

New Bern 28560

ZIP code · NC · North Carolina > Craven County > New Bern

SELLER'S MARKET

\$302K

MEDIAN SALE PRICE

+7.2%

1-YR CHANGE

672

SALES (12 MO)

\$276K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 60 / 100



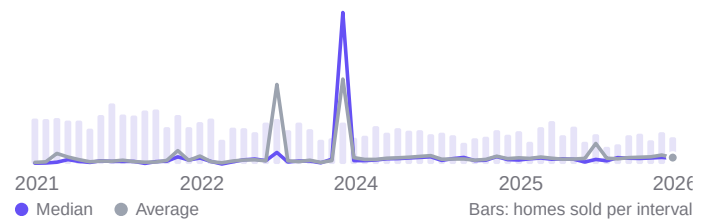
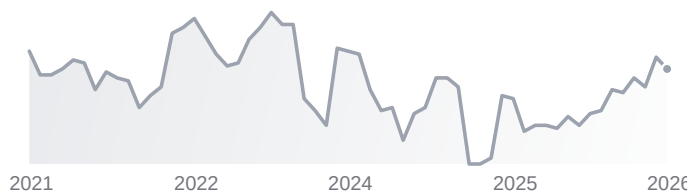
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

60 / 100

Sale prices

Median \$295K · Average \$307K

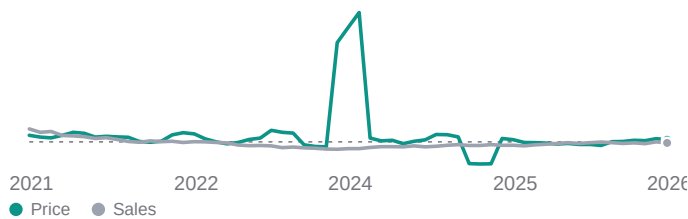


Growth (year over year)

Price +7.2% · Sales -3.9%

Price per square foot

\$196/ft²



Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

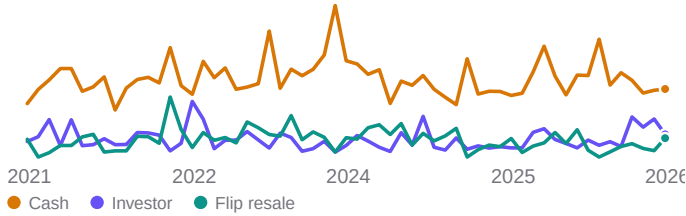
5.2%



BUYERS & OUTCOMES

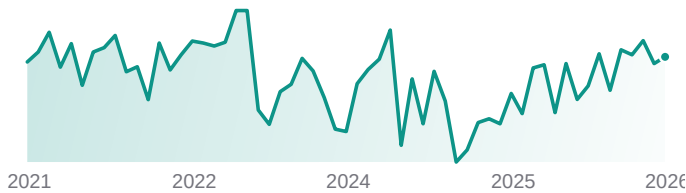
Buyer mix

Cash 34% · Investor 11% · Flip resale 9.4%



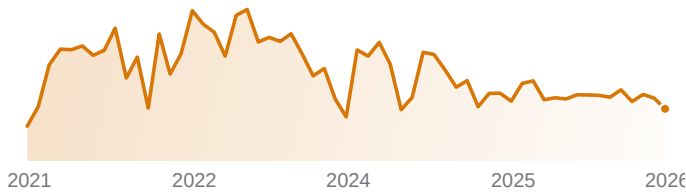
Sellers who sold at a gain

91%

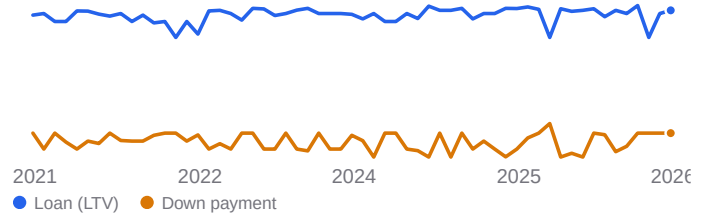


Median annualized return at resale

+4.8%

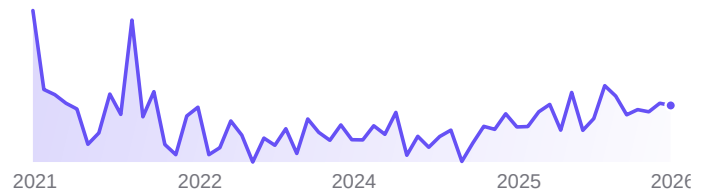


Financing (share of purchase price) Loan (LTV) 97% · Down payment 20%



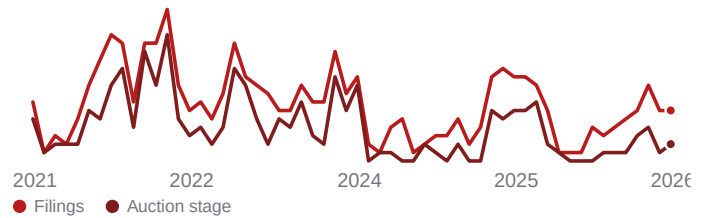
Typical hold before selling

4.4 yrs



Preforeclosure filings

Filings 6 · Auction stage 2



HOUSING STOCK

Homes	12,920
Median value (AVM)	\$276K
Median size	1,378 ft²
Median bedrooms	3
Median year built	1986
Single family	80%
Condos	4.0%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	54%
Underwater (LTV 125% or more)	2.3%
Owner occupied	69%
Company owned	9.2%
Median loan-to-value	46%

Typical ownership tenure

8.2 yrs

COMMUNITY

Population	30,470
Density	193 / mi²
Median household income	\$65K
Average household income	\$81K
Crime index (US avg 100)	115
Air pollution index (US avg 100)	86
Earthquake index (US avg 100)	32
Homes occupied	86%
Bachelor's or higher	15%
Poverty rate	14.0%
Unemployment	0.8%
Average temp	63°F
Annual precip	54 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.