

Carolina Beach 28428

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

SELLER'S MARKET

\$690K

MEDIAN SALE PRICE

+14.7%

1-YR CHANGE

373

SALES (12 MO)

\$640K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 70 / 100



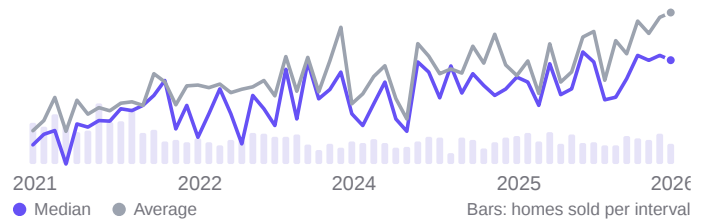
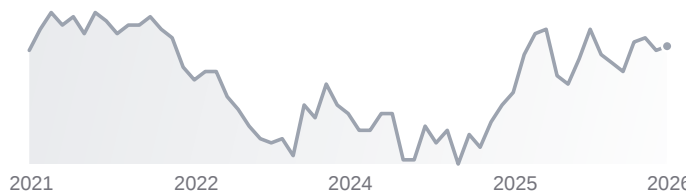
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

70 / 100

Sale prices

Median \$686K · Average \$828K

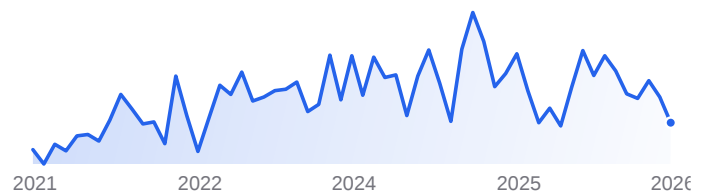
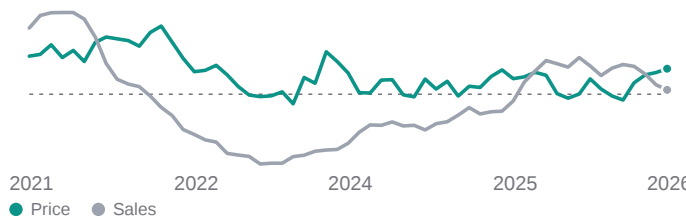


Growth (year over year)

Price +14.7% · Sales +2.5%

Price per square foot

\$391/ft²

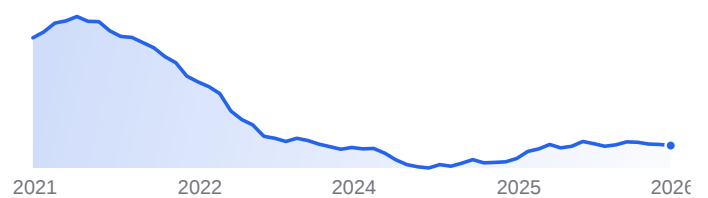
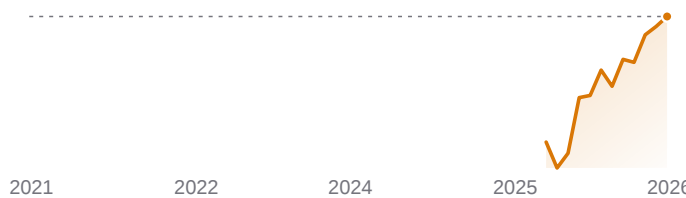


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

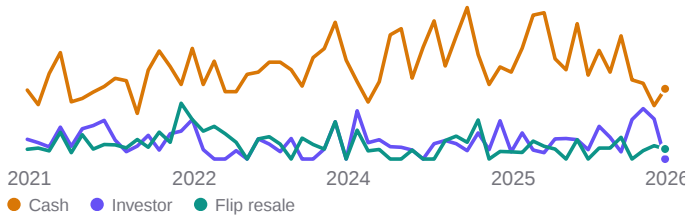
5.6%



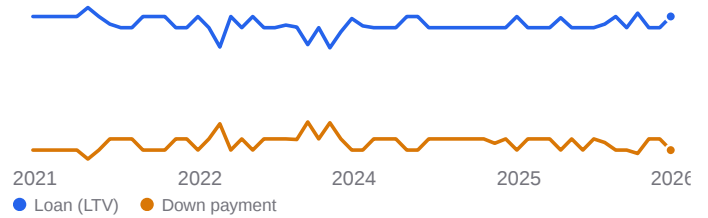
BUYERS & OUTCOMES

Buyer mix

Cash 27% · Investor 0% · Flip resale 3.8%

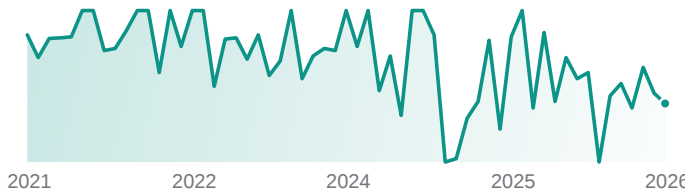


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



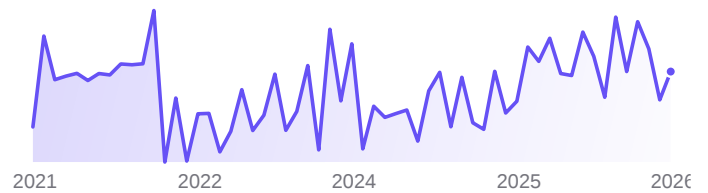
Sellers who sold at a gain

86%



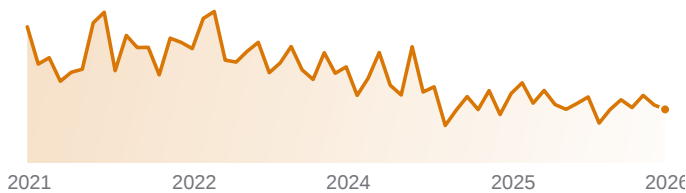
Typical hold before selling

5.0 yrs



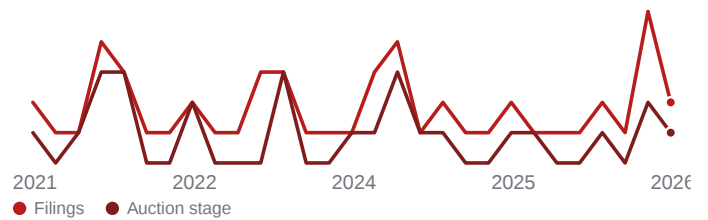
Median annualized return at resale

+6.6%



Preforeclosure filings

Filings 2 · Auction stage 1



HOUSING STOCK

Homes	6,684
Median value (AVM)	\$640K
Median size	1,414 ft²
Median bedrooms	3
Median year built	1990
Single family	44%
Condos	32%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	72%
Underwater (LTV 125% or more)	0.8%
Owner occupied	38%
Company owned	17%
Median loan-to-value	32%

Typical ownership tenure

7.2 yrs

COMMUNITY

Population	7,351
Density	1,074 / mi²
Median household income	\$87K
Average household income	\$116K
Crime index (US avg 100)	155
Air pollution index (US avg 100)	85
Earthquake index (US avg 100)	64
Homes occupied	59%
Bachelor's or higher	31%
Poverty rate	5.8%
Unemployment	0.9%
Average temp	63°F
Annual precip	61 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.