

Wilmington 28401

ZIP code · NC · North Carolina > New Hanover County > Wilmington

BALANCED MARKET

\$332K

MEDIAN SALE PRICE

-5.7%

1-YR CHANGE

396

SALES (12 MO)

\$317K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 40 / 100



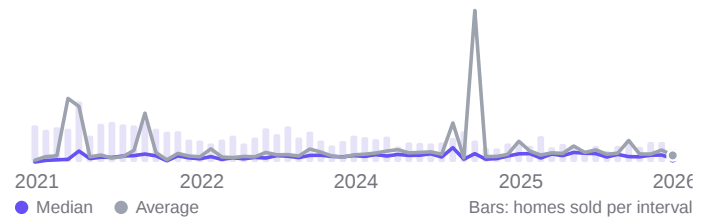
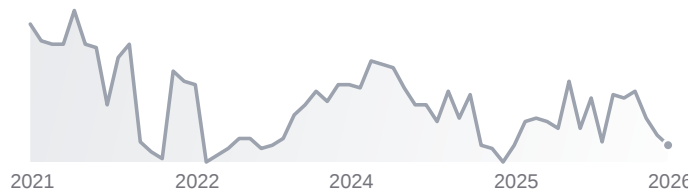
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

40 / 100

Sale prices

Median \$290K · Average \$348K

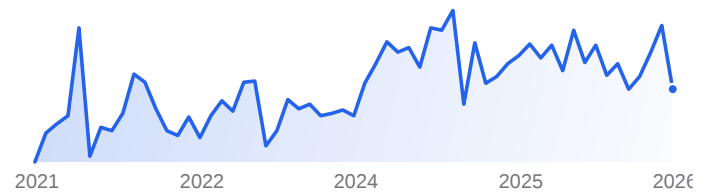
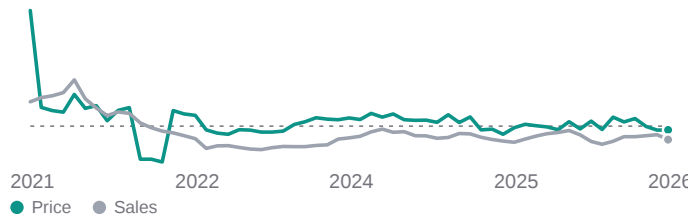


Growth (year over year)

Price -5.7% · Sales -20.2%

Price per square foot

\$241/ft²

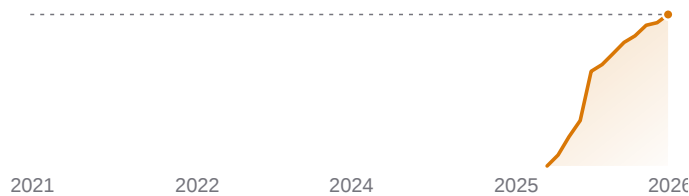


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

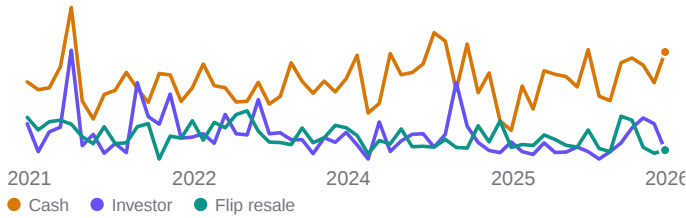
4.8%



BUYERS & OUTCOMES

Buyer mix

Cash 44% · Investor 3.7% · Flip resale 3.7%



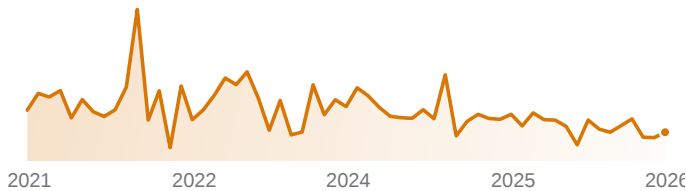
Sellers who sold at a gain

88%

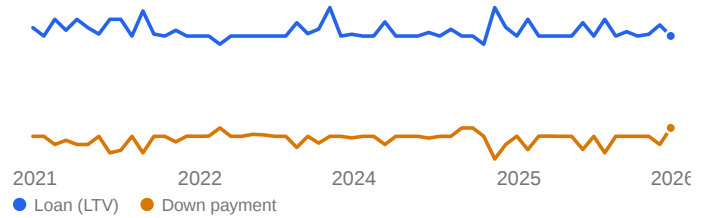


Median annualized return at resale

+5.9%

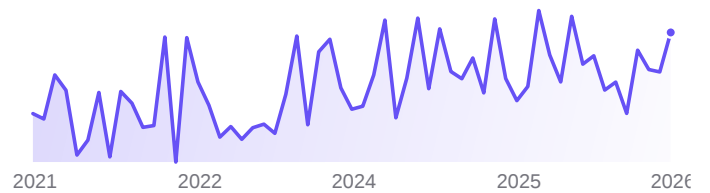


Financing (share of purchase price) Loan (LTV) 80% · Down payment 25%



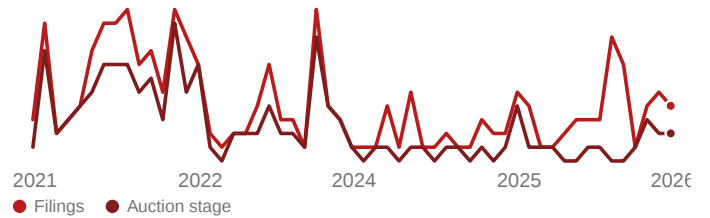
Typical hold before selling

4.6 yrs



Preforeclosure filings

Filings 4 · Auction stage 2



HOUSING STOCK

Homes	8,328
Median value (AVM)	\$317K
Median size	1,270 ft²
Median bedrooms	3
Median year built	1951
Single family	77%
Condos	11%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	61%
Underwater (LTV 125% or more)	1.6%
Owner occupied	56%
Company owned	20%
Median loan-to-value	39%

Typical ownership tenure

6.6 yrs

COMMUNITY

Population	27,568
Density	649 / mi²
Median household income	\$53K
Average household income	\$70K
Crime index (US avg 100)	145
Air pollution index (US avg 100)	89
Earthquake index (US avg 100)	65
Homes occupied	86%
Bachelor's or higher	20%
Poverty rate	18.9%
Unemployment	1.0%
Average temp	63°F
Annual precip	57 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.