

Carolina Shores

City · NC · North Carolina > Brunswick County

BUYER'S MARKET

\$287K

MEDIAN SALE PRICE

-4.2%

1-YR CHANGE

172

SALES (12 MO)

\$331K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 36 / 100



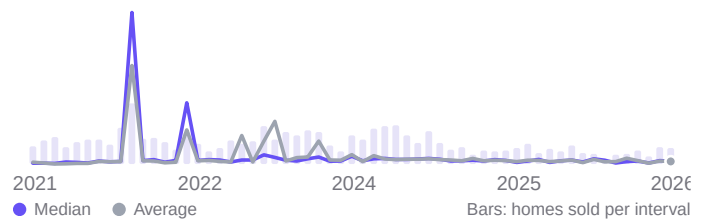
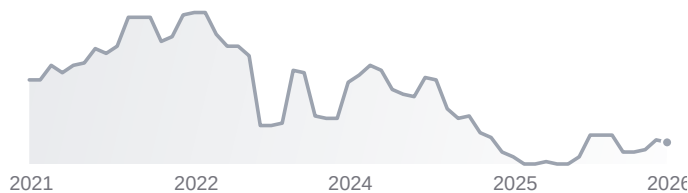
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

36 / 100

Sale prices

Median \$295K · Average \$291K

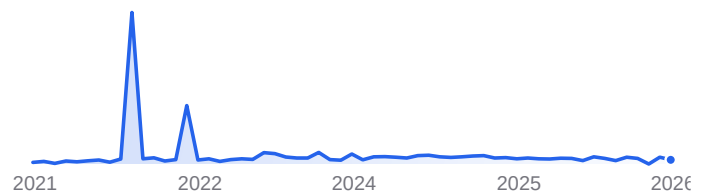
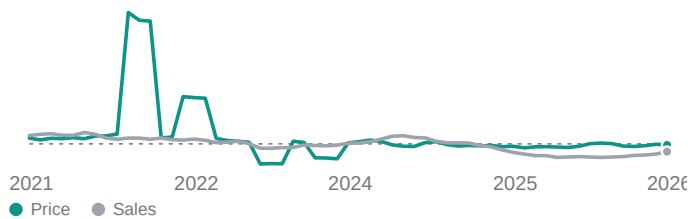


Growth (year over year)

Price -4.2% · Sales -28.3%

Price per square foot

\$164/ft²

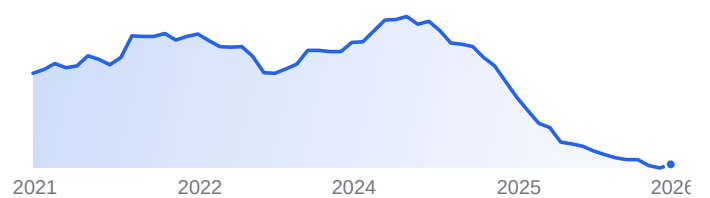
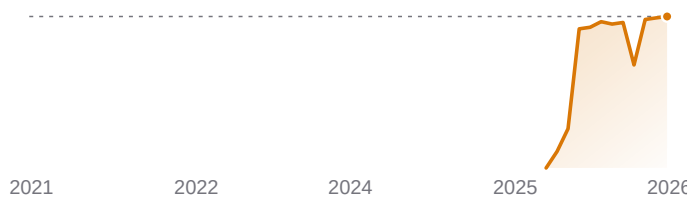


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

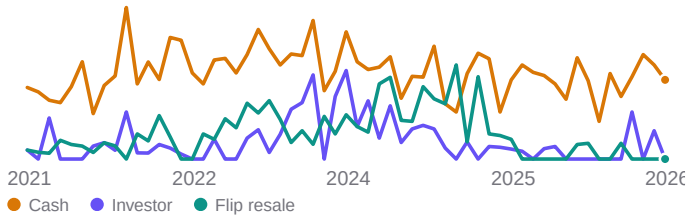
5.2%



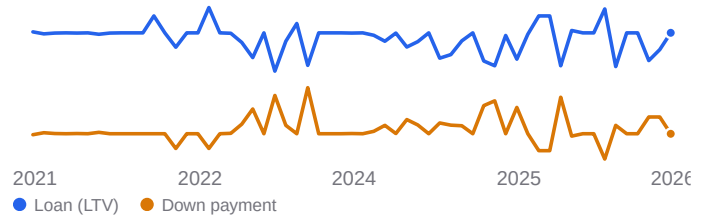
BUYERS & OUTCOMES

Buyer mix

Cash 42% · Investor 0% · Flip resale 0%

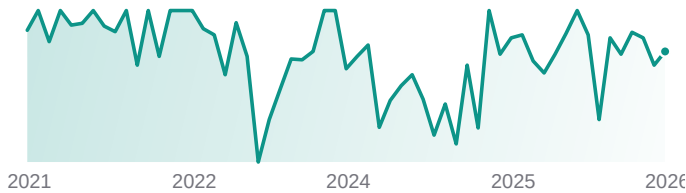


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



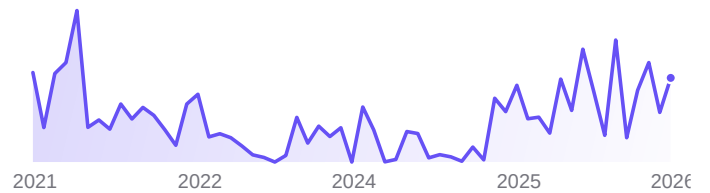
Sellers who sold at a gain

81%



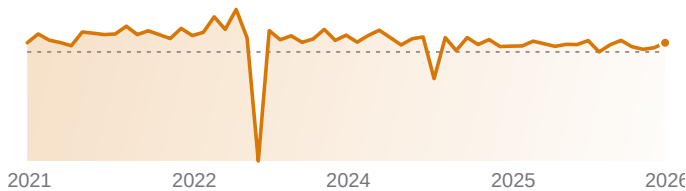
Typical hold before selling

6.9 yrs



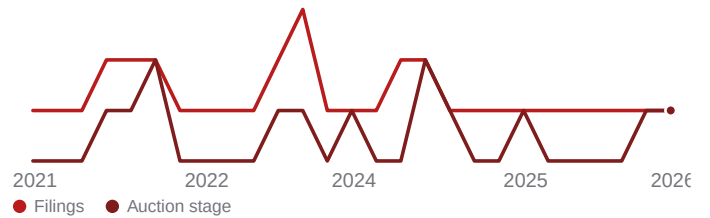
Median annualized return at resale

+5.0%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	3,281
Median value (AVM)	\$331K
Median size	1,754 ft²
Median bedrooms	3
Median year built	2006
Single family	69%
Condos	0.5%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	60%
Underwater (LTV 125% or more)	1.1%
Owner occupied	72%
Company owned	11%
Median loan-to-value	42%

Typical ownership tenure

7.9 yrs

COMMUNITY

Population	5,667
Density	2,110 / mi²
Median household income	\$80K
Average household income	\$90K
Crime index (US avg 100)	76
Air pollution index (US avg 100)	91
Earthquake index (US avg 100)	106
Homes occupied	85%
Bachelor's or higher	17%
Poverty rate	3.5%
Unemployment	0.9%
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.