

Brunswick County, NC

County · NC · North Carolina

BALANCED MARKET

\$398K

MEDIAN SALE PRICE

+6.7%

1-YR CHANGE

5,055

SALES (12 MO)

\$480K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 52 / 100



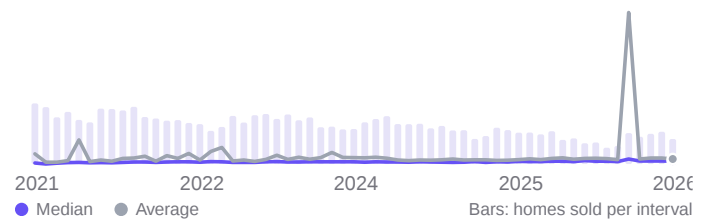
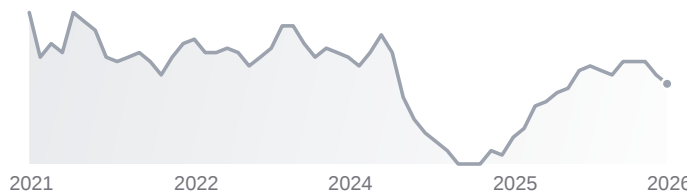
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

52 / 100

Sale prices

Median \$395K · Average \$501K

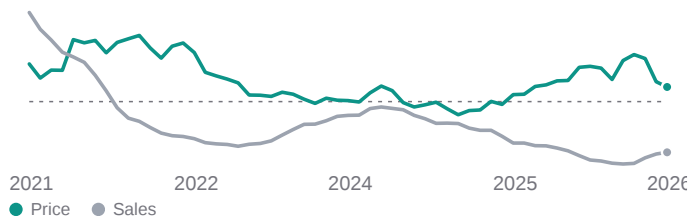


Growth (year over year)

Price +6.7% · Sales -23.3%

Price per square foot

\$234/ft²

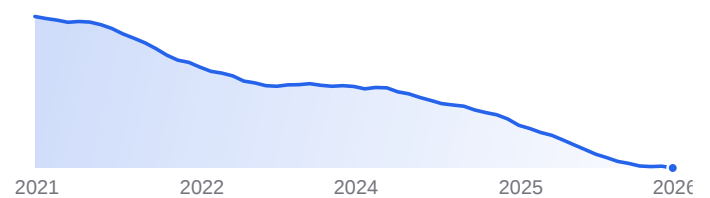
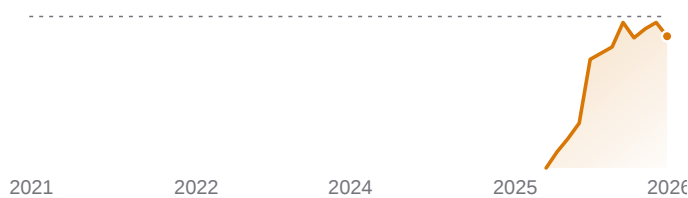


Sale premium vs estimated value

-1.1%

Annual turnover (share of homes sold)

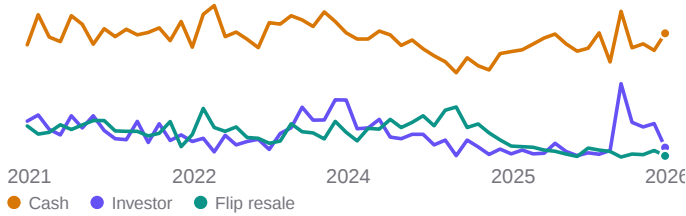
4.8%



BUYERS & OUTCOMES

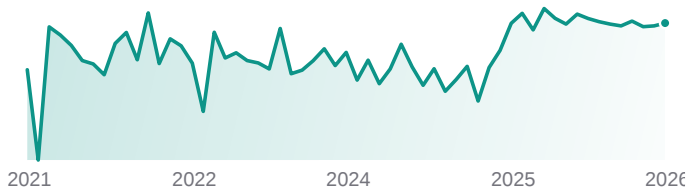
Buyer mix

Cash 46% · Investor 6.0% · Flip resale 3.1%



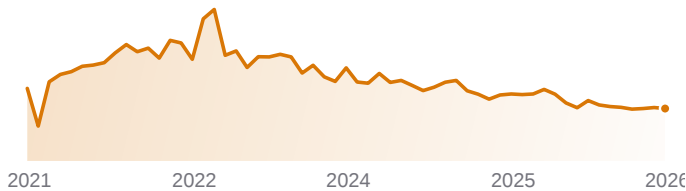
Sellers who sold at a gain

88%



Median annualized return at resale

+5.9%

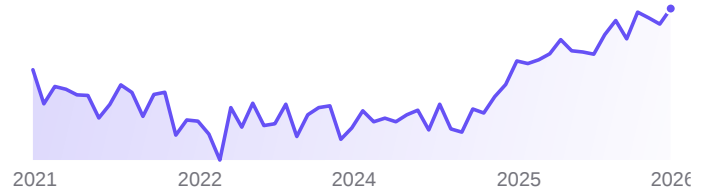


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



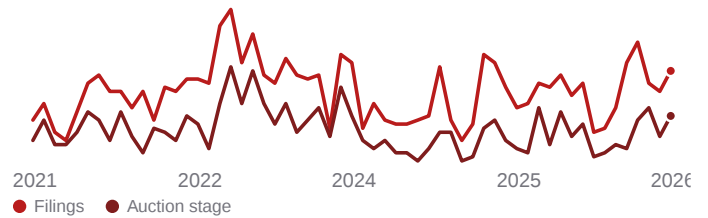
Typical hold before selling

5.7 yrs



Preforeclosure filings

Filings 23 · Auction stage 12



HOUSING STOCK

Homes	106,098
Median value (AVM)	\$480K
Median size	1,749 ft²
Median bedrooms	3
Median year built	2005
Single family	69%
Condos	5.1%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	65%
Underwater (LTV 125% or more)	0.9%
Owner occupied	54%
Company owned	16%
Median loan-to-value	36%

Typical ownership tenure

9.4 yrs

COMMUNITY

Population	170,564
Density	201 / mi²
Median household income	\$74K
Average household income	\$94K
Crime index (US avg 100)	90
Air pollution index (US avg 100)	90
Earthquake index (US avg 100)	83
Homes occupied	74%
Bachelor's or higher	21%
Poverty rate	6.8%
Unemployment	1.0%
Average temp	63°F
Annual precip	58 in
Sunshine	63%

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.