

Craven County, NC

County · NC · North Carolina

BALANCED MARKET

\$295K

MEDIAN SALE PRICE

+0.7%

1-YR CHANGE

1,972

SALES (12 MO)

\$279K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 54 / 100



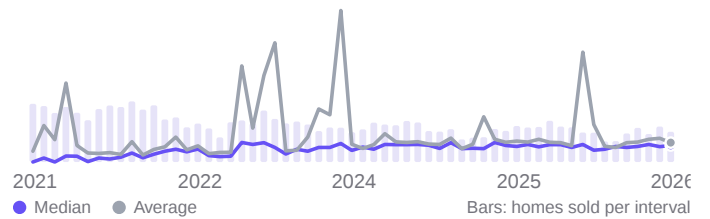
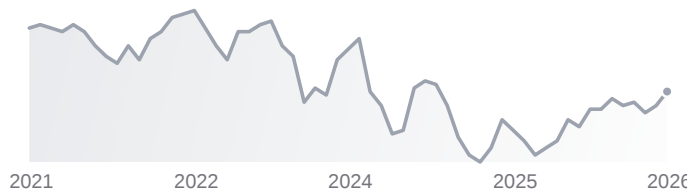
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

54 / 100

Sale prices

Median \$295K · Average \$310K

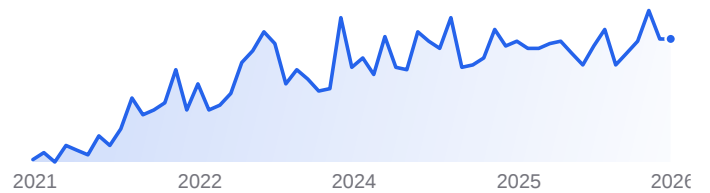
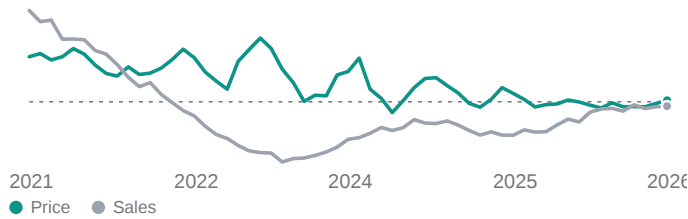


Growth (year over year)

Price +0.7% · Sales -1.9%

Price per square foot

\$198/ft²

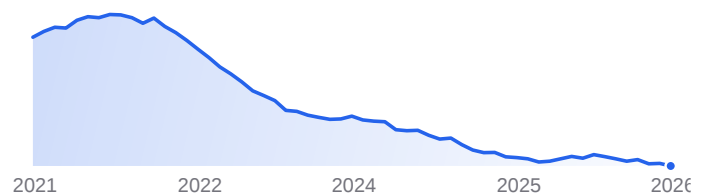


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

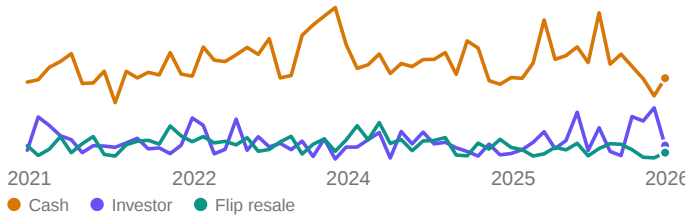
4.7%



BUYERS & OUTCOMES

Buyer mix

Cash 31% · Investor 7.4% · Flip resale 4.9%



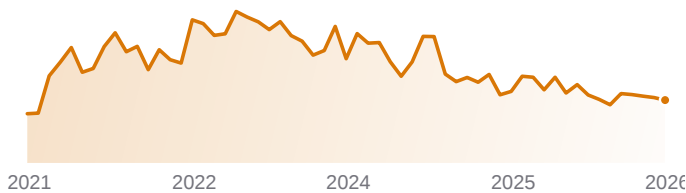
Sellers who sold at a gain

89%

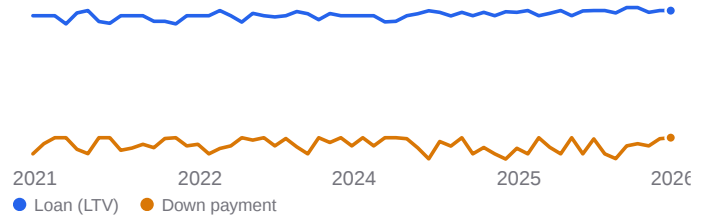


Median annualized return at resale

+4.9%

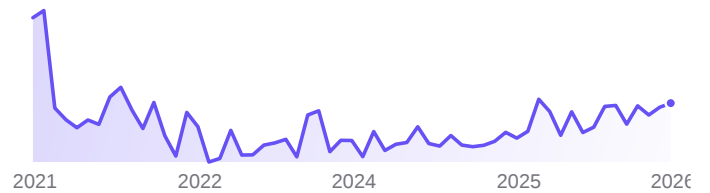


Financing (share of purchase price) Loan (LTV) 98% · Down payment 20%



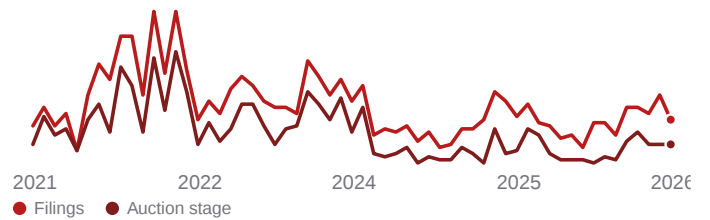
Typical hold before selling

4.7 yrs



Preforeclosure filings

Filings 15 · Auction stage 7



HOUSING STOCK

Homes	41,570
Median value (AVM)	\$279K
Median size	1,448 ft²
Median bedrooms	3
Median year built	1990
Single family	78%
Condos	2.7%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	52%
Underwater (LTV 125% or more)	1.9%
Owner occupied	72%
Company owned	8.3%
Median loan-to-value	48%

Typical ownership tenure

9.1 yrs

COMMUNITY

Population	104,534
Density	148 / mi²
Median household income	\$65K
Average household income	\$85K
Crime index (US avg 100)	100
Air pollution index (US avg 100)	86
Earthquake index (US avg 100)	32
Homes occupied	89%
Bachelor's or higher	15%
Poverty rate	12.3%
Unemployment	0.8%
Average temp	63°F
Annual precip	55 in
Sunshine	60%

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.