

Beaufort 28516

ZIP code · NC · North Carolina > Carteret County > Beaufort

BALANCED MARKET

\$398K

MEDIAN SALE PRICE

-24.8%

1-YR CHANGE

278

SALES (12 MO)

\$449K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 40 / 100



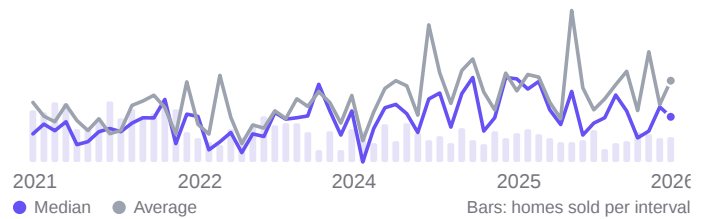
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

40 / 100

Sale prices

Median \$404K · Average \$538K

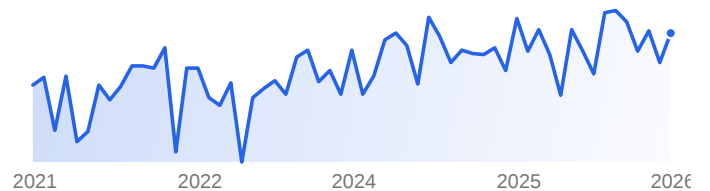
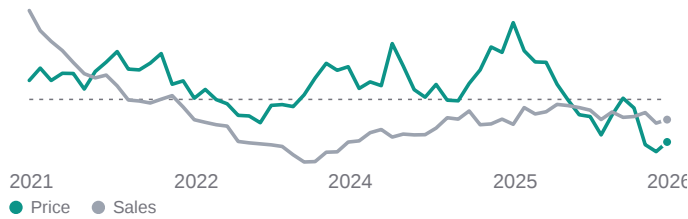


Growth (year over year)

Price -24.8% · Sales -11.7%

Price per square foot

\$263/ft²

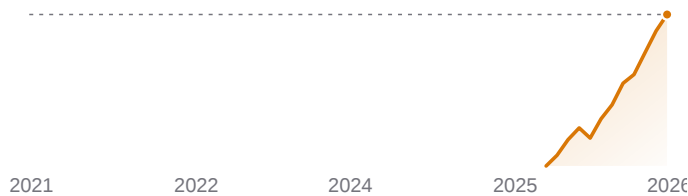


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

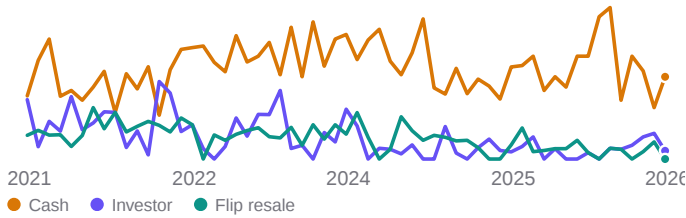
4.3%



BUYERS & OUTCOMES

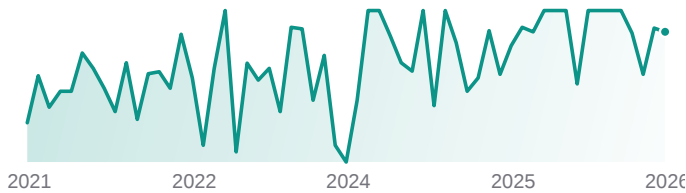
Buyer mix

Cash 40% · Investor 4.0% · Flip resale 0%



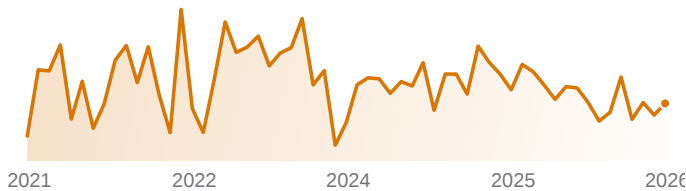
Sellers who sold at a gain

95%

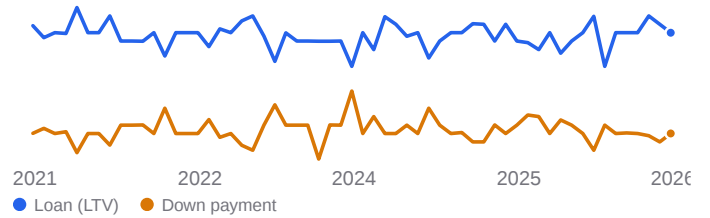


Median annualized return at resale

+6.5%

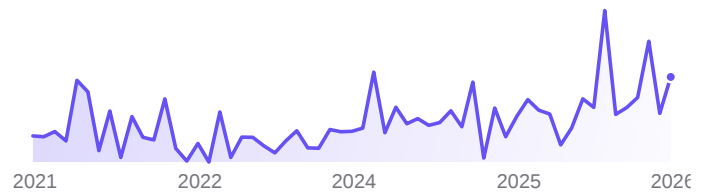


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



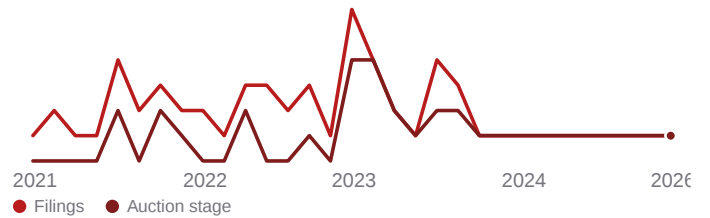
Typical hold before selling

5.7 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	6,448
Median value (AVM)	\$449K
Median size	1,606 ft²
Median bedrooms	3
Median year built	1994
Single family	80%
Condos	5.5%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	68%
Underwater (LTV 125% or more)	1.7%
Owner occupied	58%
Company owned	14%
Median loan-to-value	32%

Typical ownership tenure

6.9 yrs

COMMUNITY

Population	11,554
Density	44 / mi²
Median household income	\$58K
Average household income	\$73K
Crime index (US avg 100)	130
Air pollution index (US avg 100)	90
Earthquake index (US avg 100)	33
Homes occupied	75%
Bachelor's or higher	17%
Poverty rate	11.3%
Unemployment	0.7%
Average temp	63°F
Annual precip	57 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.