

Pender County, NC

County · NC · North Carolina

SELLER'S MARKET

\$453K

MEDIAN SALE PRICE

+7.9%

1-YR CHANGE

1,539

SALES (12 MO)

\$467K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 69 / 100

Buyer's market

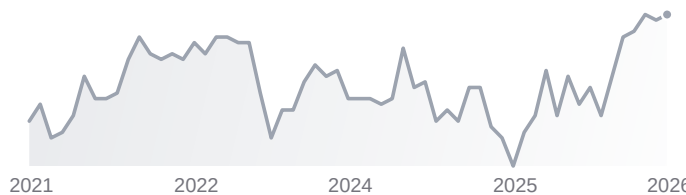
Balanced

Seller's market

MARKET TRENDS (5 YEARS)

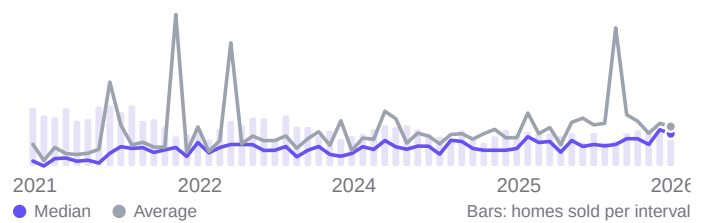
Market temperature (0–100)

69 / 100



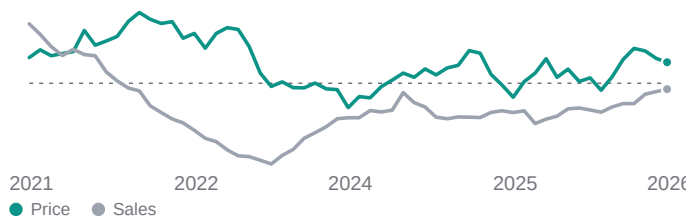
Sale prices

Median \$465K · Average \$502K



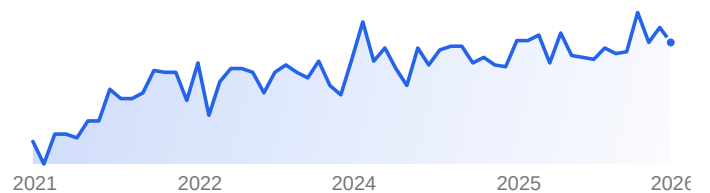
Growth (year over year)

Price +7.9% · Sales -2.2%



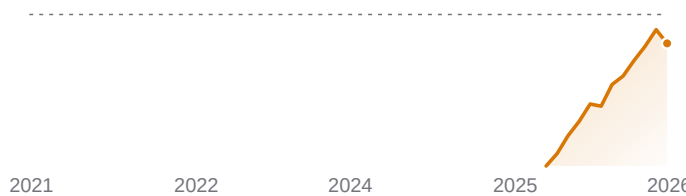
Price per square foot

\$211/ft²



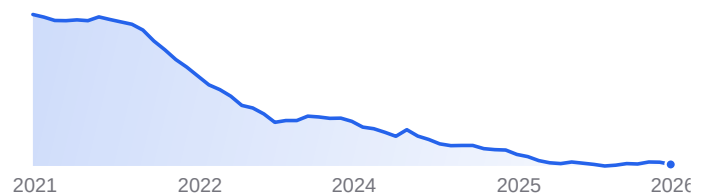
Sale premium vs estimated value

-1.1%



Annual turnover (share of homes sold)

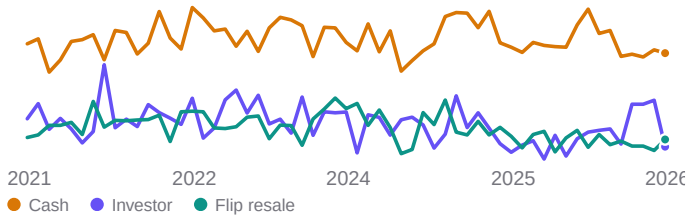
4.7%



BUYERS & OUTCOMES

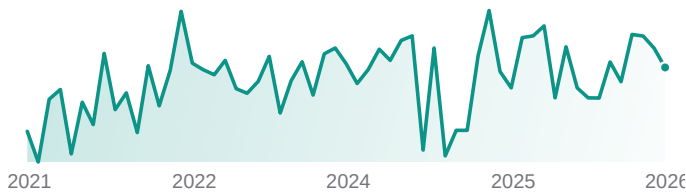
Buyer mix

Cash 28% · Investor 5.2% · Flip resale 6.9%



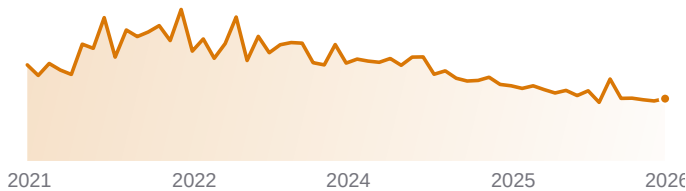
Sellers who sold at a gain

93%

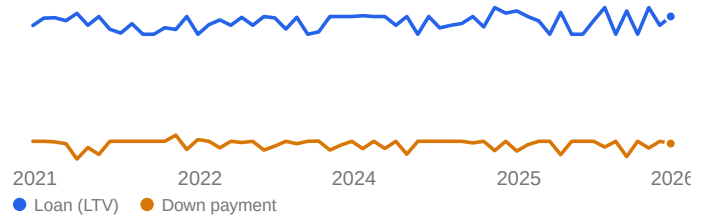


Median annualized return at resale

+6.2%

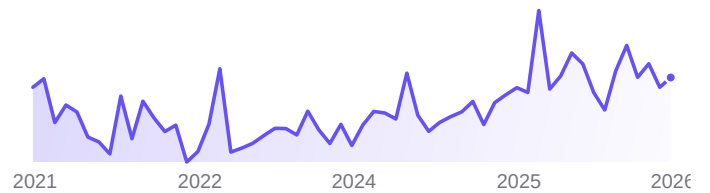


Financing (share of purchase price) Loan (LTV) 90% · Down payment 19%



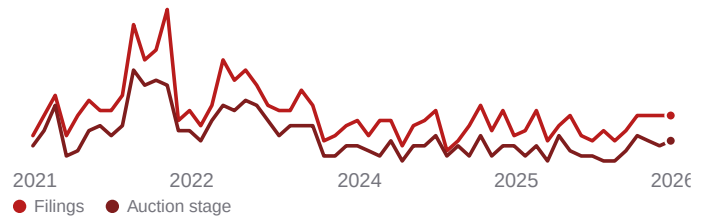
Typical hold before selling

4.5 yrs



Preforeclosure filings

Filings 9 · Auction stage 4



HOUSING STOCK

Homes	32,590
Median value (AVM)	\$467K
Median size	1,759 ft²
Median bedrooms	3
Median year built	2000
Single family	72%
Condos	2.1%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	61%
Underwater (LTV 125% or more)	1.6%
Owner occupied	65%
Company owned	11%
Median loan-to-value	40%

Typical ownership tenure

6.9 yrs

COMMUNITY

Population	71,237
Density	82 / mi²
Median household income	\$77K
Average household income	\$94K
Crime index (US avg 100)	103
Air pollution index (US avg 100)	90
Earthquake index (US avg 100)	53
Homes occupied	81%
Bachelor's or higher	20%
Poverty rate	8.9%
Unemployment	1.0%
Average temp	63°F
Annual precip	56 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.