Vanceboro 28586

ZIP code · NC · North Carolina › Craven County › Vanceboro

BALANCED MARKET

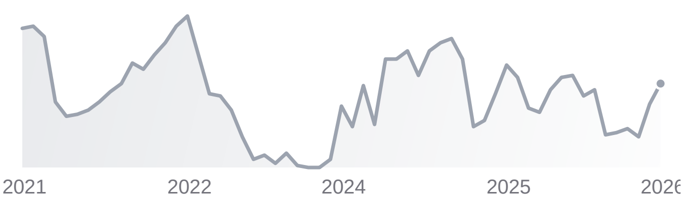
$226K	+49.2%	73	$185K
MEDIAN SALE PRICE	1-YR CHANGE	SALES (12 MO)	MEDIAN VALUE (AVM)

Market temperature — Balanced market · 48 / 100

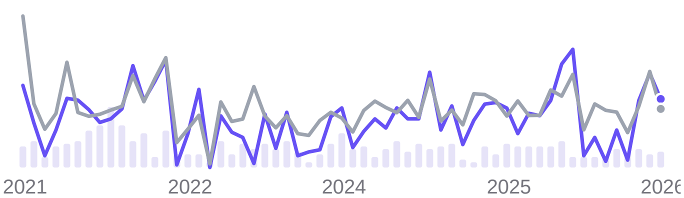
Buyer's market — Balanced — Seller's market

MARKET TRENDS (5 YEARS)

Market temperature (0–100) — **48 / 100**

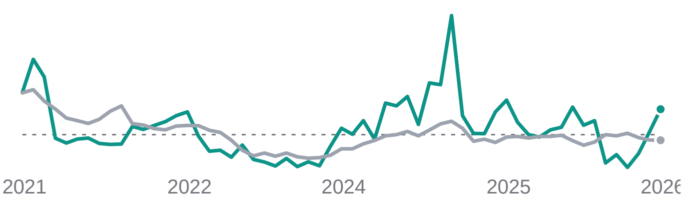


Sale prices — **Median $204K · Average $177K**



Median · Average — Bars: homes sold per interval

Growth (year over year) — **Price +49.2% · Sales -11.0%**

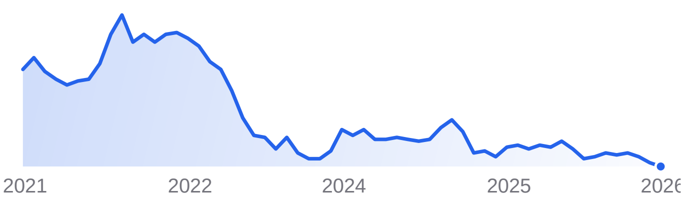


Price · Sales

Price per square foot — **$128/ft²**

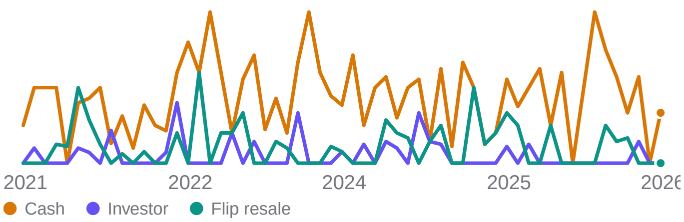
Sale premium vs estimated value — **+0.0%**

Annual turnover (share of homes sold) — **2.4%**

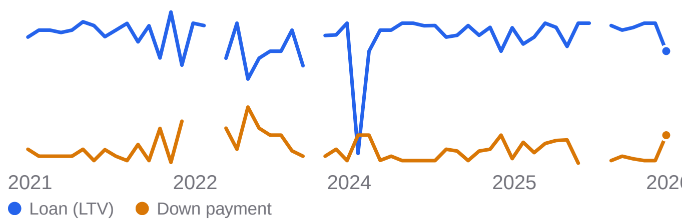


BUYERS & OUTCOMES

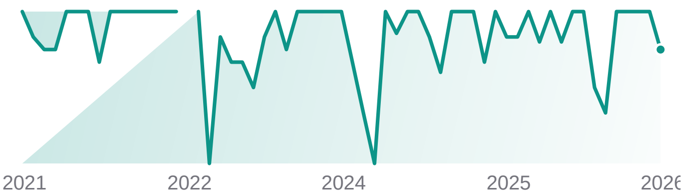
Buyer mix — Cash 33% · Investor 0% · Flip resale 0%



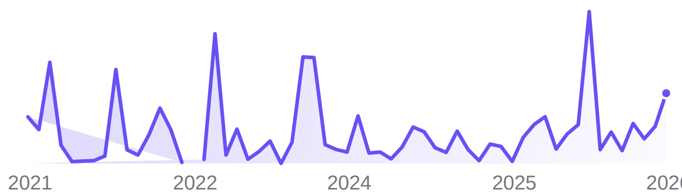
Financing (share of purchase price) — Loan (LTV) 80% · Down payment 20%



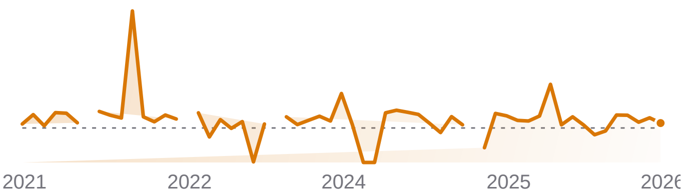
Sellers who sold at a gain — 75%



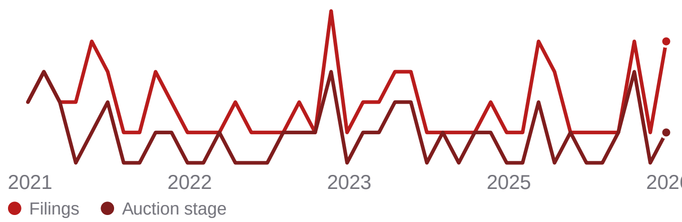
Typical hold before selling — 8.0 yrs



Median annualized return at resale — +4.1%



Preforeclosure filings — Filings 4 · Auction stage 1



HOUSING STOCK

Homes	**2,984**
Median value (AVM)	**$185K**
Median size	**1,404 ft²**
Median bedrooms	**3**
Median year built	**1986**
Single family	**54%**
Condos	**2.1%**

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	**57%**
Underwater (LTV 125% or more)	**3.5%**
Owner occupied	**64%**
Company owned	**4.0%**
Median loan-to-value	**36%**

Typical ownership tenure	14.4 yrs

COMMUNITY

Population	7,470
Density	53 / mi²
Median household income	$45K
Average household income	$64K
Crime index (US avg 100)	126
Air pollution index (US avg 100)	86
Earthquake index (US avg 100)	36
Homes occupied	87%
Bachelor's or higher	7%
Poverty rate	17.0%
Unemployment	0.9%
Average temp	62°F
Annual precip	51 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.