

Wilmington 28409

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

SELLER'S MARKET

\$560K

MEDIAN SALE PRICE

+11.7%

1-YR CHANGE

645

SALES (12 MO)

\$523K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 71 / 100

Buyer's market

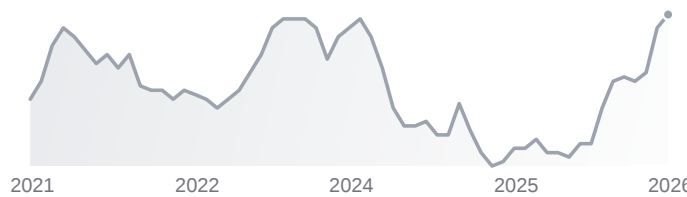
Balanced

Seller's market

MARKET TRENDS (5 YEARS)

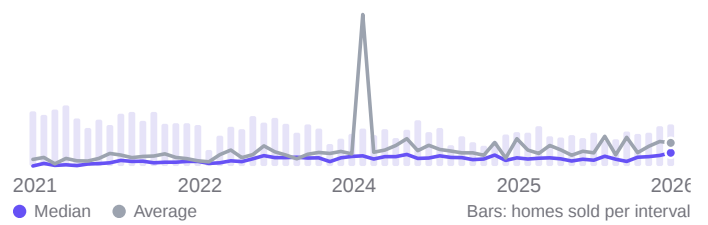
Market temperature (0–100)

71 / 100



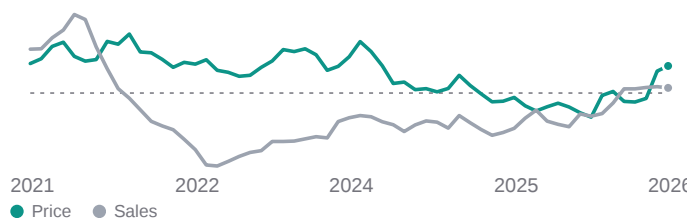
Sale prices

Median \$598K · Average \$768K



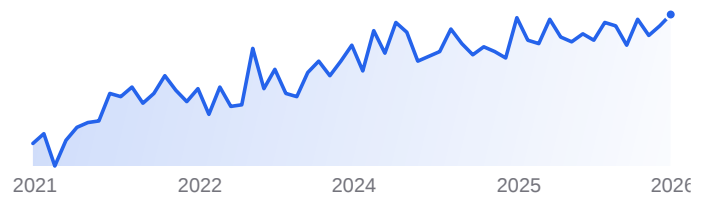
Growth (year over year)

Price +11.7% · Sales +2.2%



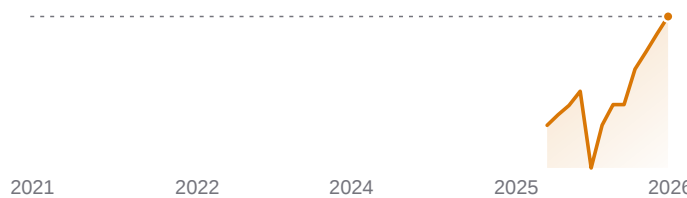
Price per square foot

\$264/ft²



Sale premium vs estimated value

+0.0%



Annual turnover (share of homes sold)

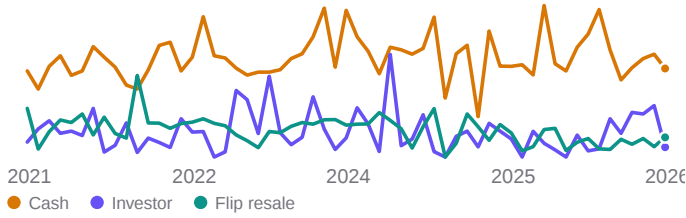
4.4%



BUYERS & OUTCOMES

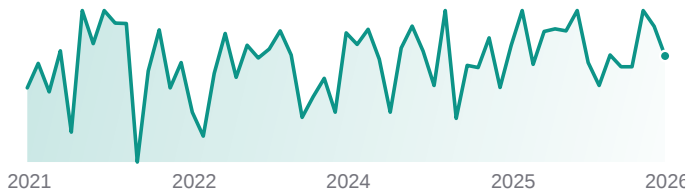
Buyer mix

Cash 26% · Investor 2.9% · Flip resale 5.7%



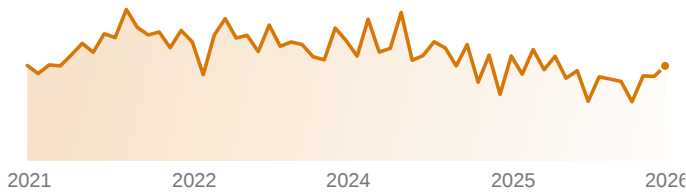
Sellers who sold at a gain

94%

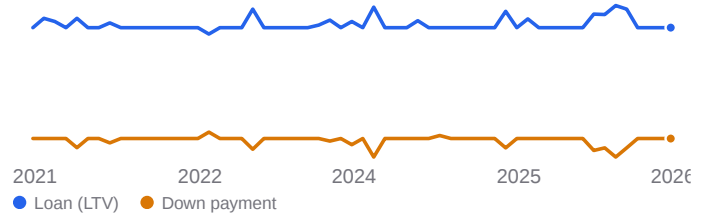


Median annualized return at resale

+7.9%

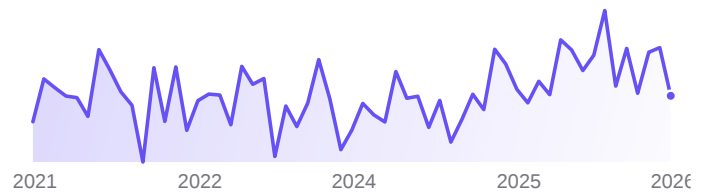


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



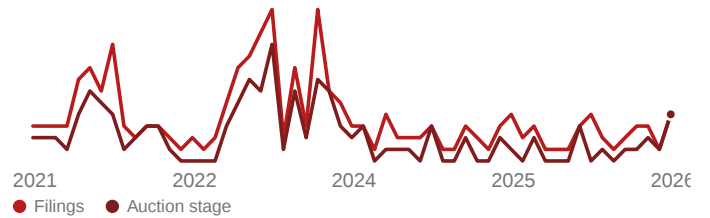
Typical hold before selling

4.4 yrs



Preforeclosure filings

Filings 4 · Auction stage 4



HOUSING STOCK

Homes	14,703
Median value (AVM)	\$523K
Median size	2,076 ft²
Median bedrooms	3
Median year built	1994
Single family	81%
Condos	0.8%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	61%
Underwater (LTV 125% or more)	1.1%
Owner occupied	83%
Company owned	10%
Median loan-to-value	44%

Typical ownership tenure

8.3 yrs

COMMUNITY

Population	38,416
Density	1,329 / mi²
Median household income	\$107K
Average household income	\$135K
Crime index (US avg 100)	44
Air pollution index (US avg 100)	88
Earthquake index (US avg 100)	64
Homes occupied	89%
Bachelor's or higher	32%
Poverty rate	3.4%
Unemployment	1.1%
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.