



Carolina Beach, North Carolina.

Current market data.

10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

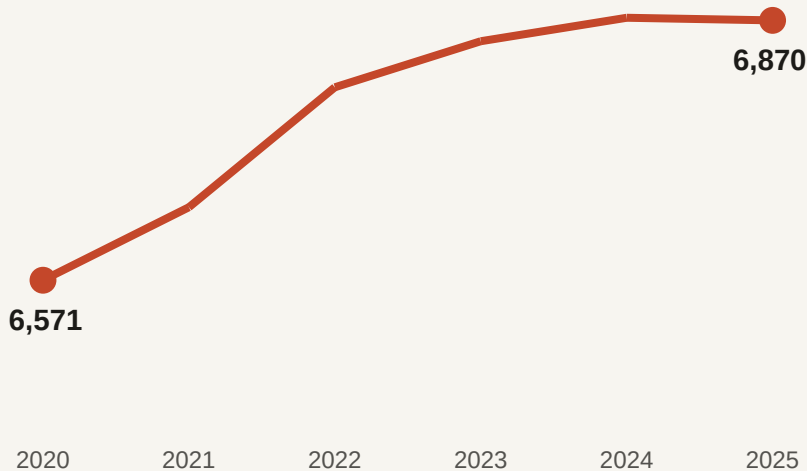


POPULATION

**Growing. Up 4.6% since
2020.**

6,870

people, the 124th-largest of North Carolina's cities and towns.



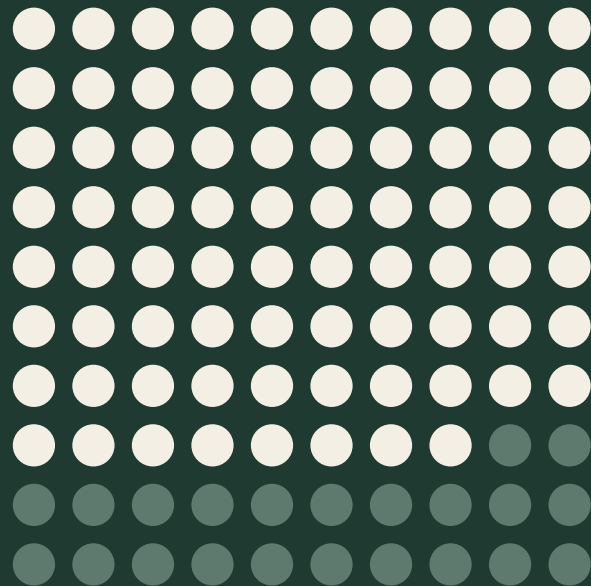
THE WORKDAY

8 in 10 jobs here go to
people who live somewhere
else.

77.6%

of 2,635 jobs located in Carolina Beach are filled by
in-commuters.

Source: Census LEHD LODES, 2023



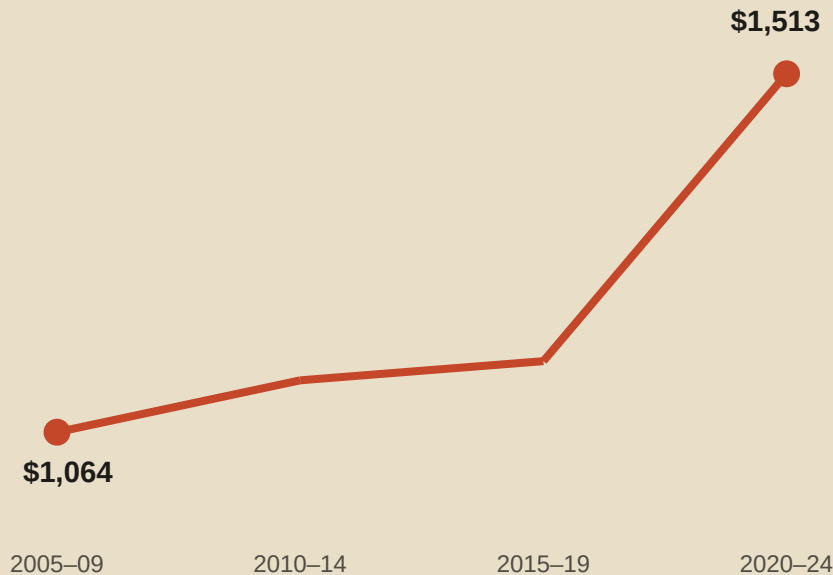
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 42%
since the 2005–2009
survey, before inflation.

\$1,513

a month. North Carolina's median is \$1,228.



THE SEAM

Cross one tract line and median rent doubles.

A \$1,375 gap between neighbors, the sharpest rent edge between adjacent tracts in New Hanover County.

TRACT 121.09

\$961

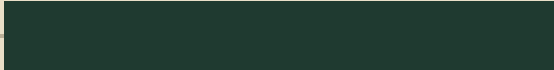
TRACT 118

\$2,336

ROOM TO BUILD

The median rent is above what local wages can carry.

\$757–\$1,136



\$1,513 median

is the monthly rent range local workforce wages support.

BUILDING

67% of the housing here was built before 2000.

346

homes permitted, 2022–2025

5%

of those were in multifamily
buildings

67%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.1–0.4% to the 6,266 homes here.

4–26

is the estimated number of missing housing units, from the lowest to the highest of three estimates.



HOME VALUE

A median home costs 96% more than North Carolina's.

\$566,200

median home value in Carolina Beach.

Carolina Beach



\$566,200

North Carolina



\$288,900

U.S.



\$332,700

THAT WAS CAROLINA BEACH'S 2026

Every number came from a public source, with its date.

New Census data usually lands in December. The next Edition follows it.

See this Edition at almanacdata.ai/e/nc/carolina-beach/

The Almanac · your hyper-diligent research partner