

Ocracoke 27960

ZIP code · NC · North Carolina > Hyde County > Ocracoke

BALANCED MARKET

\$475K

MEDIAN SALE PRICE

+51.9%

1-YR CHANGE

22

SALES (12 MO)

\$411K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 54 / 100

Buyer's market

Balanced

Seller's market

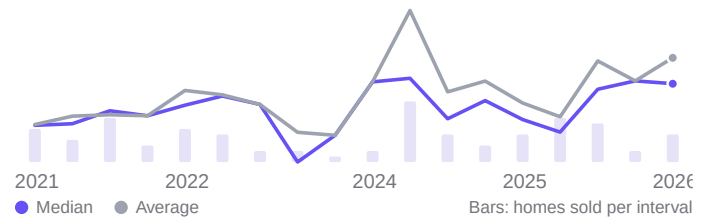
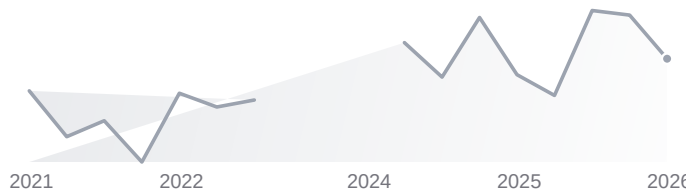
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

54 / 100

Sale prices

Median \$563K · Average \$721K

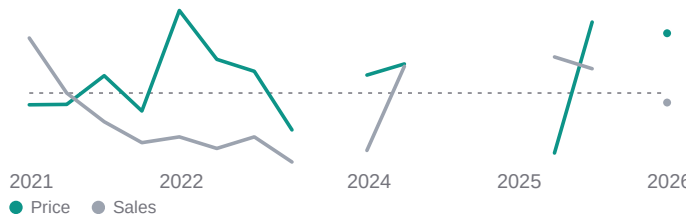


Growth (year over year)

Price +51.9% · Sales -8.3%

Price per square foot

\$900/ft²

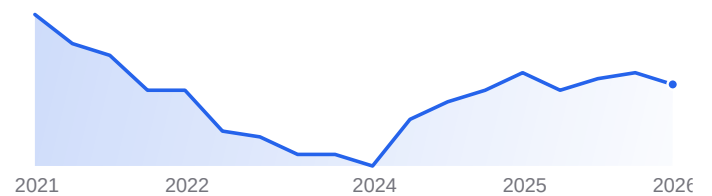
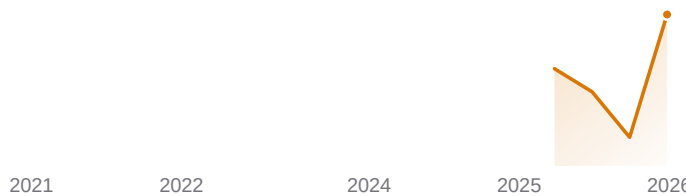


Sale premium vs estimated value

+34.5%

Annual turnover (share of homes sold)

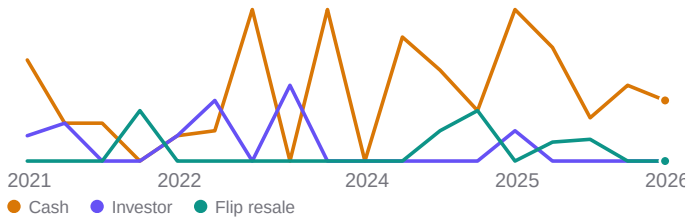
3.7%



BUYERS & OUTCOMES

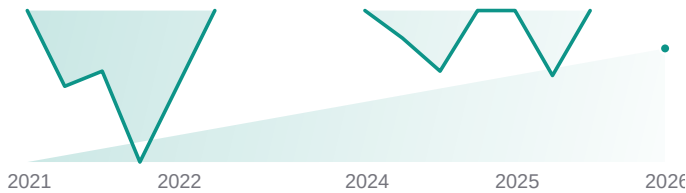
Buyer mix

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



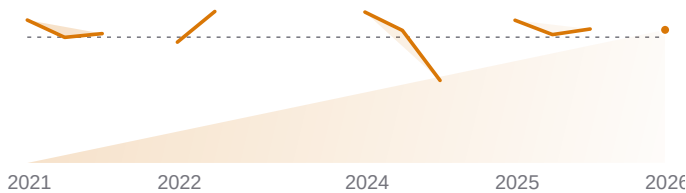
Sellers who sold at a gain

75%

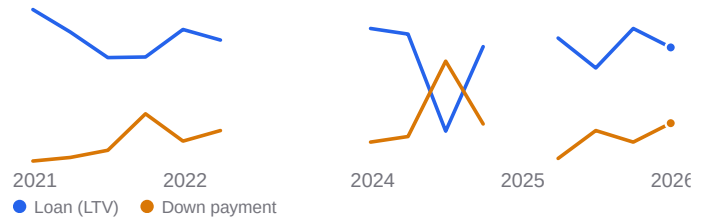


Median annualized return at resale

+3.5%

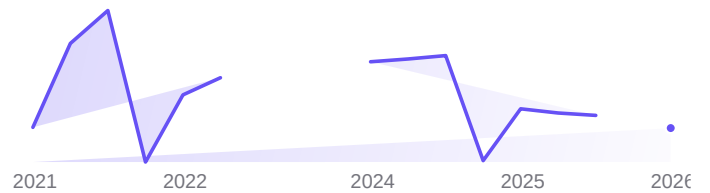


Financing (share of purchase price) Loan (LTV) 70% · Down payment 30%



Typical hold before selling

2.6 yrs



Preforeclosure filings

Filings 3 · Auction stage 0



HOUSING STOCK

Homes	592
Median value (AVM)	\$411K
Median size	1,289 ft²
Median bedrooms	3
Median year built	1988
Single family	82%
Condos	11%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	65%
Underwater (LTV 125% or more)	4.2%
Owner occupied	1.6%
Company owned	23%
Median loan-to-value	27%

Typical ownership tenure

24.7 yrs

COMMUNITY

Population	950
Density	53 / mi²
Median household income	\$58K
Average household income	\$56K
Crime index (US avg 100)	148
Air pollution index (US avg 100)	87
Earthquake index (US avg 100)	20
Homes occupied	39%
Bachelor's or higher	39%
Poverty rate	30.0%
Unemployment	1.1%
Average temp	63°F
Annual precip	57 in
Sunshine	60%

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