

Gloucester 28528

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

STRONG BUYER'S MARKET

\$196K

MEDIAN SALE PRICE

+100.3%

1-YR CHANGE

9

SALES (12 MO)

\$375K

MEDIAN VALUE (AVM)

Market temperature

Strong buyer's market · 14 / 100



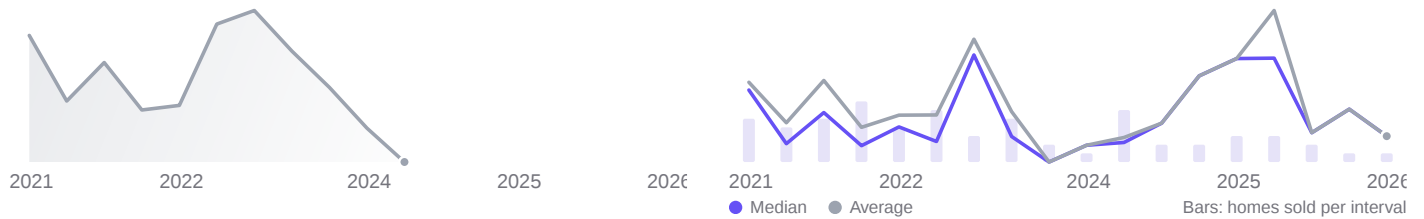
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

14 / 100

Sale prices

Median \$145K · Average \$145K



Growth (year over year)

Price +100.3% · Sales +80.0%

Price per square foot

\$112/ft²

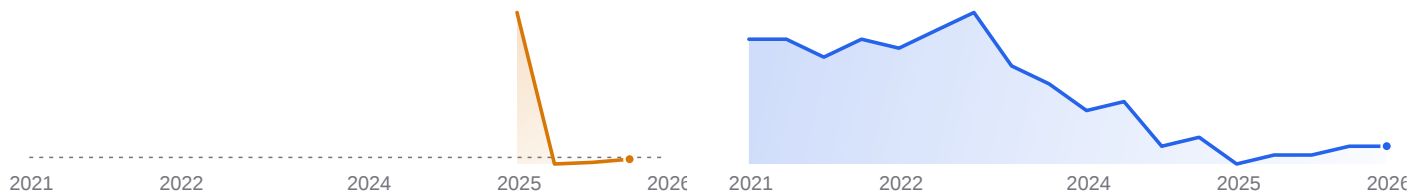


Sale premium vs estimated value

-0.8%

Annual turnover (share of homes sold)

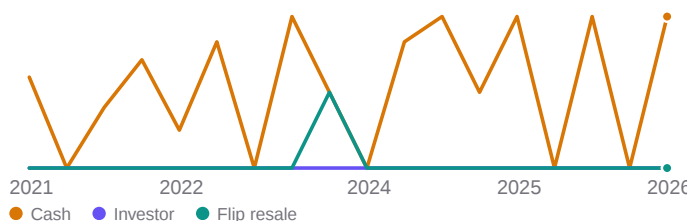
2.8%



BUYERS & OUTCOMES

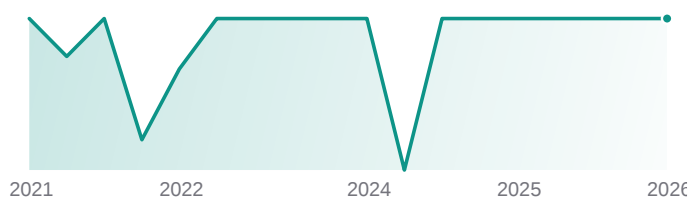
Buyer mix

Cash 100% · Investor 0% · Flip resale 0%



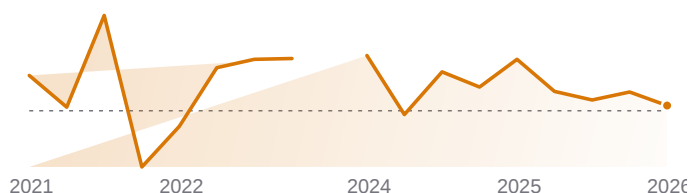
Sellers who sold at a gain

100%

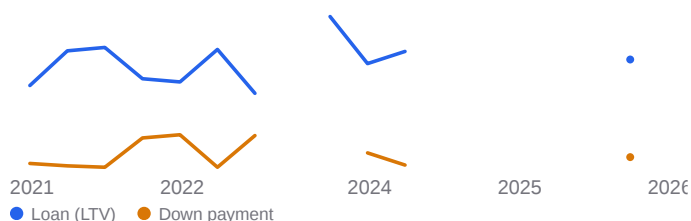


Median annualized return at resale

+1.1%

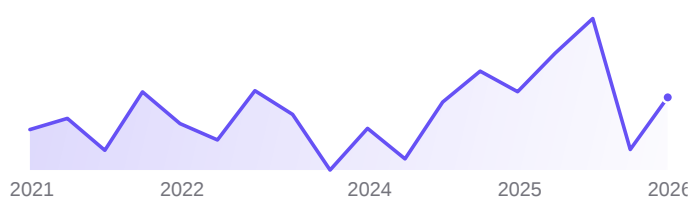


Financing (share of purchase price) Loan (LTV) 90% · Down payment 10%



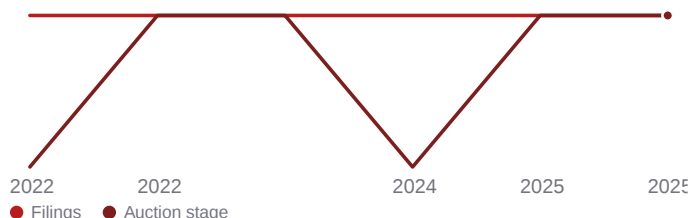
Typical hold before selling

9.7 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	323
Median value (AVM)	\$375K
Median size	1,512 ft²
Median bedrooms	3
Median year built	1994
Single family	66%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	71%
Underwater (LTV 125% or more)	3.6%
Owner occupied	50%
Company owned	12%
Median loan-to-value	16%
Typical ownership tenure	7.2 yrs

COMMUNITY

Population	528
Density	143 / mi²
Median household income	\$55K
Average household income	\$73K
Crime index (US avg 100)	112
Air pollution index (US avg 100)	89
Earthquake index (US avg 100)	32
Homes occupied	72%
Bachelor's or higher	17%
Poverty rate	15.3%
Unemployment	0.9%
Average temp	63°F
Annual precip	58 in
Sunshine	60%

Market metrics are derived from recorded arms-length deeds through July 2026, aggregated quarterly (lower sales volume). Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.