

Beaufort County, NC

County · NC · North Carolina

SELLER'S MARKET

\$298K

MEDIAN SALE PRICE

+24.6%

1-YR CHANGE

565

SALES (12 MO)

\$249K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 65 / 100

Buyer's market

Balanced

Seller's market

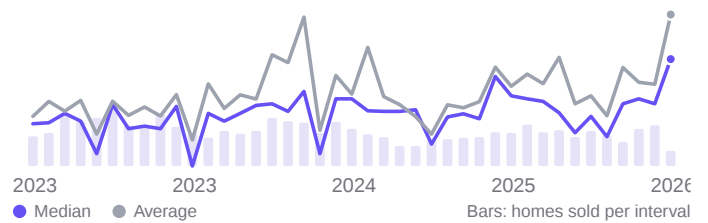
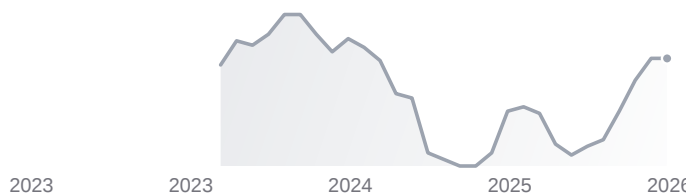
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

65 / 100

Sale prices

Median \$355K · Average \$445K

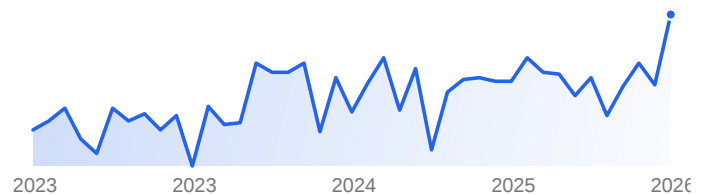
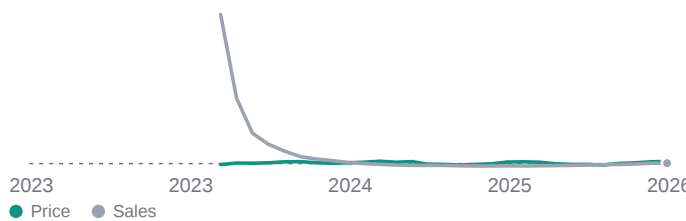


Growth (year over year)

Price +24.6% · Sales +5.6%

Price per square foot

\$190/ft²

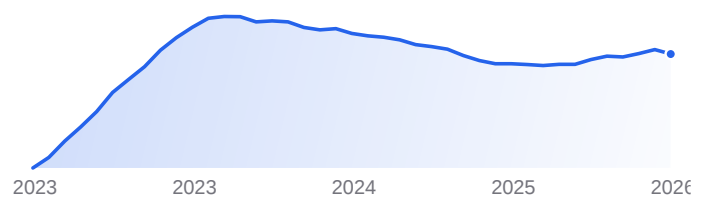
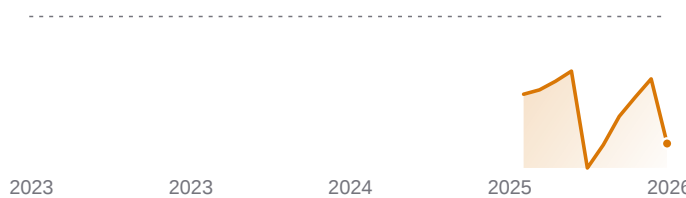


Sale premium vs estimated value

-3.3%

Annual turnover (share of homes sold)

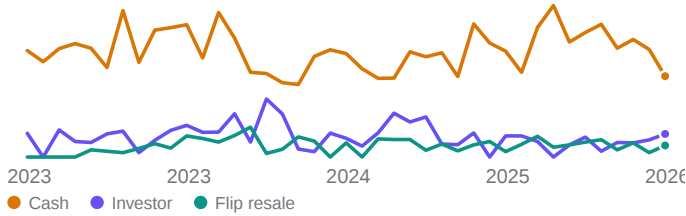
2.9%



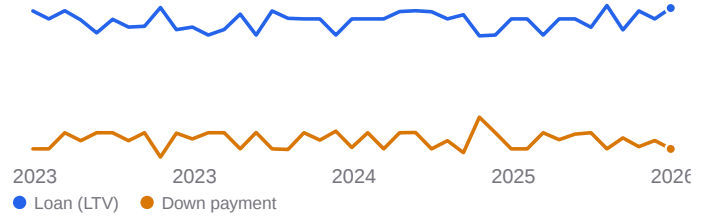
BUYERS & OUTCOMES

Buyer mix

Cash 32% · Investor 9.1% · Flip resale 4.5%

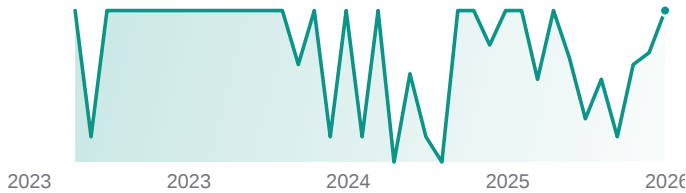


Financing (share of purchase price) Loan (LTV) 97% · Down payment 10%



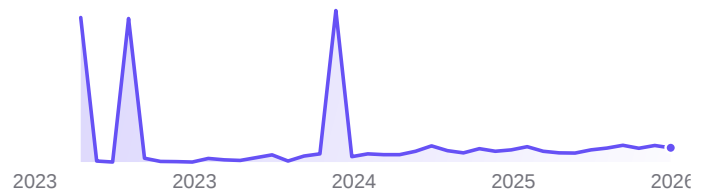
Sellers who sold at a gain

100%



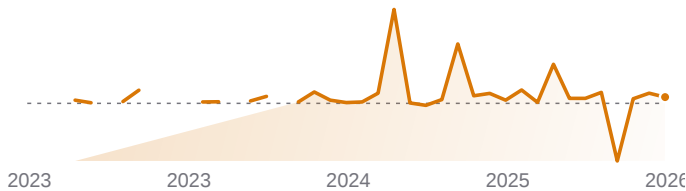
Typical hold before selling

1.9 yrs



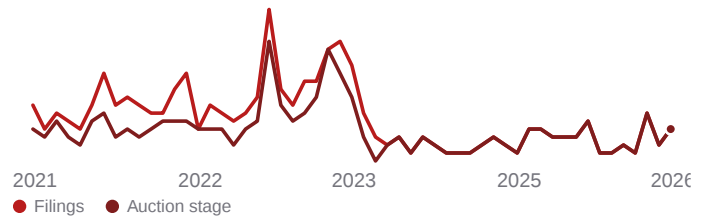
Median annualized return at resale

+7.8%



Preforeclosure filings

Filings 4 · Auction stage 4



HOUSING STOCK

Homes	19,461
Median value (AVM)	\$249K
Median size	1,596 ft²
Median bedrooms	3
Median year built	1979
Single family	79%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	69%
Underwater (LTV 125% or more)	2.6%
Owner occupied	66%
Company owned	7.3%
Median loan-to-value	0%
Typical ownership tenure	10.4 yrs

COMMUNITY

Population	44,903
Density	54 / mi²
Median household income	\$57K
Average household income	\$79K
Crime index (US avg 100)	118
Air pollution index (US avg 100)	92
Earthquake index (US avg 100)	31
Homes occupied	82%
Bachelor's or higher	12%
Poverty rate	15.3%
Unemployment	1.1%
Average temp	62°F
Annual precip	50 in
Sunshine	60%

Market metrics are derived from recorded arms-length deeds through May 2026. Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.