

Castle Hayne 28429

ZIP code · NC · North Carolina > New Hanover County > Castle Hayne

BUYER'S MARKET

\$337K

MEDIAN SALE PRICE

-6.7%

1-YR CHANGE

158

SALES (12 MO)

\$367K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 33 / 100



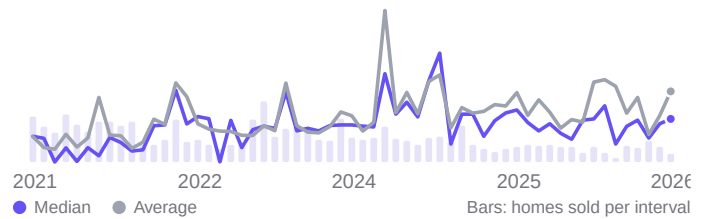
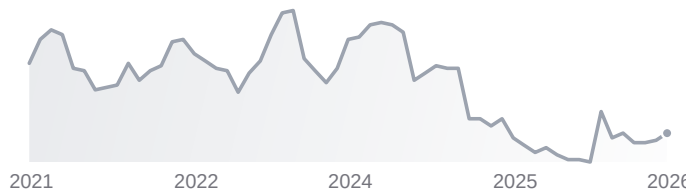
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

33 / 100

Sale prices

Median \$370K · Average \$485K

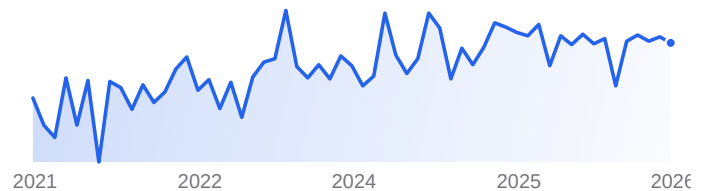
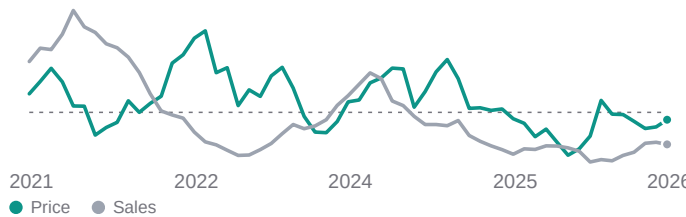


Growth (year over year)

Price -6.7% · Sales -29.1%

Price per square foot

\$218/ft²

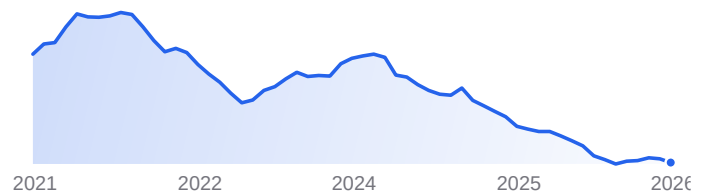
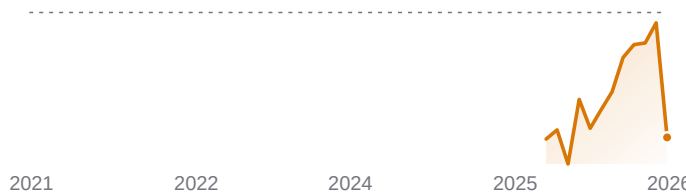


Sale premium vs estimated value

-2.0%

Annual turnover (share of homes sold)

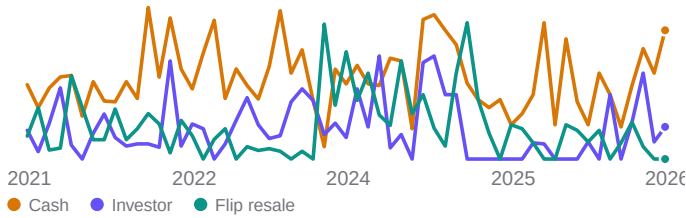
3.5%



BUYERS & OUTCOMES

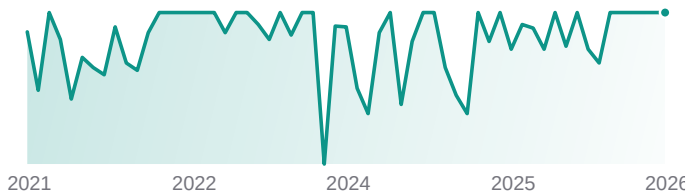
Buyer mix

Cash 50% · Investor 13% · Flip resale 0%



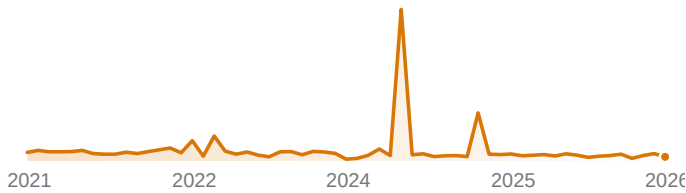
Sellers who sold at a gain

100%

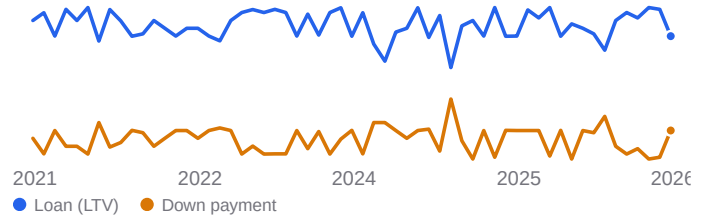


Median annualized return at resale

+4.8%

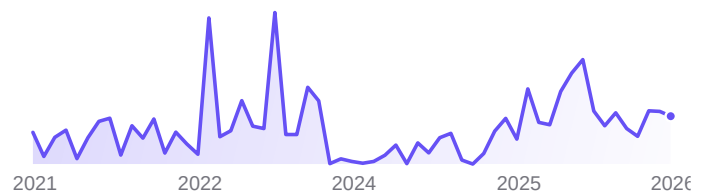


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



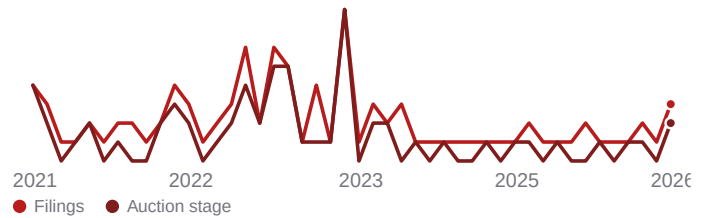
Typical hold before selling

3.8 yrs



Preforeclosure filings

Filings 3 · Auction stage 2



HOUSING STOCK

Homes	4,500
Median value (AVM)	\$367K
Median size	1,620 ft²
Median bedrooms	3
Median year built	1995
Single family	74%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	56%
Underwater (LTV 125% or more)	0.9%
Owner occupied	77%
Company owned	11%
Median loan-to-value	45%
Typical ownership tenure	6.8 yrs

COMMUNITY

Population	8,302
Density	196 / mi²
Median household income	\$64K
Average household income	\$76K
Crime index (US avg 100)	67
Air pollution index (US avg 100)	89
Earthquake index (US avg 100)	61
Homes occupied	92%
Bachelor's or higher	16%
Poverty rate	12.7%
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.