

Atlantic Beach 28512

ZIP code · NC · North Carolina > Carteret County > Atlantic Beach

BALANCED MARKET

\$551K

MEDIAN SALE PRICE

-7.9%

1-YR CHANGE

305

SALES (12 MO)

\$603K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 48 / 100



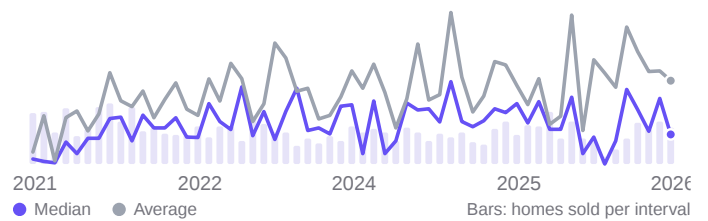
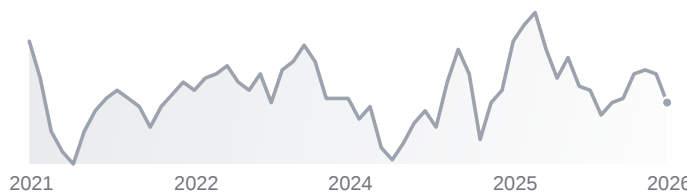
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

48 / 100

Sale prices

Median \$500K · Average \$709K

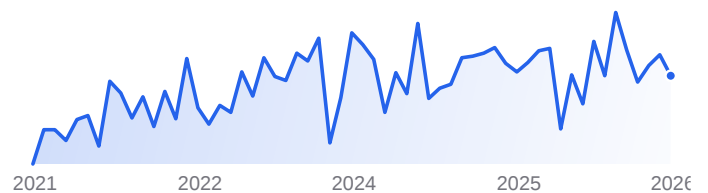
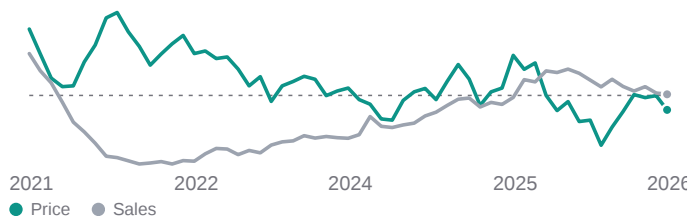


Growth (year over year)

Price -7.9% · Sales +0.7%

Price per square foot

\$428/ft²

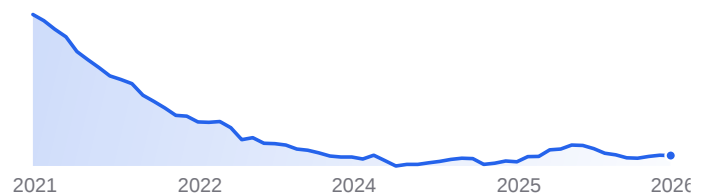


Sale premium vs estimated value

-2.0%

Annual turnover (share of homes sold)

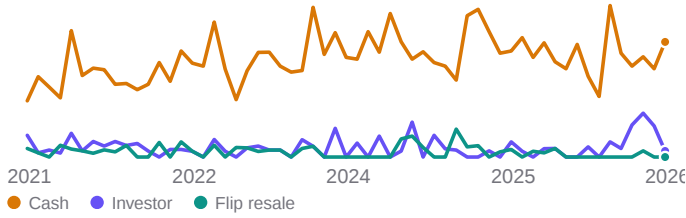
4.1%



BUYERS & OUTCOMES

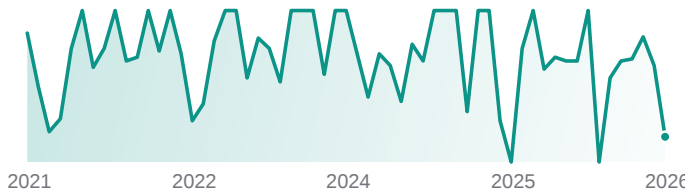
Buyer mix

Cash 63% · Investor 3.3% · Flip resale 0%



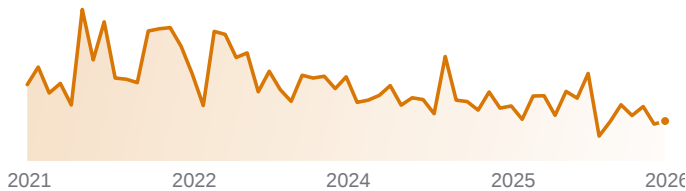
Sellers who sold at a gain

79%

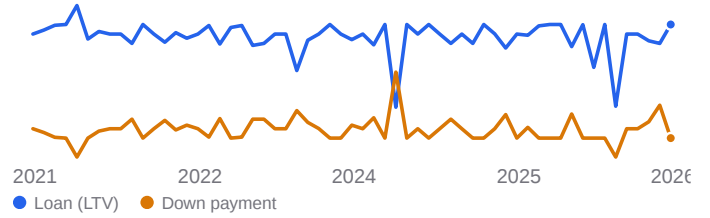


Median annualized return at resale

+5.8%

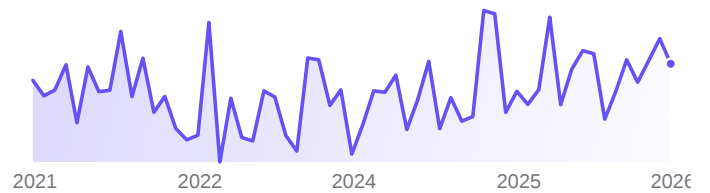


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



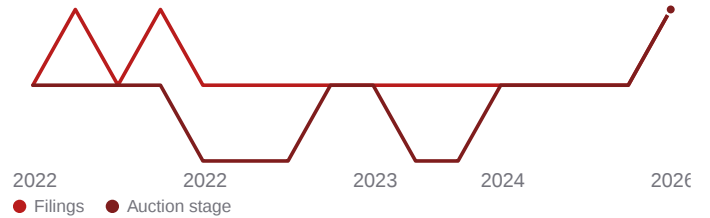
Typical hold before selling

5.5 yrs



Preforeclosure filings

Filings 2 · Auction stage 2



HOUSING STOCK

Homes	7,525
Median value (AVM)	\$603K
Median size	1,400 ft²
Median bedrooms	3
Median year built	1984
Single family	42%
Condos	50%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	77%
Underwater (LTV 125% or more)	1.1%
Owner occupied	17%
Company owned	20%
Median loan-to-value	21%

Typical ownership tenure

7.8 yrs

COMMUNITY

Population	2,821
Density	105 / mi²
Median household income	\$77K
Average household income	\$113K
Crime index (US avg 100)	160
Air pollution index (US avg 100)	95
Earthquake index (US avg 100)	34
Homes occupied	21%
Bachelor's or higher	35%
Poverty rate	7.8%
Unemployment	0.7%
Average temp	63°F
Annual precip	59 in
Sunshine	60%

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.