

Southport 28461

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

SELLER'S MARKET

\$496K

MEDIAN SALE PRICE

+0.7%

1-YR CHANGE

829

SALES (12 MO)

\$596K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 62 / 100

Buyer's market

Balanced

Seller's market

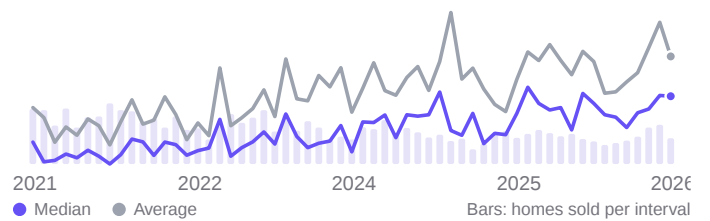
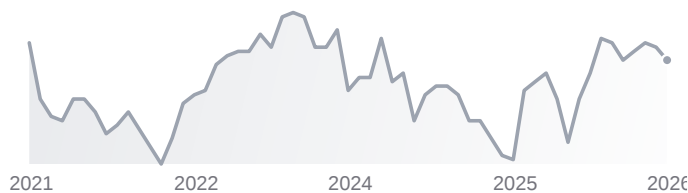
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

62 / 100

Sale prices

Median \$510K · Average \$649K

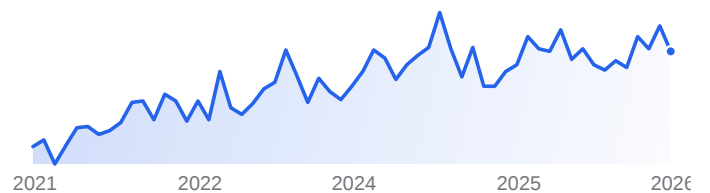
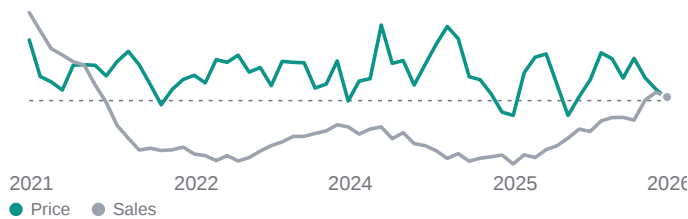


Growth (year over year)

Price +0.7% · Sales +1.5%

Price per square foot

\$249/ft²

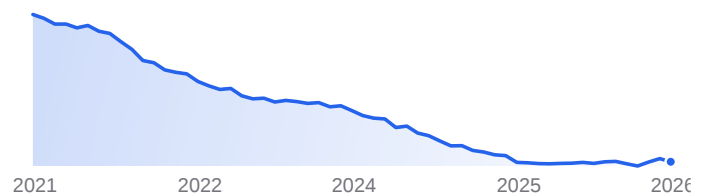
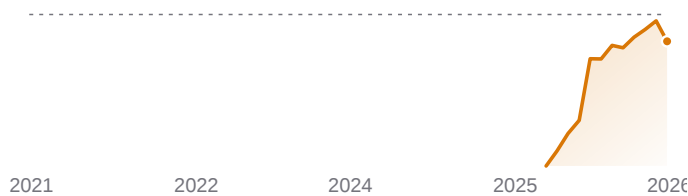


Sale premium vs estimated value

-1.6%

Annual turnover (share of homes sold)

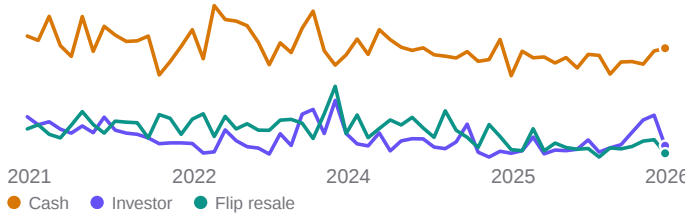
5.6%



BUYERS & OUTCOMES

Buyer mix

Cash 45% · Investor 4.6% · Flip resale 1.5%



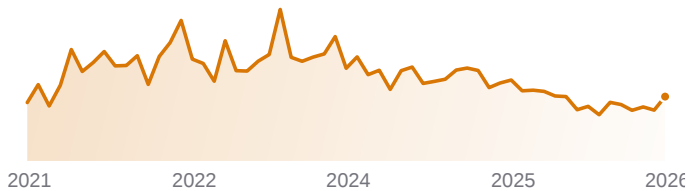
Sellers who sold at a gain

98%

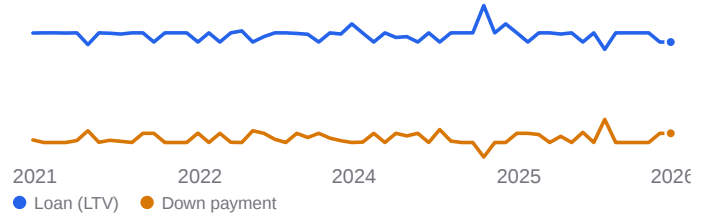


Median annualized return at resale

+7.4%

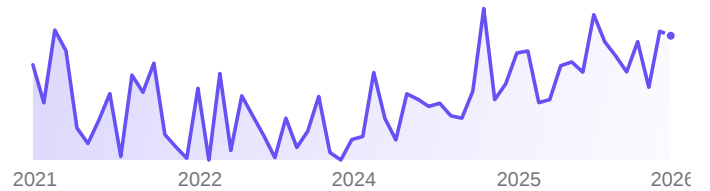


Financing (share of purchase price) Loan (LTV) 75% · Down payment 25%



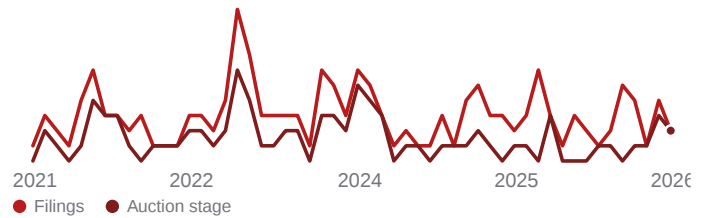
Typical hold before selling

5.9 yrs



Preforeclosure filings

Filings 2 · Auction stage 2



HOUSING STOCK

Homes	14,892
Median value (AVM)	\$596K
Median size	1,996 ft²
Median bedrooms	3
Median year built	2006
Single family	80%
Condos	5.8%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	68%
Underwater (LTV 125% or more)	0.8%
Owner occupied	60%
Company owned	18%
Median loan-to-value	35%

Typical ownership tenure

9.0 yrs

COMMUNITY

Population	25,890
Density	234 / mi²
Median household income	\$84K
Average household income	\$102K
Crime index (US avg 100)	96
Air pollution index (US avg 100)	91
Earthquake index (US avg 100)	74
Homes occupied	81%
Bachelor's or higher	24%
Poverty rate	3.9%
Unemployment	0.8%
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.