

# Onslow County, NC

County · NC · North Carolina

BALANCED MARKET

**\$290K**

MEDIAN SALE PRICE

**-2.2%**

1-YR CHANGE

**4,163**

SALES (12 MO)

**\$283K**

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 46 / 100



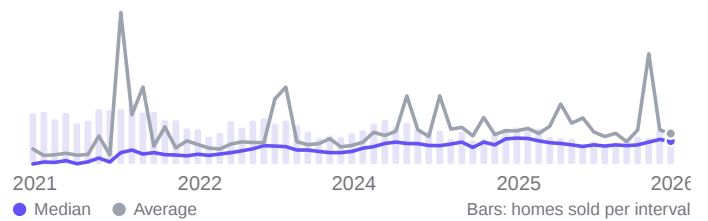
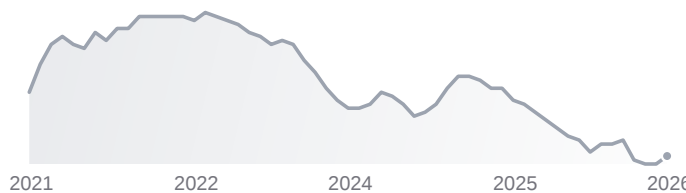
## MARKET TRENDS (5 YEARS)

Market temperature (0–100)

46 / 100

Sale prices

Median \$289K · Average \$317K

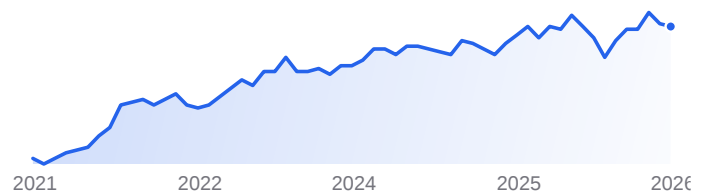
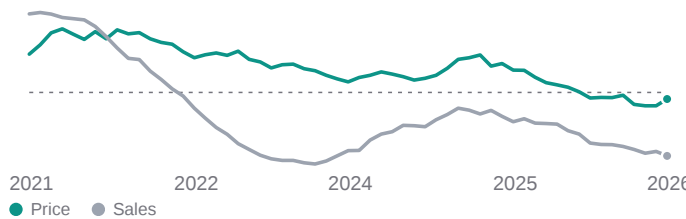


Growth (year over year)

Price -2.2% · Sales -21.7%

Price per square foot

\$176/ft²

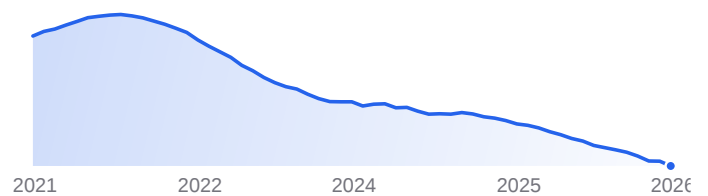
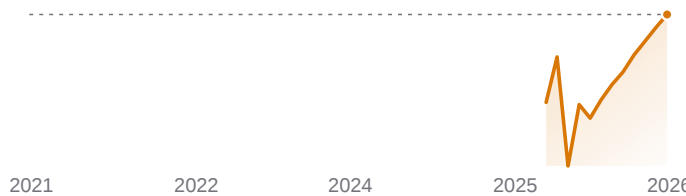


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

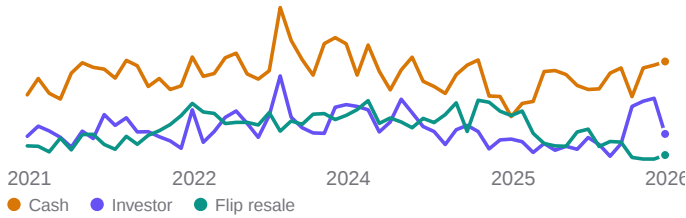
5.8%



## BUYERS & OUTCOMES

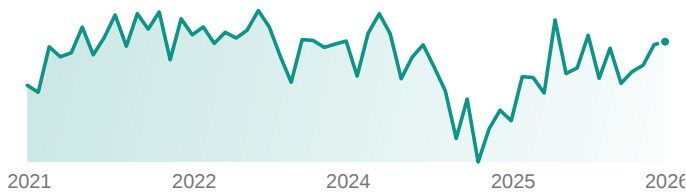
### Buyer mix

Cash 23% · Investor 9.2% · Flip resale 5.2%



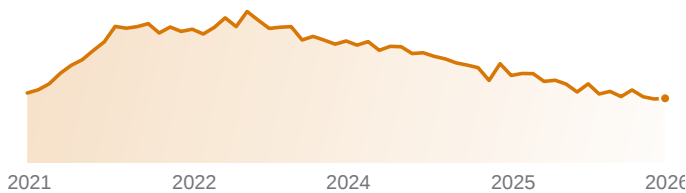
### Sellers who sold at a gain

95%



### Median annualized return at resale

+5.2%

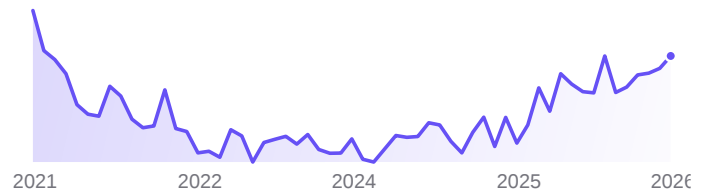


### Financing (share of purchase price) Loan (LTV) 100% · Down payment 13%



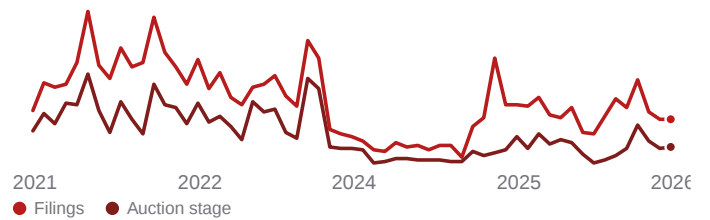
### Typical hold before selling

4.4 yrs



### Preforeclosure filings

Filings 32 · Auction stage 13



## HOUSING STOCK

|                    |           |
|--------------------|-----------|
| Homes              | 72,196    |
| Median value (AVM) | \$283K    |
| Median size        | 1,596 ft² |
| Median bedrooms    | 3         |
| Median year built  | 2000      |
| Single family      | 81%       |
| Condos             | 1.2%      |

## EQUITY & OWNERSHIP

|                               |      |
|-------------------------------|------|
| Equity rich (LTV 50% or less) | 43%  |
| Underwater (LTV 125% or more) | 1.0% |
| Owner occupied                | 70%  |
| Company owned                 | 8.4% |
| Median loan-to-value          | 56%  |

Typical ownership tenure

**6.5 yrs**

## COMMUNITY

|                                  |                  |
|----------------------------------|------------------|
| Population                       | <b>214,752</b>   |
| Density                          | <b>282 / mi²</b> |
| Median household income          | <b>\$63K</b>     |
| Average household income         | <b>\$80K</b>     |
| Crime index (US avg 100)         | <b>93</b>        |
| Air pollution index (US avg 100) | <b>88</b>        |
| Earthquake index (US avg 100)    | <b>42</b>        |
| Homes occupied                   | <b>85%</b>       |
| Bachelor's or higher             | <b>18%</b>       |
| Poverty rate                     | <b>9.2%</b>      |
| Unemployment                     | <b>0.8%</b>      |
| Average temp                     | <b>63°F</b>      |
| Annual precip                    | <b>56 in</b>     |
| Sunshine                         | <b>63%</b>       |

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.