

# Rocky Point 28457

ZIP code · NC · North Carolina > Pender County > Rocky Point

BALANCED MARKET

**\$283K**

MEDIAN SALE PRICE

**-0.4%**

1-YR CHANGE

**210**

SALES (12 MO)

**\$387K**

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 58 / 100

Buyer's market

Balanced

Seller's market

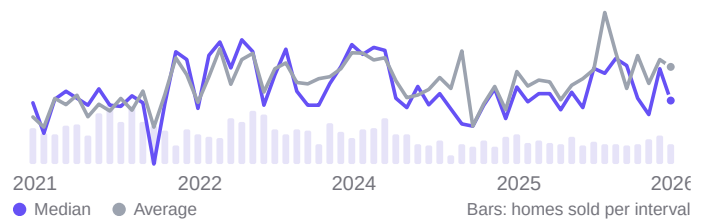
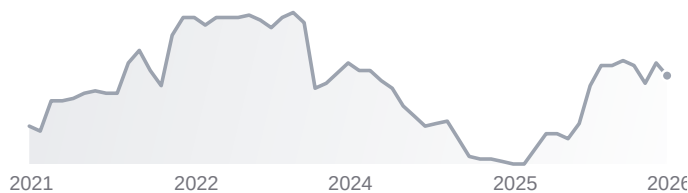
## MARKET TRENDS (5 YEARS)

Market temperature (0-100)

58 / 100

Sale prices

Median \$270K · Average \$342K

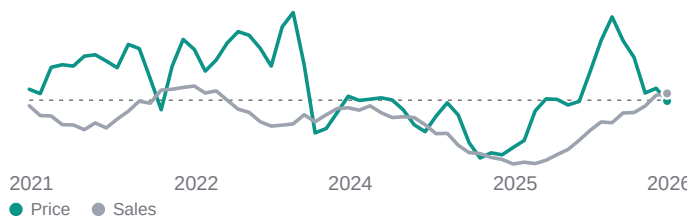


Growth (year over year)

Price -0.4% · Sales +4.0%

Price per square foot

\$174/ft²

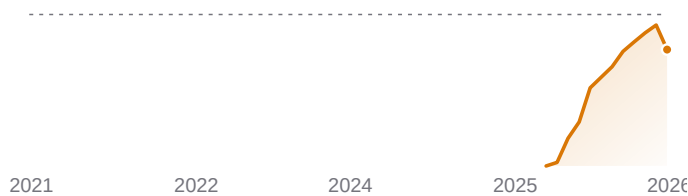


Sale premium vs estimated value

-1.3%

Annual turnover (share of homes sold)

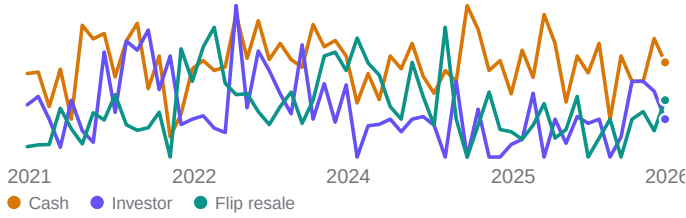
4.3%



## BUYERS & OUTCOMES

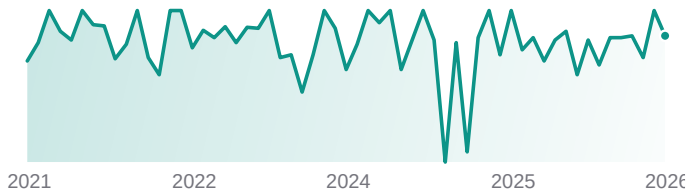
### Buyer mix

Cash 31% · Investor 13% · Flip resale 19%



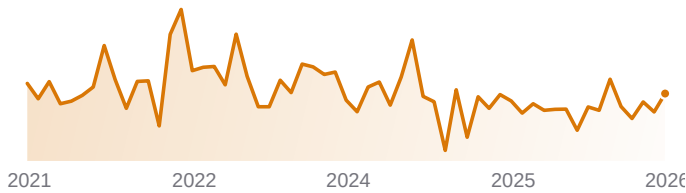
### Sellers who sold at a gain

93%

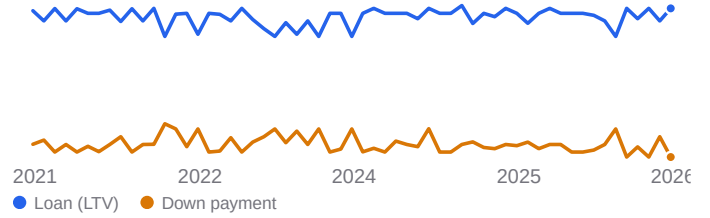


### Median annualized return at resale

+8.4%

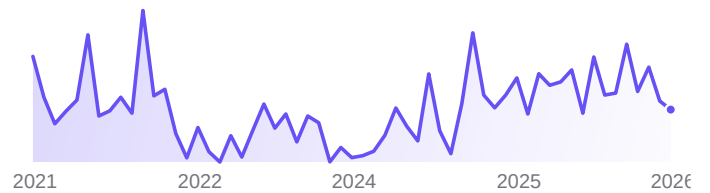


### Financing (share of purchase price) Loan (LTV) 98% · Down payment 1.8%



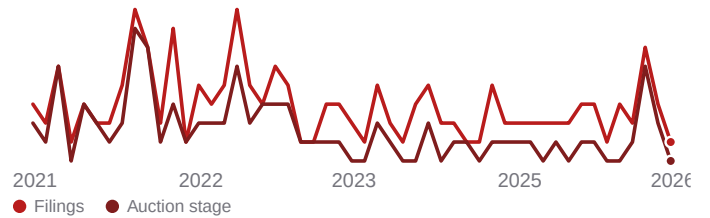
### Typical hold before selling

3.1 yrs



### Preforeclosure filings

Filings 1 · Auction stage 0



## HOUSING STOCK

|                    |           |
|--------------------|-----------|
| Homes              | 4,879     |
| Median value (AVM) | \$387K    |
| Median size        | 1,728 ft² |
| Median bedrooms    | 3         |
| Median year built  | 2000      |
| Single family      | 60%       |

## EQUITY & OWNERSHIP

|                               |         |
|-------------------------------|---------|
| Equity rich (LTV 50% or less) | 56%     |
| Underwater (LTV 125% or more) | 1.5%    |
| Owner occupied                | 73%     |
| Company owned                 | 9.4%    |
| Median loan-to-value          | 44%     |
| Typical ownership tenure      | 7.4 yrs |

## COMMUNITY

|                                  |          |
|----------------------------------|----------|
| Population                       | 13,290   |
| Density                          | 91 / mi² |
| Median household income          | \$76K    |
| Average household income         | \$91K    |
| Crime index (US avg 100)         | 133      |
| Air pollution index (US avg 100) | 88       |
| Earthquake index (US avg 100)    | 57       |
| Homes occupied                   | 92%      |
| Bachelor's or higher             | 15%      |
| Poverty rate                     | 10.6%    |
| Unemployment                     | 1.2%     |
| 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.