

Duplin County, NC

County · NC · North Carolina

BALANCED MARKET

\$187K

MEDIAN SALE PRICE

+7.3%

1-YR CHANGE

446

SALES (12 MO)

\$157K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 58 / 100

Buyer's market

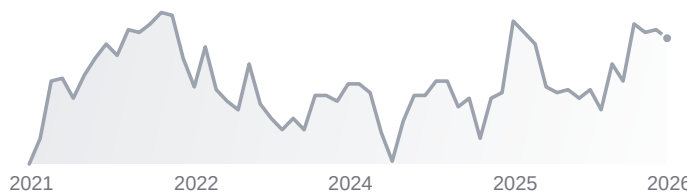
Balanced

Seller's market

MARKET TRENDS (5 YEARS)

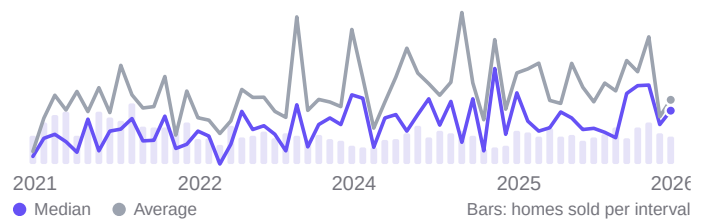
Market temperature (0–100)

58 / 100



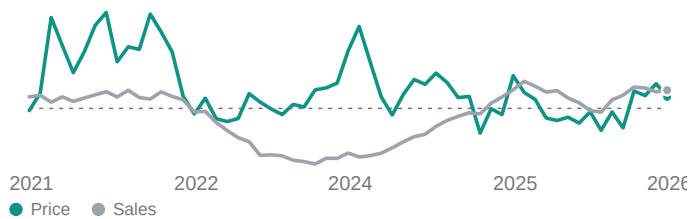
Sale prices

Median \$181K · Average \$197K



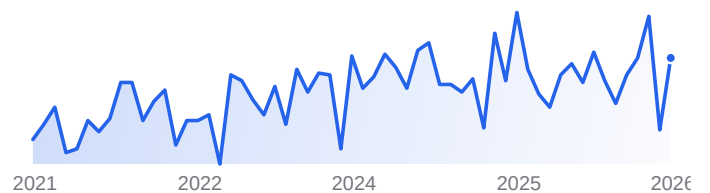
Growth (year over year)

Price +7.3% · Sales +11.5%



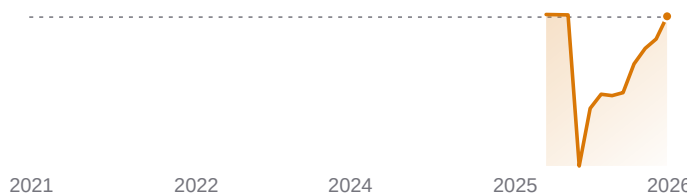
Price per square foot

\$127/ft²



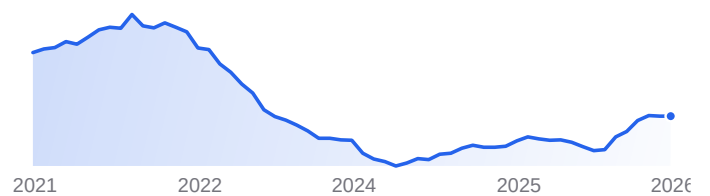
Sale premium vs estimated value

+0.0%



Annual turnover (share of homes sold)

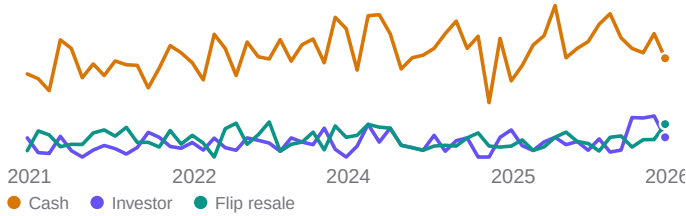
2.5%



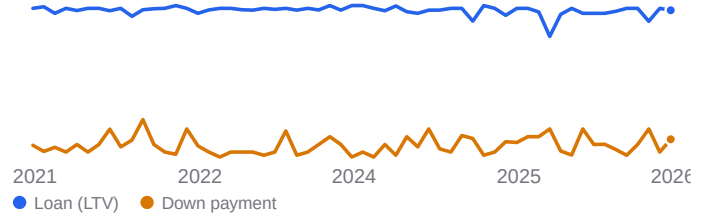
BUYERS & OUTCOMES

Buyer mix

Cash 45% · Investor 9.1% · Flip resale 15%

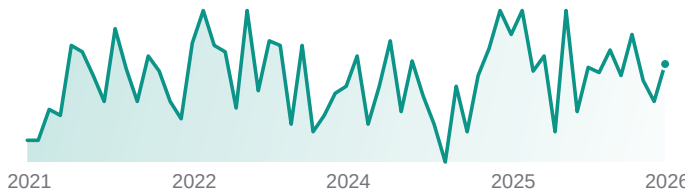


Financing (share of purchase price) Loan (LTV) 97% · Down payment 13%



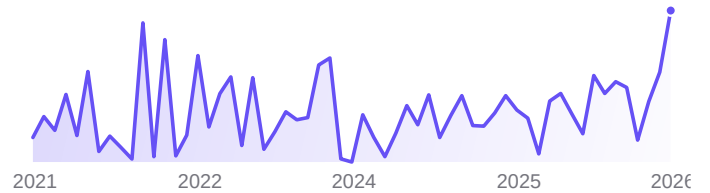
Sellers who sold at a gain

88%



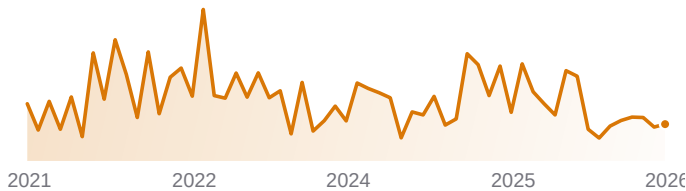
Typical hold before selling

7.5 yrs



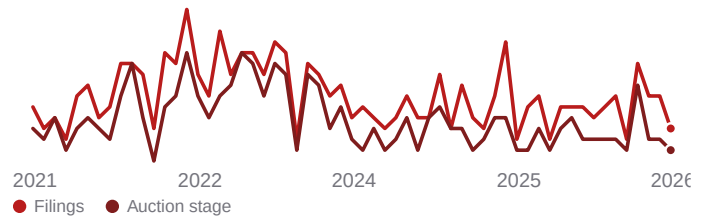
Median annualized return at resale

+6.5%



Preforeclosure filings

Filings 3 · Auction stage 1



HOUSING STOCK

Homes	17,989
Median value (AVM)	\$157K
Median size	1,512 ft²
Median bedrooms	3
Median year built	1974
Single family	69%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	71%
Underwater (LTV 125% or more)	3.5%
Owner occupied	64%
Company owned	5.5%
Median loan-to-value	7%
Typical ownership tenure	14.5 yrs

COMMUNITY

Population	50,871
Density	62 / mi²
Median household income	\$51K
Average household income	\$68K
Crime index (US avg 100)	115
Air pollution index (US avg 100)	88
Earthquake index (US avg 100)	49
Homes occupied	83%
Bachelor's or higher	13%
Poverty rate	18.5%
Unemployment	1.1%
Average temp	62°F
Annual precip	52 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.