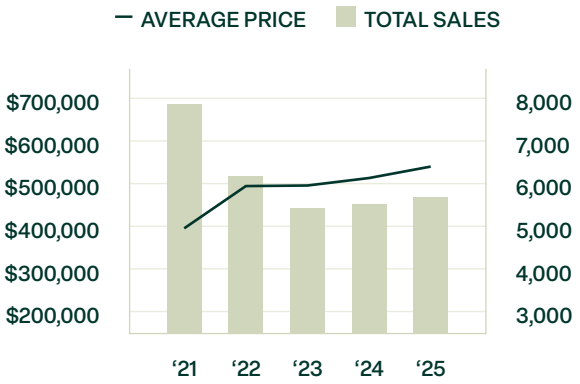


WILMINGTON MSA OVERVIEW

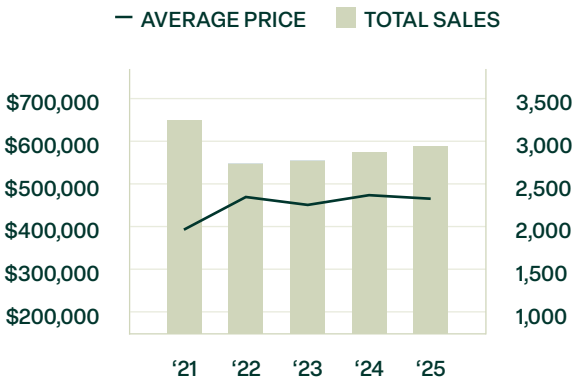


	2025	2024	% CHG
Total Sales	5,757	5,641	2.1
Price per Sq. Ft.	\$275	\$262	5.0
Days on Market	65	57	14.0
Avg. Sales Price	\$540,794	\$518,528	4.3
Total Volume	\$3,113,351,728	\$2,925,021,316	6.4



BRUNSWICK COUNTY

	2025	2024	% CHG
Total Sales	2,914	2,836	2.8
Price per Sq. Ft.	\$255	\$257	-0.8
Days on Market	77	69	11.6
Avg. Sales Price	\$477,306	\$479,381	-0.4
Total Volume	\$1,390,870,839	\$1,359,525,974	2.3



WILMINGTON

	2025	2024	% CHG
Total Sales	1,789	1,608	11.3
Price per Sq. Ft.	\$277	\$266	4.1
Days on Market	47	47	0
Avg. Sales Price	\$596,336	\$543,183	9.8
Total Volume	\$1,066,846,090	\$909,557,855	17.3

HAMPSTEAD

	2025	2024	% CHG
Total Sales	368	352	4.5
Price per Sq. Ft.	\$223	\$227	-1.8
Days on Market	59	54	9.3
Avg. Sales Price	\$544,833	\$524,959	3.8
Total Volume	\$200,498,620	\$184,785,857	8.5

LELAND

	2025	2024	% CHG
Total Sales	572	605	-5.5
Price per Sq. Ft.	\$211	\$211	0
Days on Market	69	63	9.5
Avg. Sales Price	\$428,838	\$422,228	1.6
Total Volume	\$245,295,875	\$255,595,616	-4.0

CAROLINA BEACH/KURE BEACH

	2025	2024	% CHG
Total Sales	233	216	7.9
Price per Sq. Ft.	\$477	\$502	-5.0
Days on Market	83	75	10.7
Avg. Sales Price	\$729,170	\$787,624	-7.4
Total Volume	\$169,896,800	\$179,707,650	-5.5

TOPSAIL BEACH/SURF CITY

	2025	2024	% CHG
Total Sales	121	174	-30.5
Price per Sq. Ft.	484	\$402	20.4
Days on Market	63	43	46.5
Avg. Sales Price	\$822,026	\$667,533	23.1
Total Volume	\$99,465,254	\$116,150,758	-14.4

WRIGHTSVILLE BEACH

	2025	2024	% CHG
Total Sales	38	24	58.3
Price per Sq. Ft.	\$1,070	\$1,000	7.0
Days on Market	41	80	-48.8
Avg. Sales Price	\$2,179,368	\$2,256,996	-3.4
Total Volume	\$82,816,000	\$59,967,912	38.1



WILMINGTON, NC

Market Performance
at a Glance

We continue to see headlines naming Wilmington as one of the top areas to move to and the area's desirability remains high. However, the Wilmington MSA housing market is also experiencing a shift. Affordability remains a growing concern, and homes are sitting on the market longer as buyer urgency softens.

As Ryan Crecelius, owner of Nest Realty, notes, “The reality is that inventory has jumped and competition for homes isn’t as strong as last year. Supply has certainly increased, meaning we’re in a more balanced market than we’ve been in for many years. However, prices have held steady.”

TOTAL SALES

5,757

2.1% Year Over Year

DAYS ON MARKET

65

+14.0% Year Over Year

*The Wilmington MSA consists of Wilmington and Pender Counties. Data as of 7/7/25.