≤ \$973	\$974-\$1,558	\$1,559-\$2,337	\$2,338-\$2,921	\$2,922+		
Price Range	≤ \$129,833	\$129,834-\$207,733	\$207,734-\$311,600	\$311,601-\$389,500	\$389,501+		
Rental Housing Gap	4,360	2,529	1,329	2,122	508		10,848
For-Sale Housing Gap	0	1,063	2,103	6,337	5,000	14,503	

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Guilford County



Housing Needs Assessment Study

The County is Projected to Experience Positive Household Growth Through 2028: The number of households in Guilford County is projected to increase by 5,157, or by 2.3%, between 2023 and 2028. Guilford County has the largest share of households in the Carolina Core, which accounts for 19.1% of the region’s total households. Additionally, current or planned economic development projects identified in Guilford County have an estimated total investment of \$1.7 billion and are expected to create an estimated 3,300+ jobs. This growth will add to the demand for housing.

Multifamily Rental Housing Operates at an Overall Vacancy Rate of 5.3% and Long Wait Lists Exist: Among the 175 multifamily projects surveyed in Guilford County, there are a total of 1,670 vacant units among the 31,651 total apartment units, resulting in an overall vacancy rate of 5.3%. However, 1,635 of these vacant units are within market-rate housing. There are very few vacant units among Tax Credit or government-subsidized housing, which results in vacancy rates of 2.2% and 0.1%, respectively. These rates are well below the 4% to 6% range of healthy and well-balanced rental markets. Additionally, wait lists exist that are up to 48 months long and/or contain up to 2,000 households.

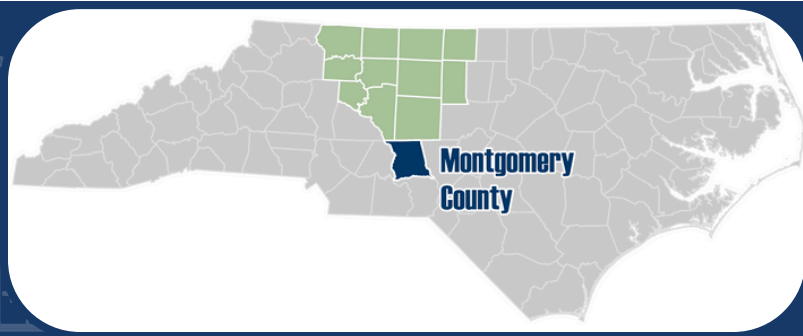
For-Sale Housing is Operating with Limited Availability: Approximately 639 homes were available in May of 2024, resulting in an availability rate of 0.5%. This is below the 2% to 3% range of healthy and well-balanced for-sale markets. Guilford County has a median list price of \$330,000 for available homes.

Between 2024 and 2029, the county will have overall housing gaps of 14,715 rental housing units and 18,495 for-sale housing units. Details of gaps by affordability level are shown below.

Guilford County Housing Gap Estimates (2024 to 2029)							
Percent AMHI	≤ 50%	51% - 80%	81% - 120%	121% - 150%	151%+	Total Housing Gap	
Household Income	≤ \$38,950	\$38,951-\$62,320	\$62,321-\$93,480	\$93,481-\$116,850	\$116,851+		
Rent Range	≤ \$973	\$974-\$1,558	\$1,559-\$2,337	\$2,338-\$2,921	\$2,922+		
Price Range	≤ \$129,833	\$129,834-\$207,733	\$207,734-\$311,600	\$311,601-\$389,500	\$389,501+		
Rental Housing Gap	5,921	3,232	1,830	2,980	752		14,715
For-Sale Housing Gap	52	1,814	2,491	7,719	6,419		18,495

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Montgomery County



Housing Needs Assessment Study

The County is Projected to Experience Positive Growth in Household Heads Aged 55 and Older Through 2028: While the number of overall households in Montgomery County is projected to slightly decline between 2023 and 2028, household heads ages 55 and older are projected to increase by 2.5%. Montgomery County has a large share (56.0%) of senior households and this growth will contribute to demand for senior-oriented housing.

The Overall Housing Supply has a High Share of Vacant Units: Montgomery County has the highest share (36.3%) of vacant housing units among the 21 counties in the region. This share is significantly larger than the overall region (10.6%) and the state of North Carolina (13.4%). The high share of vacant units is attributed to the large number of seasonal/recreational housing units within the county.

Multifamily Rental Housing Operates at a Low Vacancy Rate of 0.8%: Among the three multifamily projects surveyed in Montgomery County, there is one vacant unit among the 118 total apartment units, resulting in an overall vacancy rate of 0.8%. This is well below the 4% to 6% range of healthy and well-balanced rental markets.

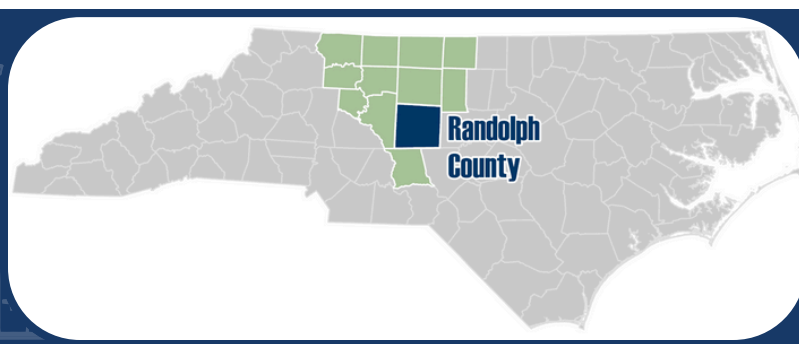
For-Sale Housing is Operating with Limited Availability: Approximately 143 homes were available for purchase in May of 2024, resulting in an availability rate of 1.8%. This is below the 2% to 3% range of healthy and well-balanced for-sale markets. Montgomery County has a median list price of \$169,000 for available homes.

Between 2024 and 2029, the county will have overall housing gaps of 600 rental housing units and 1,442 for-sale housing units. Details of gaps by affordability level are shown below.

Montgomery County Housing Gap Estimates (2024 to 2029)						
Percent AMHI	≤ 50%	51% - 80%	81% - 120%	121% - 150%	151%+	Total Housing Gap
Household Income	≤ \$38,950	\$38,951-\$62,320	\$62,321-\$93,480	\$93,481-\$116,850	\$116,851+	
Rent Range	≤ \$973	\$974-\$1,558	\$1,559-\$2,337	\$2,338-\$2,921	\$2,922+	
Price Range	≤ \$129,833	\$129,834-\$207,733	\$207,734-\$311,600	\$311,601-\$389,500	\$389,501+	
Rental Housing Gap	236	163	108	66	27	
For-Sale Housing Gap	280	248	247	375	292	

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Randolph County



Housing Needs Assessment Study

The County is Projected to Experience Positive Household Growth Through 2028: The number of households in Randolph County is projected to increase by 473, or by 0.8%, between 2023 and 2028. Additionally, current or planned economic development projects identified in Randolph County have an estimated total investment of \$8.2 billion and are expected to create an estimated 3,600+ new jobs. This growth will add to the demand for housing.

Multifamily Rental Housing Operates at an Overall Low Vacancy Rate of 3.0% and Long Wait Lists Exist: Among the 30 multifamily projects surveyed in Randolph County, there are a total of 71 vacant units among the 2,390 total apartment units, resulting in an overall vacancy rate of 3.0%. However, 64 of these vacant units are within market-rate housing. There are very few vacant units among Tax Credit or government-subsidized housing, which results in vacancy rates of 2.0% and 0.8%, respectively. These rates are well below the 4% to 6% range of healthy and well-balanced rental markets. Additionally, wait lists exist that are up to 24 months long and/or contain up to 90 households.

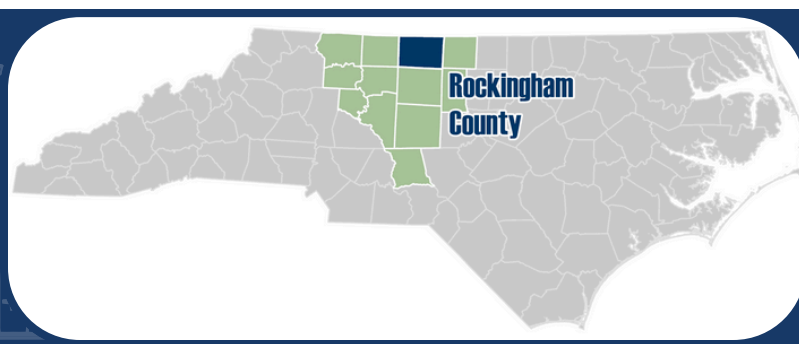
For-Sale Housing is Operating with Limited Availability: Approximately 113 homes were available in May of 2024, resulting in an availability rate of 0.3%. This is below the 2% to 3% range of healthy and well-balanced for-sale markets. Randolph County has a median list price of \$300,000 for available homes.

Between 2024 and 2029, the county will have overall housing gaps of 3,037 rental housing units and 7,603 for-sale housing units. Details of gaps by affordability level are shown below.

Randolph County Housing Gap Estimates (2024 to 2029)						
Percent AMHI	≤ 50%	51% - 80%	81% - 120%	121% - 150%	151%+	Total Housing Gap
Household Income	≤ \$38,950	\$38,951-\$62,320	\$62,321-\$93,480	\$93,481-\$116,850	\$116,851+	
Rent Range	≤ \$973	\$974-\$1,558	\$1,559-\$2,337	\$2,338-\$2,921	\$2,922+	
Price Range	≤ \$129,833	\$129,834-\$207,733	\$207,734-\$311,600	\$311,601-\$389,500	\$389,501+	
Rental Housing Gap	1,282	659	486	436	174	3,037
For-Sale Housing Gap	980	1,394	1,310	2,245	1,674	7,603

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Rockingham County



Housing Needs Assessment Study

The County is Projected to Experience Positive Growth in Household Heads Aged 55 and Older Through 2028: While the number of overall households in Rockingham County is projected to slightly decline between 2023 and 2028, household heads ages 55 and older are projected to increase by 4.1%. Rockingham County has a large share (54.4%) of senior households and this growth will contribute to demand for senior-oriented housing.

A Higher Poverty Rate and Lower Educational Attainment Rates Likely Create Housing Affordability Challenges: An 18.8% share of the population suffers from poverty and 14.1% of adults do not have a high school diploma. The share of individuals with a college degree (29.5%) is notably less than the corresponding share in the state (47.0%). These population characteristics can play an important role in the overall housing affordability of an area as they may limit the earning potential of households.

Multifamily Rental Housing Operates at a Low Vacancy Rate of 1.6% and Long Wait Lists Exist: Among the 39 multifamily projects surveyed in the county, there are 35 vacant units among the 2,256 total apartment units, resulting in an overall vacancy rate of 1.6%. This is well below the 4% to 6% range of healthy and well-balanced rental markets. Additionally, wait lists exist that are up to 24 months long and/or contain up to 156 households.

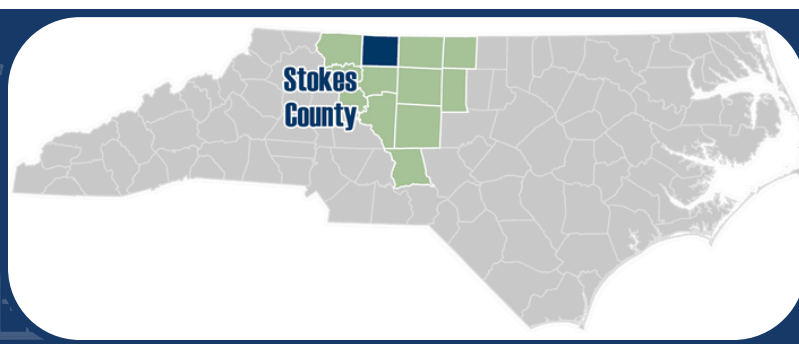
For-Sale Housing is Operating with Limited Availability: Approximately 161 homes were available for purchase in May of 2024, resulting in an availability rate of 0.6%. This is below the 2% to 3% range of healthy and well-balanced for-sale markets. Rockingham County has a median list price of \$199,900 for available homes.

Between 2024 and 2029, the county will have overall housing gaps of 1,774 rental housing units and 3,271 for-sale housing units. Details of gaps by affordability level are shown below.

Rockingham County Housing Gap Estimates (2024 to 2029)							
Percent AMHI	≤ 50%	51% - 80%	81% - 120%	121% - 150%	151%+	Total Housing Gap	
Household Income	≤ \$38,950	\$38,951-\$62,320	\$62,321-\$93,480	\$93,481-\$116,850	\$116,851+		
Rent Range	≤ \$973	\$974-\$1,558	\$1,559-\$2,337	\$2,338-\$2,921	\$2,922+		
Price Range	≤ \$129,833	\$129,834-\$207,733	\$207,734-\$311,600	\$311,601-\$389,500	\$389,501+		
Rental Housing Gap	825	382	245	257	65		1,774
For-Sale Housing Gap	2	489	681	1,206	893	3,271	

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Stokes County



Housing Needs Assessment Study

The County is Projected to Experience Positive Growth in Household Heads Aged 55 and Older Through 2028: While the number of overall households in Stokes County is projected to slightly decline between 2023 and 2028, household heads ages 55 and older are projected to increase by 4.4%. Stokes County has a large share (54.4%) of senior households and this growth will contribute to demand for senior-oriented housing.

Multifamily Rental Housing Operates at a Low Vacancy Rate of 2.1% and Long Wait Lists Exist: Among the 11 multifamily projects surveyed in Stokes County, there are eight vacant units among the 376 total apartment units, resulting in an overall vacancy rate of 2.1%. This is well below the 4% to 6% range of healthy and well-balanced rental markets. Additionally, long wait lists exist that contain up to 300 households.

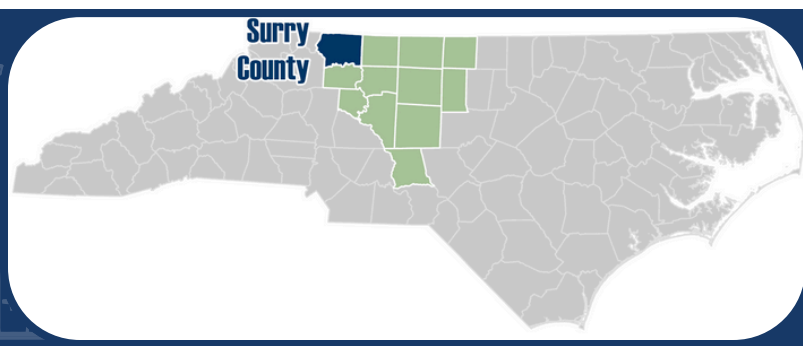
For-Sale Housing is Operating with Limited Availability: Approximately 47 homes were available for purchase in May of 2024, resulting in an availability rate of 0.3%. This is below the 2% to 3% range of healthy and well-balanced for-sale markets. Stokes County has a median list price of \$289,900 for available homes.

Between 2024 and 2029, the county will have overall housing gaps of 528 rental housing units and 1,739 for-sale housing units. Details of gaps by affordability level are shown below.

Stokes County Housing Gap Estimates (2024 to 2029)							
Percent AMHI	≤ 50%	51% - 80%	81% - 120%	121% - 150%	151%+	Total Housing Gap	
Household Income	≤ \$38,950	\$38,951-\$62,320	\$62,321-\$93,480	\$93,481-\$116,850	\$116,851+		
Rent Range	≤ \$973	\$974-\$1,558	\$1,559-\$2,337	\$2,338-\$2,921	\$2,922+		
Price Range	≤ \$129,833	\$129,834-\$207,733	\$207,734-\$311,600	\$311,601-\$389,500	\$389,501+		
Rental Housing Gap	141	171	124	56	36		528
For-Sale Housing Gap	54	344	401	769	171	1,739	

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Surry County



Housing Needs Assessment Study

The County is Projected to Experience Positive Growth in Household Heads Aged 55 and Older Through 2028: While the number of overall households in Surry County is projected to slightly decline between 2023 and 2028, household heads ages 55 and older are projected to increase by 4.5%. Surry County has a large share (53.0%) of senior households and this growth will contribute to demand for senior-oriented housing.

A Higher Poverty Rate and Lower Educational Attainment Rates Likely Create Housing Affordability Challenges: A 17.9% share of the population suffers from poverty and 16.4% of adults do not have a high school diploma. The share of individuals with a college degree (34.2%) is notably less than the share in the state (47.0%). These population characteristics can play an important role in the overall housing affordability of an area as they may limit the earning potential of households.

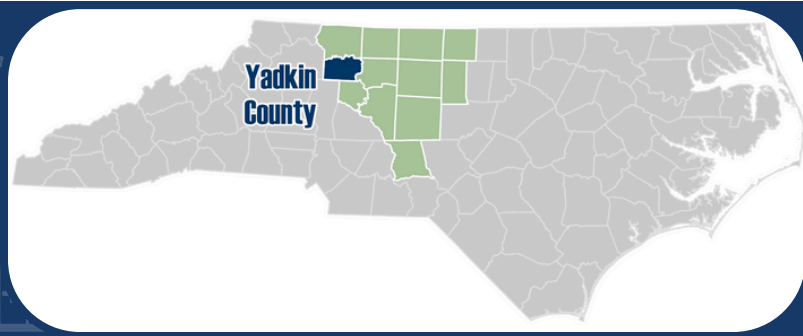
Multifamily Rental Housing Operates at a Low Vacancy Rate of 1.1% and Long Wait Lists Exist: Among the 22 multifamily projects surveyed in the county, there are 10 vacant units among the 898 total apartment units, resulting in an overall vacancy rate of 1.1%. This is well below the 4% to 6% range of healthy and well-balanced rental markets. Additionally, wait lists exist that are up to eight months long and/or contain up to 175 households.

For-Sale Housing is Operating with Limited Availability: Approximately 108 homes were available for purchase in May of 2024, resulting in an availability rate of 0.5%. This is below the 2% to 3% range of healthy and well-balanced for-sale markets. Surry County has a median list price of \$334,450 for available homes.

Between 2024 and 2029, the county will have overall housing gaps of 1,383 rental housing units and 2,872 for-sale housing units. Details of gaps by affordability level are shown below.

Surry County Housing Gap Estimates (2024 to 2029)						
Percent AMHI	≤ 50%	51% - 80%	81% - 120%	121% - 150%	151%+	Total Housing Gap
Household Income	≤ \$38,950	\$38,951-\$62,320	\$62,321-\$93,480	\$93,481-\$116,850	\$116,851+	
Rent Range	≤ \$973	\$974-\$1,558	\$1,559-\$2,337	\$2,338-\$2,921	\$2,922+	
Price Range	≤ \$129,833	\$129,834-\$207,733	\$207,734-\$311,600	\$311,601-\$389,500	\$389,501+	
Rental Housing Gap	599	395	239	121	29	1,383
For-Sale Housing Gap	364	480	501	864	663	2,872

Yadkin County



Housing Needs Assessment Study

The County is Projected to Experience Positive Growth in Household Heads Aged 55 and Older Through 2028: While the number of overall households in Yadkin County is projected to slightly decline between 2023 and 2028, household heads ages 55 and older are projected to increase by 5.6%. Yadkin County has a large share (52.7%) of senior households and this growth will contribute to demand for senior-oriented housing.

Multifamily Rental Housing Operates at a Low Vacancy Rate of 1.3% and Long Wait Lists Exist: Among the nine multifamily projects surveyed in Yadkin County, there are three vacant units among the 235 total apartment units, resulting in an overall vacancy rate of 1.3%. This is well below the 4% to 6% range of healthy and well-balanced rental markets. In addition, long wait lists exist that contain up to 200 households.

For-Sale Housing is Operating with Limited Availability: Approximately 28 homes were available for purchase in May of 2024, resulting in an availability rate of 0.2%. This is below the 2% to 3% range of healthy and well-balanced for-sale markets. Yadkin County has the lowest availability rate among all 21 counties within the Carolina Core. The county has a median list price of \$279,900 for available homes.

Between 2024 and 2029, the county will have overall housing gaps of 588 rental housing units and 1,652 for-sale housing units. Details of gaps by affordability level are shown below.

Yadkin County Housing Gap Estimates (2024 to 2029)						
Percent AMHI	≤ 50%	51% - 80%	81% - 120%	121% - 150%	151%+	Total Housing Gap
Household Income	≤ \$38,950	\$38,951-\$62,320	\$62,321-\$93,480	\$93,481-\$116,850	\$116,851+	
Rent Range	≤ \$973	\$974-\$1,558	\$1,559-\$2,337	\$2,338-\$2,921	\$2,922+	
Price Range	≤ \$129,833	\$129,834-\$207,733	\$207,734-\$311,600	\$311,601-\$389,500	\$389,501+	
Rental Housing Gap	239	164	82	81	22	588
For-Sale Housing Gap	74	286	333	541	418	1,652

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