

Ocean Isle Beach 28469

ZIP code · NC · North Carolina > Brunswick County > Ocean Isle Beach

BALANCED MARKET

\$508K

MEDIAN SALE PRICE

+4.1%

1-YR CHANGE

456

SALES (12 MO)

\$651K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 52 / 100



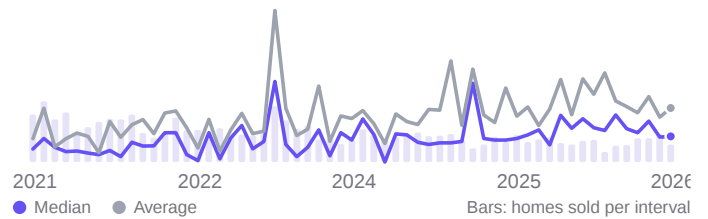
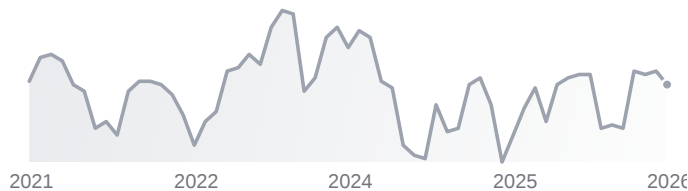
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

52 / 100

Sale prices

Median \$475K · Average \$670K

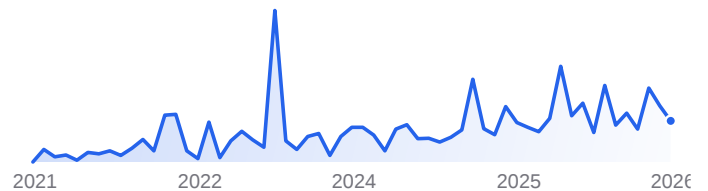
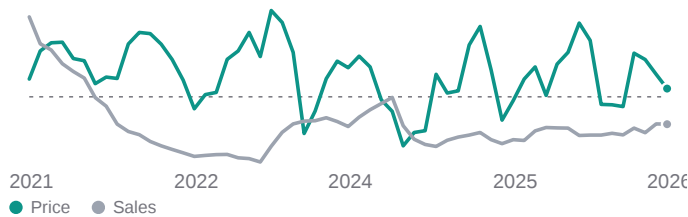


Growth (year over year)

Price +4.1% · Sales -13.5%

Price per square foot

\$279/ft²

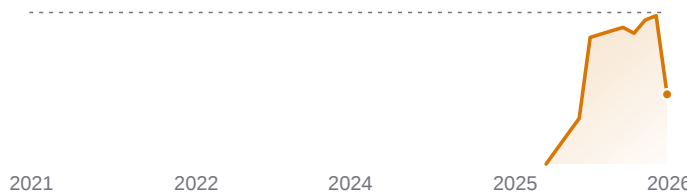


Sale premium vs estimated value

-4.7%

Annual turnover (share of homes sold)

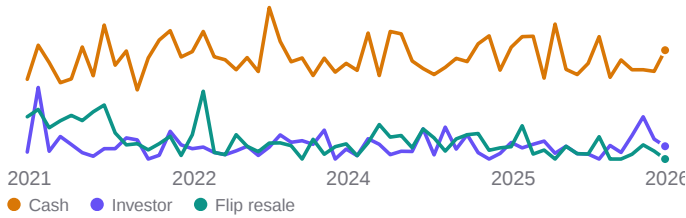
4.5%



BUYERS & OUTCOMES

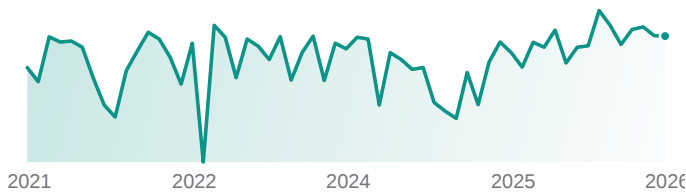
Buyer mix

Cash 52% · Investor 6.1% · Flip resale 0%



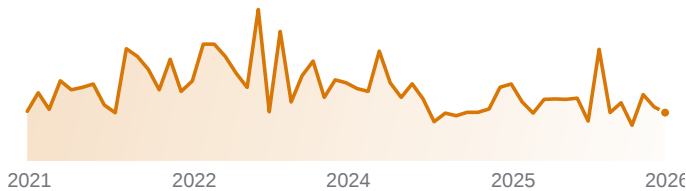
Sellers who sold at a gain

91%

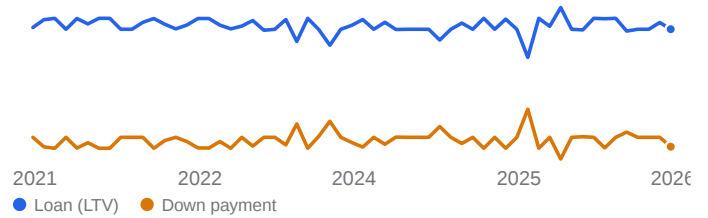


Median annualized return at resale

+6.4%

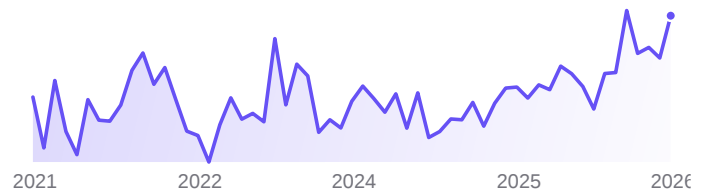


Financing (share of purchase price) Loan (LTV) 75% · Down payment 21%



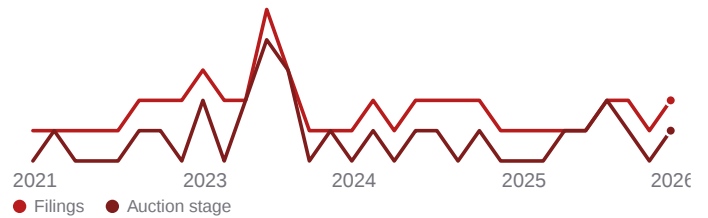
Typical hold before selling

6.9 yrs



Preforeclosure filings

Filings 2 · Auction stage 1



HOUSING STOCK

Homes	10,038
Median value (AVM)	\$651K
Median size	1,788 ft²
Median bedrooms	3
Median year built	2001
Single family	70%
Condos	12%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	73%
Underwater (LTV 125% or more)	0.8%
Owner occupied	38%
Company owned	19%
Median loan-to-value	30%

Typical ownership tenure

9.7 yrs

COMMUNITY

Population	9,457
Density	436 / mi²
Median household income	\$92K
Average household income	\$104K
Crime index (US avg 100)	96
Air pollution index (US avg 100)	88
Earthquake index (US avg 100)	94
Homes occupied	53%
Bachelor's or higher	29%
Poverty rate	4.2%
Unemployment	0.8%
Average temp	63°F
Annual precip	56 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.