

Leland 28451

ZIP code · NC · North Carolina > Brunswick County > Leland

BALANCED MARKET

\$400K

MEDIAN SALE PRICE

+7.2%

1-YR CHANGE

952

SALES (12 MO)

\$421K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 48 / 100



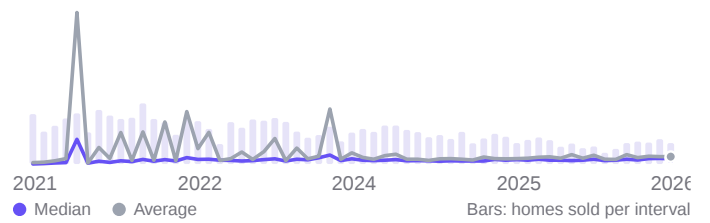
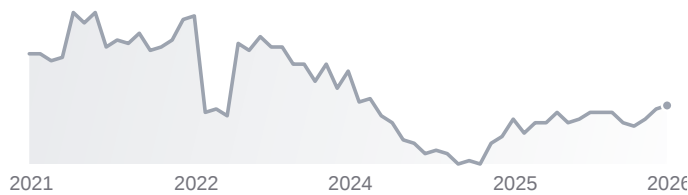
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

48 / 100

Sale prices

Median \$395K · Average \$452K

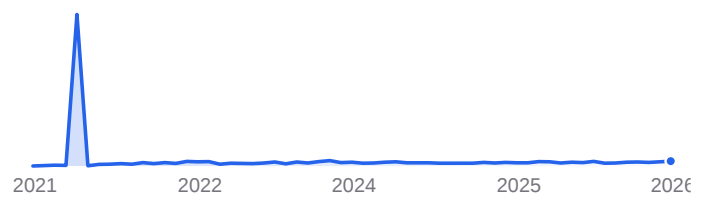
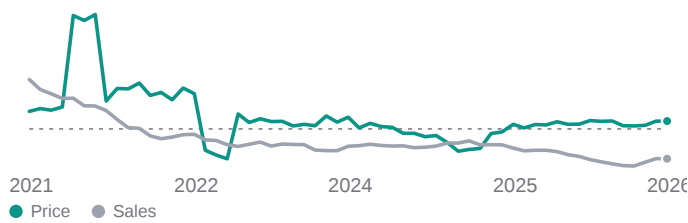


Growth (year over year)

Price +7.2% · Sales -27.6%

Price per square foot

\$233/ft²

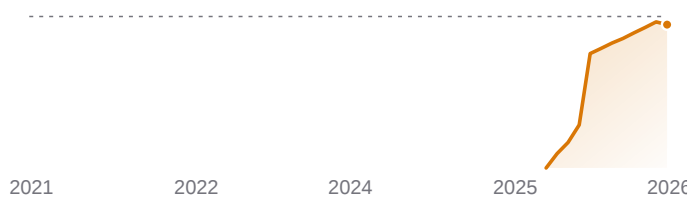


Sale premium vs estimated value

-0.5%

Annual turnover (share of homes sold)

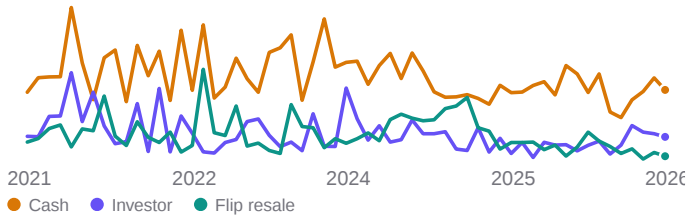
4.4%



BUYERS & OUTCOMES

Buyer mix

Cash 30% · Investor 10% · Flip resale 2.3%



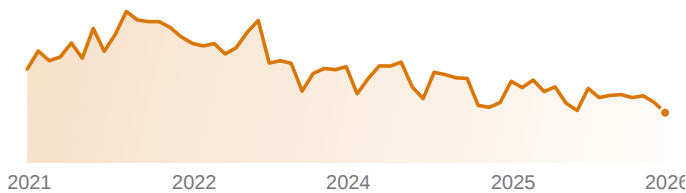
Sellers who sold at a gain

89%

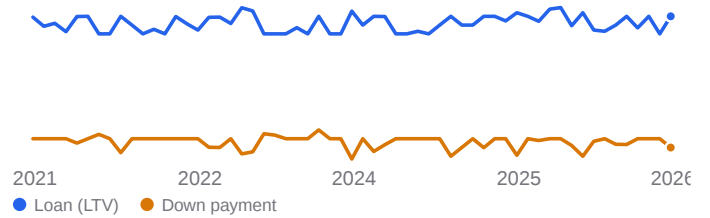


Median annualized return at resale

+4.4%

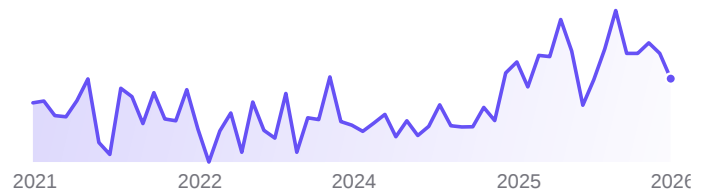


Financing (share of purchase price) Loan (LTV) 90% · Down payment 15%



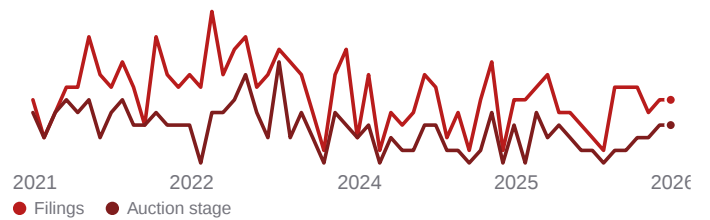
Typical hold before selling

4.5 yrs



Preforeclosure filings

Filings 5 · Auction stage 3



HOUSING STOCK

Homes	21,633
Median value (AVM)	\$421K
Median size	1,882 ft²
Median bedrooms	3
Median year built	2012
Single family	73%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	57%
Underwater (LTV 125% or more)	0.9%
Owner occupied	73%
Company owned	17%
Median loan-to-value	46%
Typical ownership tenure	8.7 yrs

COMMUNITY

Population	44,817
Density	273 / mi²
Median household income	\$74K
Average household income	\$94K
Crime index (US avg 100)	73
Air pollution index (US avg 100)	88
Earthquake index (US avg 100)	69
Homes occupied	94%
Bachelor's or higher	22%
Poverty rate	8.3%
Unemployment	1.1%
Average temp	63°F
Annual precip	57 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.