

Wilmington 28403

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

SELLER'S MARKET

\$460K

MEDIAN SALE PRICE

+5.7%

1-YR CHANGE

505

SALES (12 MO)

\$396K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 62 / 100

Buyer's market

Balanced

Seller's market

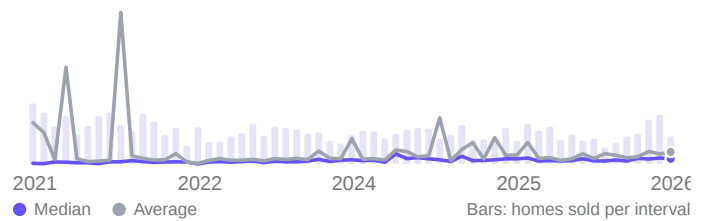
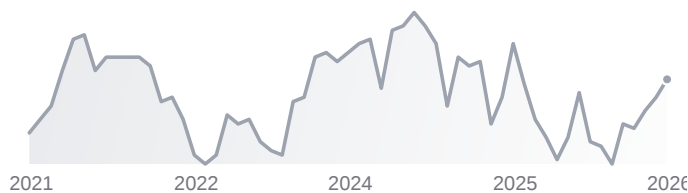
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

62 / 100

Sale prices

Median \$450K · Average \$708K

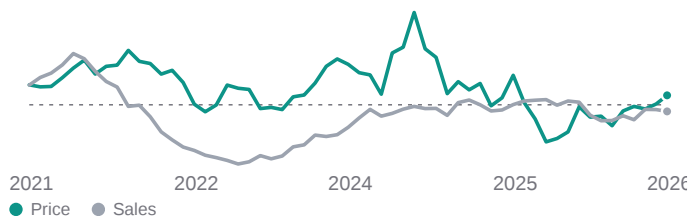


Growth (year over year)

Price +5.7% · Sales -4.0%

Price per square foot

\$314/ft²

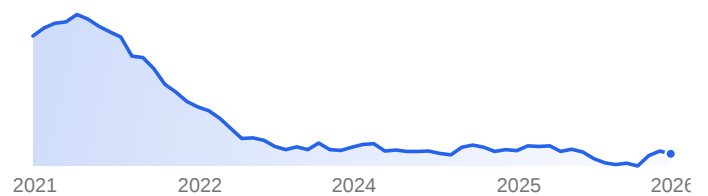
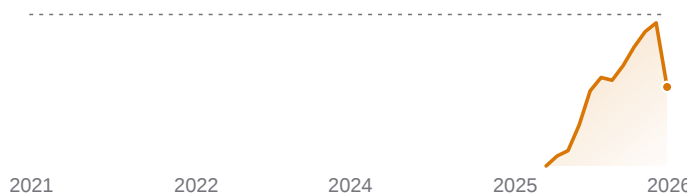


Sale premium vs estimated value

-1.0%

Annual turnover (share of homes sold)

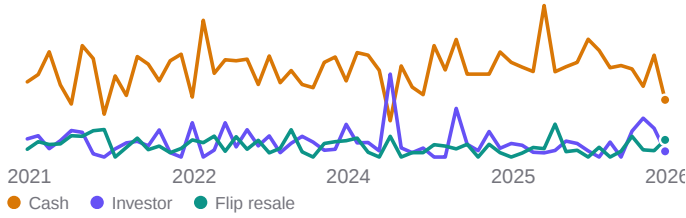
4.6%



BUYERS & OUTCOMES

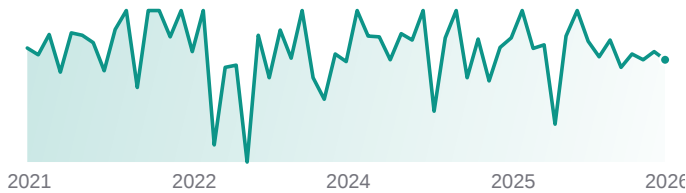
Buyer mix

Cash 26% · Investor 2.6% · Flip resale 7.7%



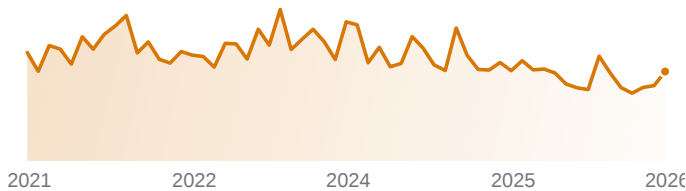
Sellers who sold at a gain

93%

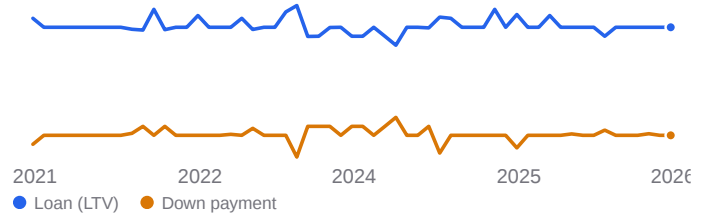


Median annualized return at resale

+8.2%

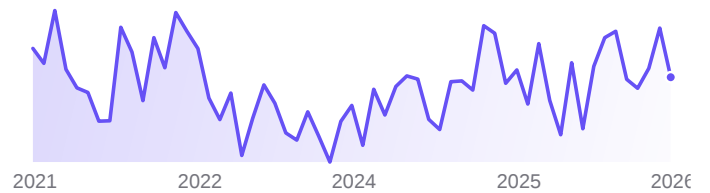


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



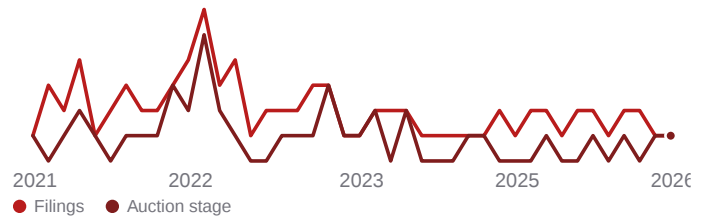
Typical hold before selling

5.1 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	10,983
Median value (AVM)	\$396K
Median size	1,488 ft²
Median bedrooms	3
Median year built	1983
Single family	62%
Condos	14%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	68%
Underwater (LTV 125% or more)	1.4%
Owner occupied	57%
Company owned	20%
Median loan-to-value	35%

Typical ownership tenure

8.1 yrs

COMMUNITY

Population	41,836
Density	2,893 / mi ²
Median household income	\$61K
Average household income	\$84K
Crime index (US avg 100)	103
Air pollution index (US avg 100)	86
Earthquake index (US avg 100)	64
Homes occupied	90%
Bachelor's or higher	32%
Poverty rate	16.9%
Unemployment	1.0%
Average temp	63°F
Annual precip	58 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.