

New Bern 28562

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

BALANCED MARKET

\$330K

MEDIAN SALE PRICE

+0.2%

1-YR CHANGE

848

SALES (12 MO)

\$323K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 50 / 100

Buyer's market

Balanced

Seller's market

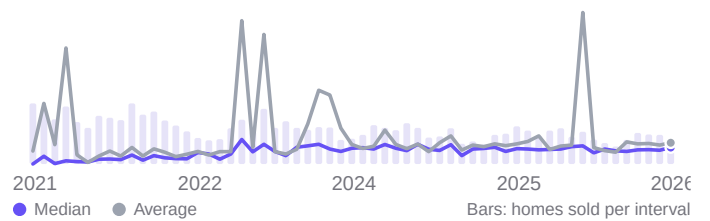
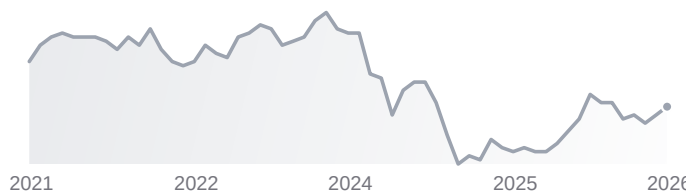
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

50 / 100

Sale prices

Median \$340K · Average \$370K

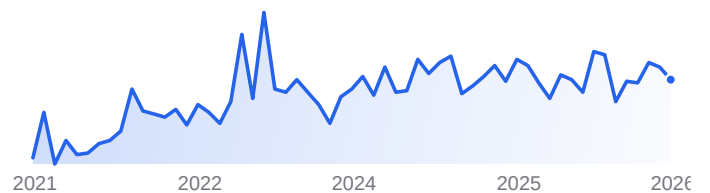
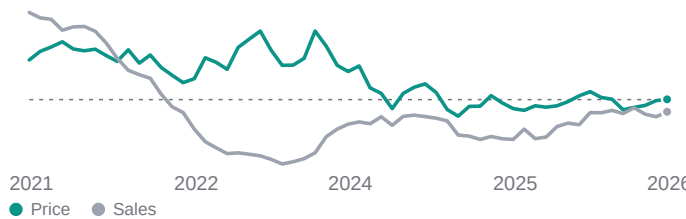


Growth (year over year)

Price +0.2% · Sales -5.0%

Price per square foot

\$205/ft²



Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

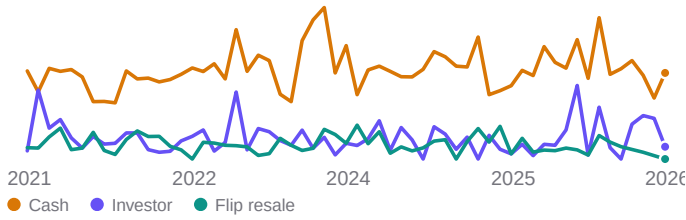
5.0%



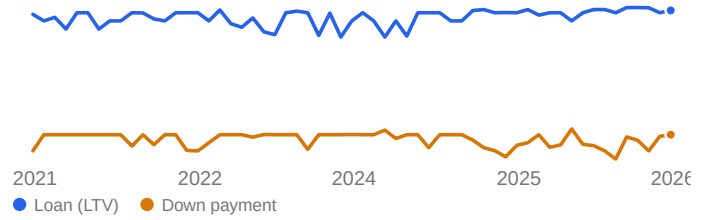
BUYERS & OUTCOMES

Buyer mix

Cash 34% · Investor 4.8% · Flip resale 0%

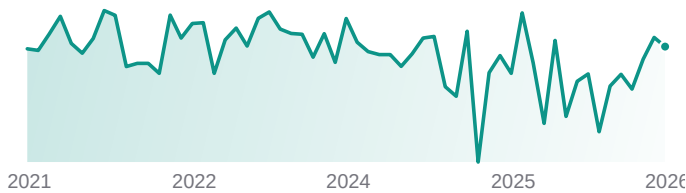


Financing (share of purchase price) Loan (LTV) 96% · Down payment 20%



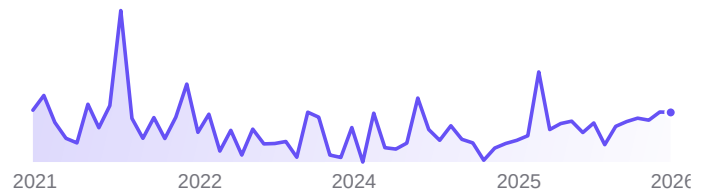
Sellers who sold at a gain

89%



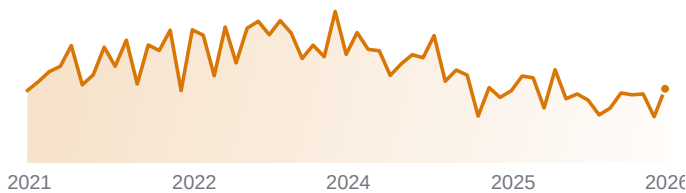
Typical hold before selling

4.6 yrs



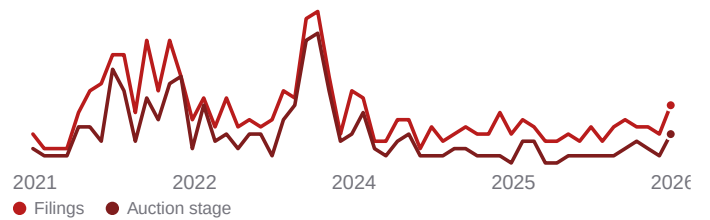
Median annualized return at resale

+5.7%



Preforeclosure filings

Filings 8 · Auction stage 4



HOUSING STOCK

Homes	16,954
Median value (AVM)	\$323K
Median size	1,558 ft²
Median bedrooms	3
Median year built	1995
Single family	84%
Condos	2.1%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	53%
Underwater (LTV 125% or more)	1.2%
Owner occupied	78%
Company owned	8.9%
Median loan-to-value	48%

Typical ownership tenure

8.3 yrs

COMMUNITY

Population	39,408
Density	282 / mi²
Median household income	\$76K
Average household income	\$98K
Crime index (US avg 100)	87
Air pollution index (US avg 100)	85
Earthquake index (US avg 100)	31
Homes occupied	92%
Bachelor's or higher	17%
Poverty rate	9.6%
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.