

Wrightsville Beach 28480

ZIP code · NC · North Carolina > New Hanover County > Wrightsville Beach

SELLER'S MARKET

\$1.7M

MEDIAN SALE PRICE

+10.9%

1-YR CHANGE

122

SALES (12 MO)

\$1.8M

MEDIAN VALUE (AVM)

Market temperature

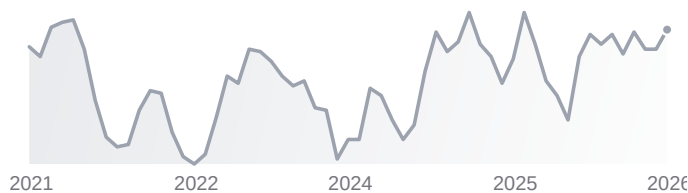
Seller's market · 72 / 100



MARKET TRENDS (5 YEARS)

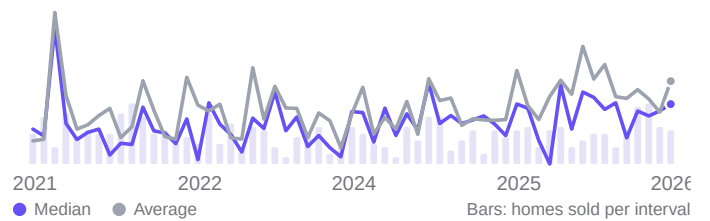
Market temperature (0–100)

72 / 100



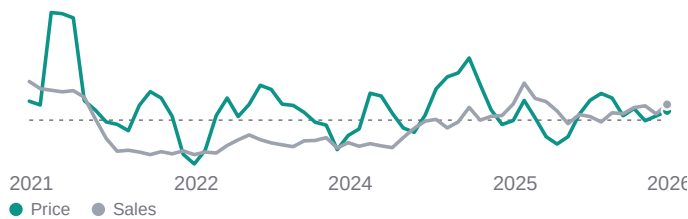
Sale prices

Median \$1.8M · Average \$2.3M



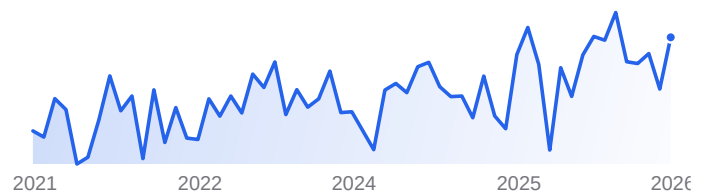
Growth (year over year)

Price +10.9% · Sales +18.4%



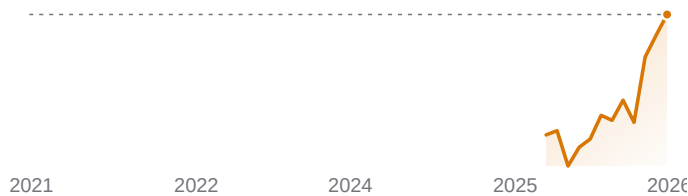
Price per square foot

\$1144/ft²



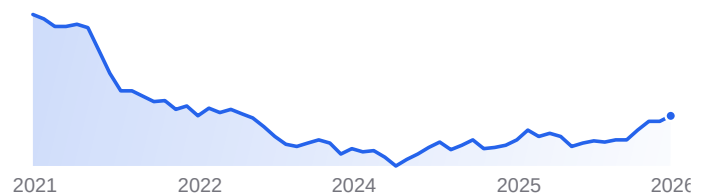
Sale premium vs estimated value

+0.0%



Annual turnover (share of homes sold)

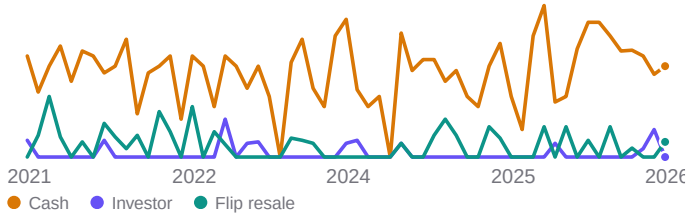
4.3%



BUYERS & OUTCOMES

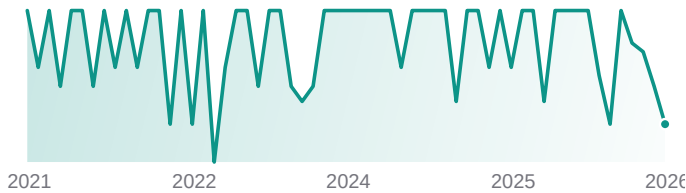
Buyer mix

Cash 60% · Investor 0% · Flip resale 10%



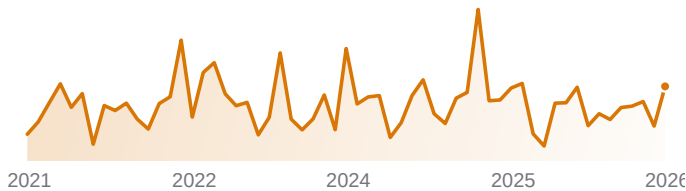
Sellers who sold at a gain

75%

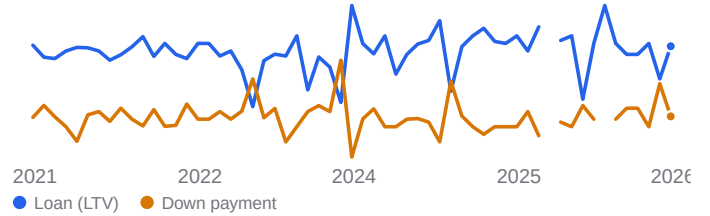


Median annualized return at resale

+13.0%

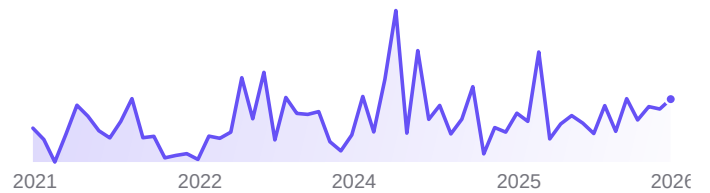


Financing (share of purchase price) Loan (LTV) 73% · Down payment 27%



Typical hold before selling

7.0 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	2,847
Median value (AVM)	\$1.8M
Median size	1,604 ft²
Median bedrooms	3
Median year built	1984
Single family	38%
Condos	36%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	87%
Underwater (LTV 125% or more)	0.7%
Owner occupied	24%
Company owned	27%
Median loan-to-value	9%

Typical ownership tenure

9.1 yrs

COMMUNITY

Population	1,766
Density	351 / mi²
Median household income	\$121K
Average household income	\$168K
Crime index (US avg 100)	195
Air pollution index (US avg 100)	89
Earthquake index (US avg 100)	58
Homes occupied	42%
Bachelor's or higher	48%
Poverty rate	5.5%
Unemployment	1.0%
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.