

Wilmington 28412

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

BALANCED MARKET

\$410K

MEDIAN SALE PRICE

+3.7%

1-YR CHANGE

840

SALES (12 MO)

\$418K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 57 / 100



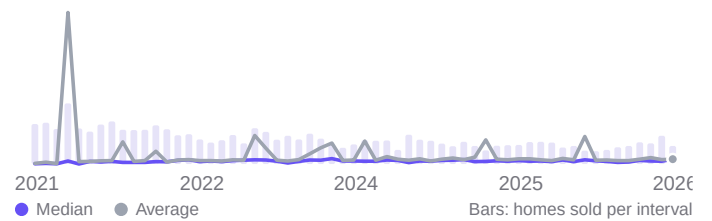
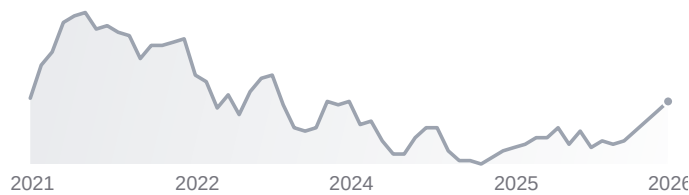
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

57 / 100

Sale prices

Median \$445K · Average \$446K

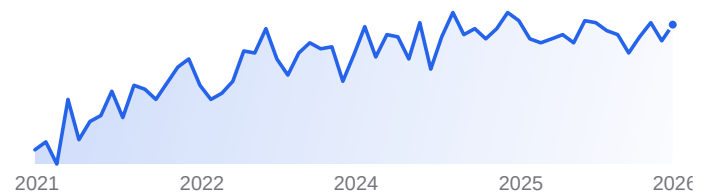
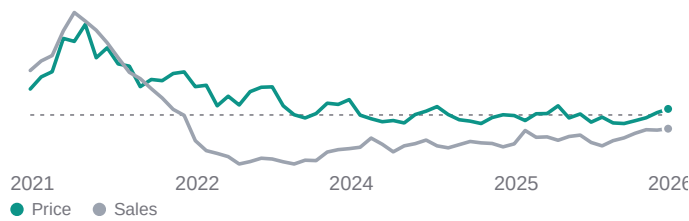


Growth (year over year)

Price +3.7% · Sales -8.5%

Price per square foot

\$236/ft²

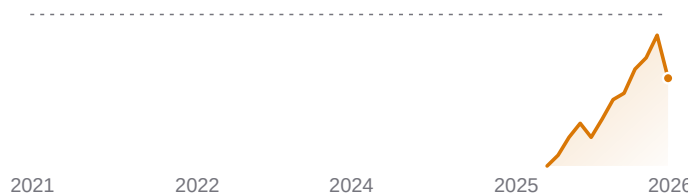


Sale premium vs estimated value

-0.9%

Annual turnover (share of homes sold)

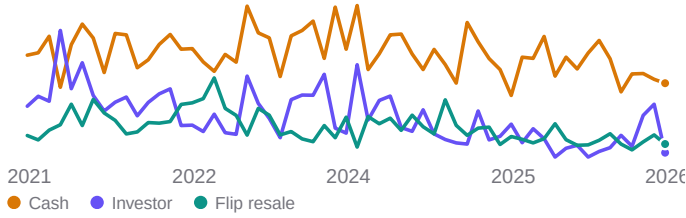
4.9%



BUYERS & OUTCOMES

Buyer mix

Cash 25% · Investor 1.4% · Flip resale 4.3%



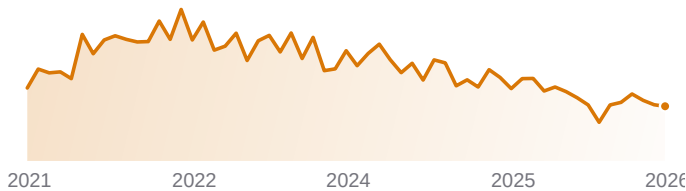
Sellers who sold at a gain

88%

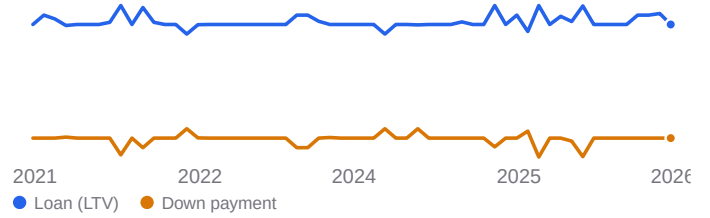


Median annualized return at resale

+4.9%

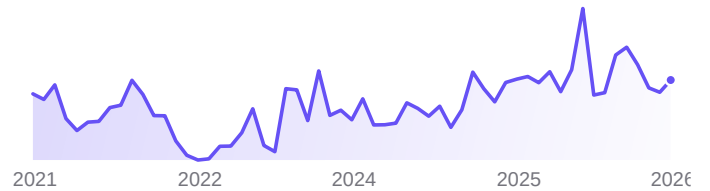


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



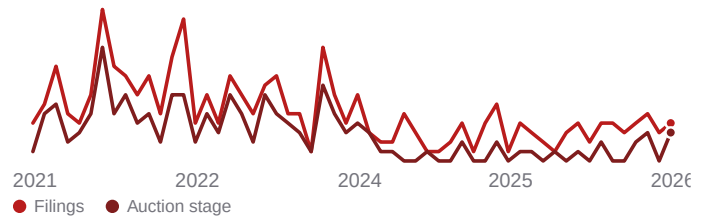
Typical hold before selling

5.0 yrs



Preforeclosure filings

Filings 4 · Auction stage 3



HOUSING STOCK

Homes	17,108
Median value (AVM)	\$418K
Median size	1,682 ft²
Median bedrooms	3
Median year built	2000
Single family	51%
Condos	11%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	62%
Underwater (LTV 125% or more)	0.7%
Owner occupied	77%
Company owned	12%
Median loan-to-value	42%

Typical ownership tenure

7.4 yrs

COMMUNITY

Population	45,847
Density	1,704 / mi²
Median household income	\$71K
Average household income	\$96K
Crime index (US avg 100)	79
Air pollution index (US avg 100)	86
Earthquake index (US avg 100)	65
Homes occupied	91%
Bachelor's or higher	28%
Poverty rate	8.6%
Unemployment	1.1%
Average temp	63°F
Annual precip	59 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.