



North Topsail Beach, North Carolina.

Current market data.

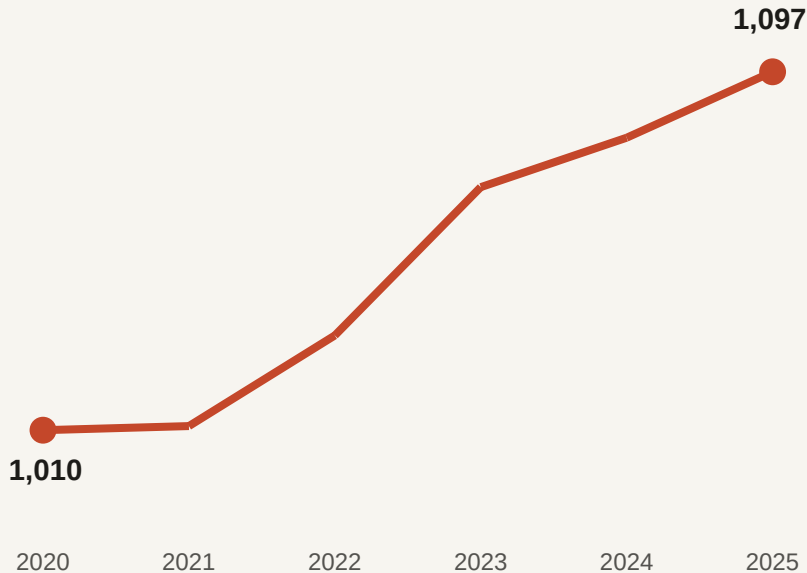
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Growing. Up 8.6% since 2020.

1,097

people, the 328th-largest of North Carolina's cities and towns.

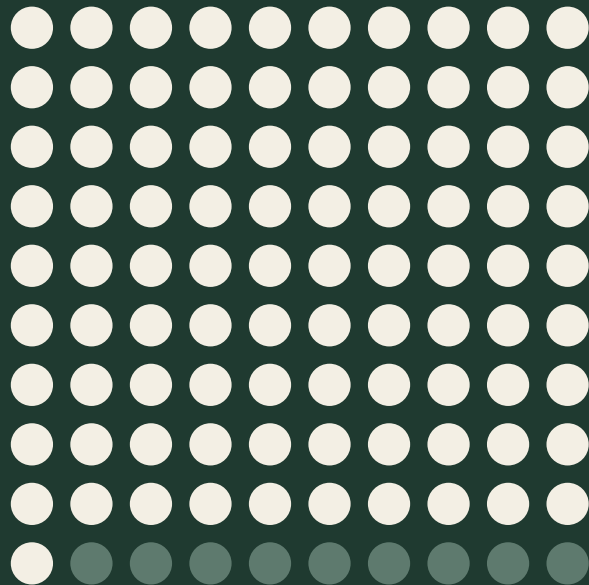


THE WORKDAY

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

90.7%

of 129 jobs located in North Topsail Beach are filled by in-commuters.



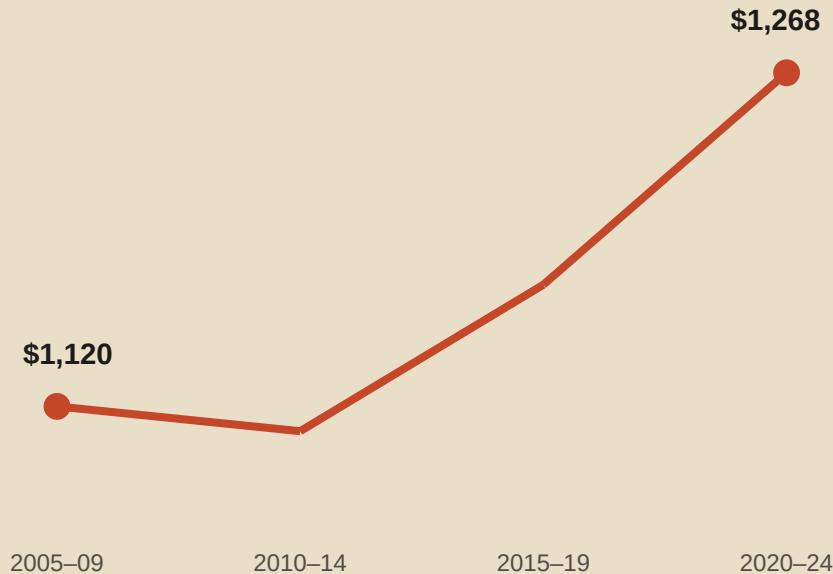
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 13%
since the 2005–2009
survey, before inflation.

\$1,268

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



THE SEAM

Cross one tract line and median rent doubles.

A \$1,264 gap between neighbors, the sharpest rent edge between adjacent tracts in Onslow County.

TRACT 2.07

\$773

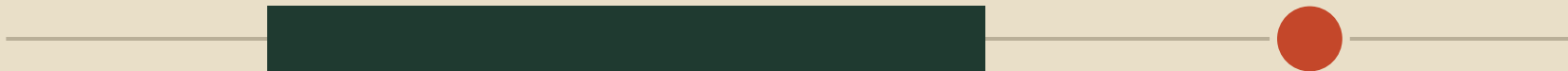
TRACT 2.03

\$2,037

ROOM TO BUILD

The median rent is above what local wages can carry.

\$735–\$1,102



\$1,268 median

is the monthly rent range local workforce wages support.

BUILDING

67% of the housing here was built before 2000.

406

homes permitted in ten years,
2016–2025

10%

of those were in multifamily
buildings

67%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0–0.0% to the 2,785 homes here.

0–1

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



HOME VALUE

A median home costs 64% more than North Carolina's.

\$473,600

median home value in North Topsail Beach.

North Topsail Beach



\$473,600

North Carolina



\$288,900

U.S.



\$332,700

THAT WAS NORTH TOPSAIL 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/north-topsail-beach/

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