

Wilmington 28405

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

SELLER'S MARKET

\$428K

MEDIAN SALE PRICE

+4.3%

1-YR CHANGE

549

SALES (12 MO)

\$385K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 67 / 100

Buyer's market

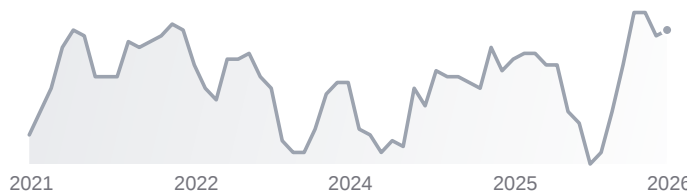
Balanced

Seller's market

MARKET TRENDS (5 YEARS)

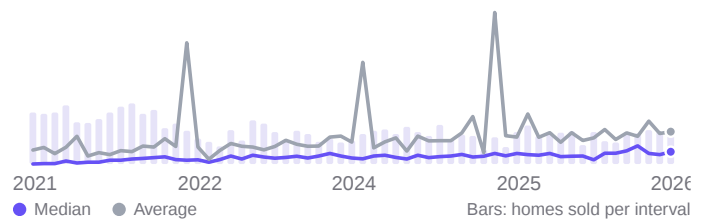
Market temperature (0–100)

67 / 100



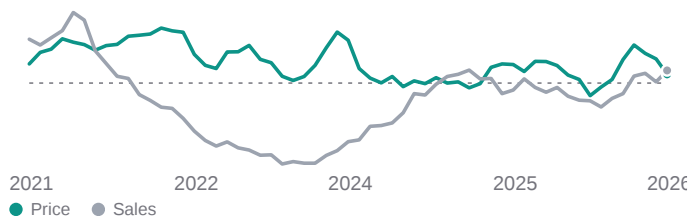
Sale prices

Median \$450K · Average \$737K



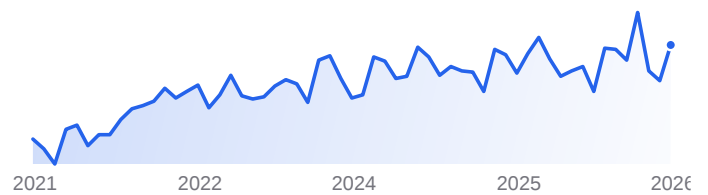
Growth (year over year)

Price +4.3% · Sales +6.2%



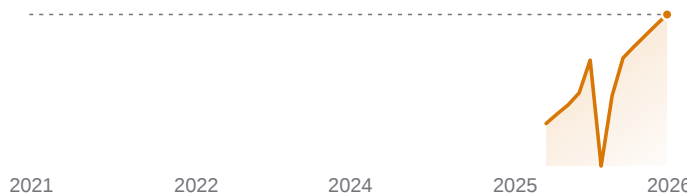
Price per square foot

\$276/ft²



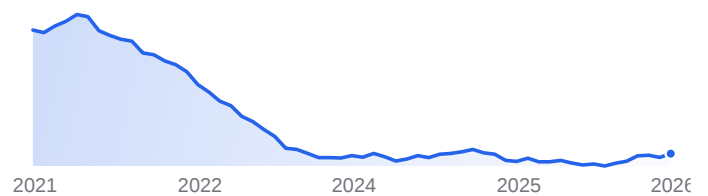
Sale premium vs estimated value

+0.0%



Annual turnover (share of homes sold)

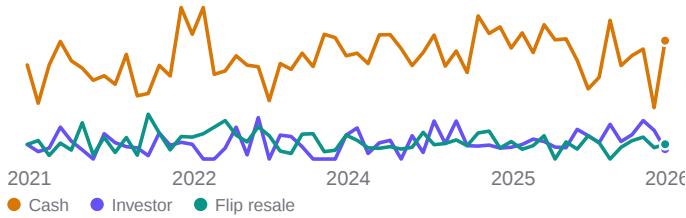
4.5%



BUYERS & OUTCOMES

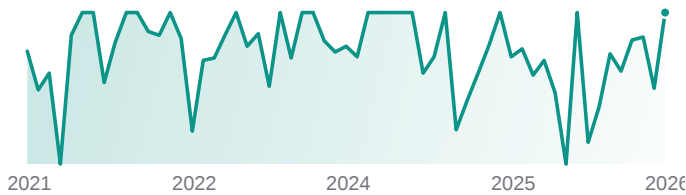
Buyer mix

Cash 41% · Investor 3.4% · Flip resale 5.2%



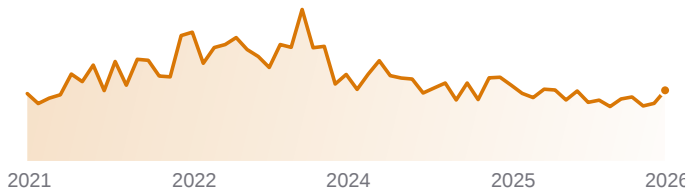
Sellers who sold at a gain

100%

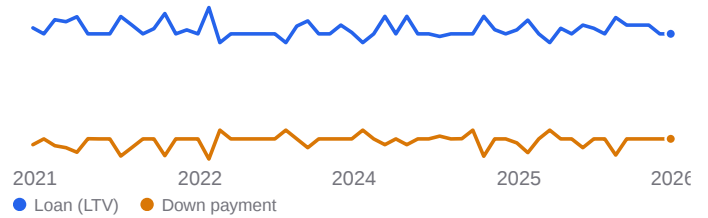


Median annualized return at resale

+8.0%

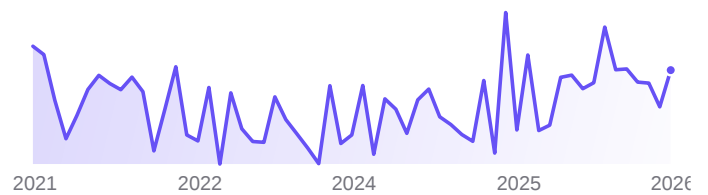


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



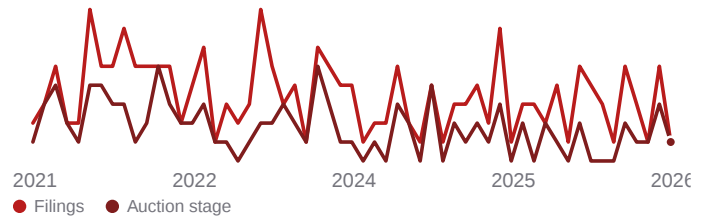
Typical hold before selling

6.0 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	12,231
Median value (AVM)	\$385K
Median size	1,580 ft²
Median bedrooms	3
Median year built	1991
Single family	64%
Condos	8.2%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	66%
Underwater (LTV 125% or more)	0.9%
Owner occupied	73%
Company owned	14%
Median loan-to-value	38%

Typical ownership tenure

7.8 yrs

COMMUNITY

Population	34,327
Density	1,419 / mi²
Median household income	\$84K
Average household income	\$99K
Crime index (US avg 100)	98
Air pollution index (US avg 100)	85
Earthquake index (US avg 100)	61
Homes occupied	90%
Bachelor's or higher	28%
Poverty rate	11.2%
Unemployment	0.9%
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.