

Belhaven 27810

ZIP code · NC · North Carolina > Beaufort County > Belhaven

SELLER'S MARKET

\$322K

MEDIAN SALE PRICE

+171.1%

1-YR CHANGE

58

SALES (12 MO)

\$245K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 62 / 100

Buyer's market

Balanced

Seller's market

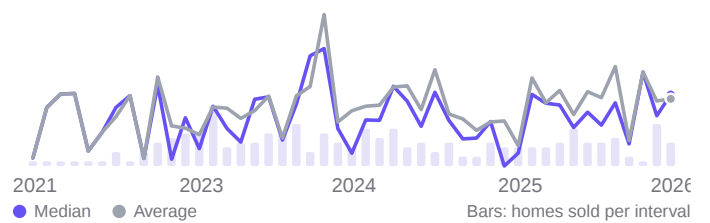
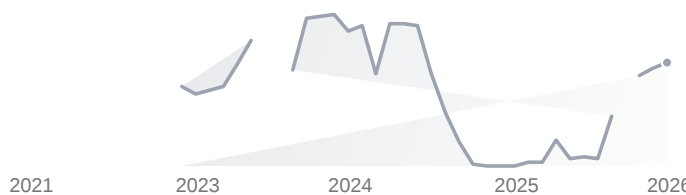
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

62 / 100

Sale prices

Median \$320K · Average \$302K

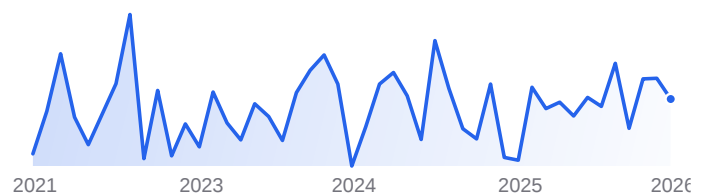
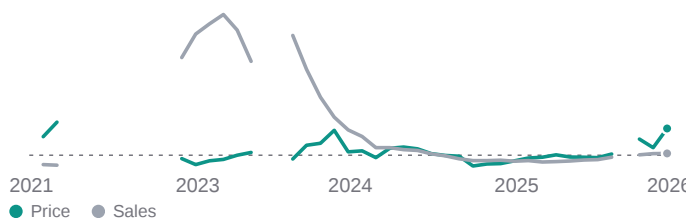


Growth (year over year)

Price +171.1% · Sales +11.5%

Price per square foot

\$149/ft²

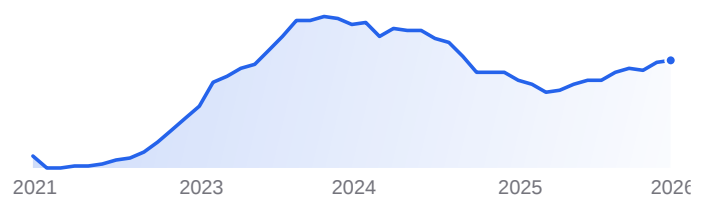
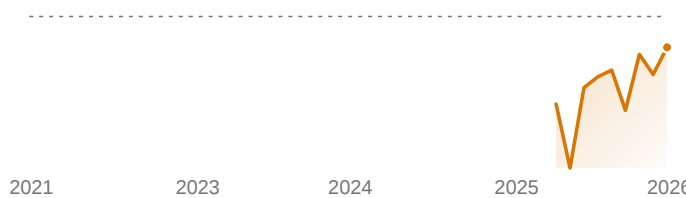


Sale premium vs estimated value

-0.7%

Annual turnover (share of homes sold)

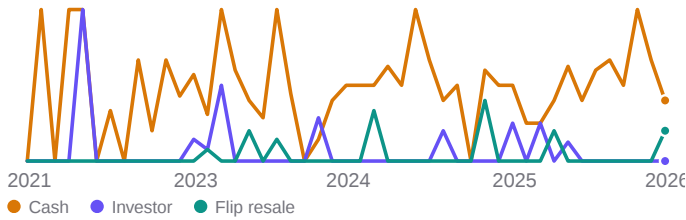
2.7%



BUYERS & OUTCOMES

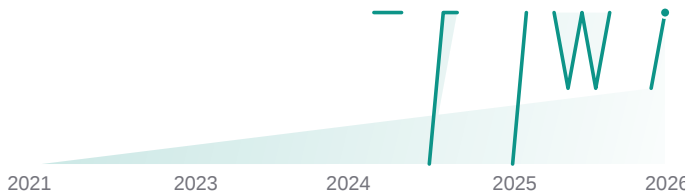
Buyer mix

Cash 40% · Investor 0% · Flip resale 20%



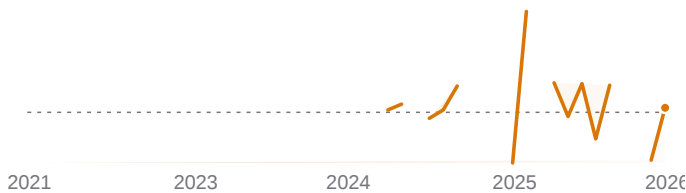
Sellers who sold at a gain

100%

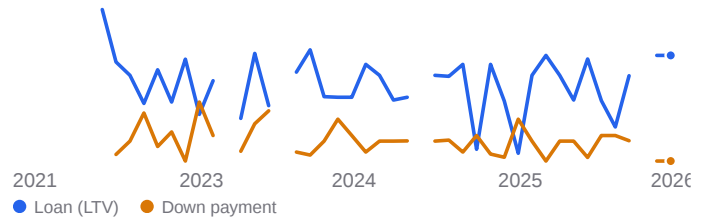


Median annualized return at resale

+7.7%

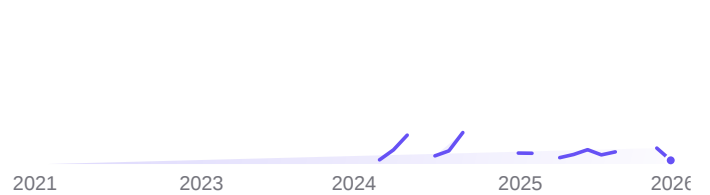


Financing (share of purchase price) Loan (LTV) 98% · Down payment 1.8%



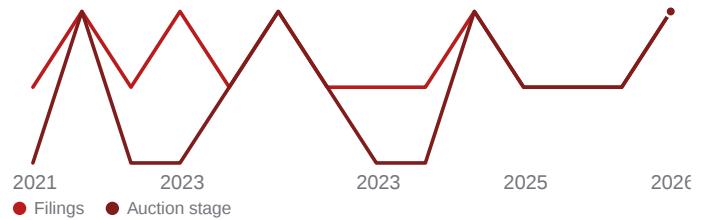
Typical hold before selling

0.5 yrs



Preforeclosure filings

Filings 2 · Auction stage 2



HOUSING STOCK

Homes	2,110
Median value (AVM)	\$245K
Median size	1,512 ft²
Median bedrooms	3
Median year built	1978
Single family	77%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	74%
Underwater (LTV 125% or more)	4.1%
Owner occupied	51%
Company owned	7.3%
Median loan-to-value	0%
Typical ownership tenure	11.6 yrs

COMMUNITY

Population	3,721
Density	14 / mi²
Median household income	\$46K
Average household income	\$62K
Crime index (US avg 100)	143
Air pollution index (US avg 100)	92
Earthquake index (US avg 100)	32
Homes occupied	67%
Bachelor's or higher	14%
Poverty rate	15.5%
Unemployment	1.0%
Average temp	62°F
Annual precip	51 in
Sunshine	60%

Market metrics are derived from recorded arms-length deeds through April 2026. Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.