



Oak Island, North Carolina.

Current market data.

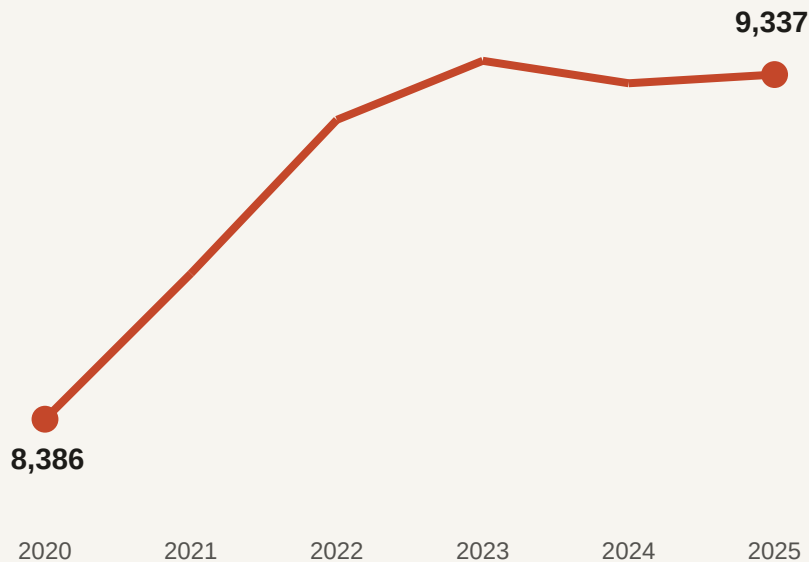
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Growing. Up 11.3% since 2020.

9,337

people, the 99th-largest of North Carolina's cities and towns.



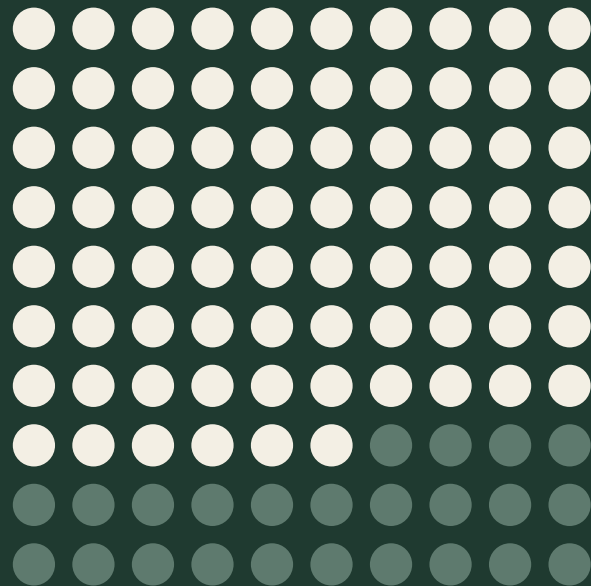
Source: Census Population Estimates, 2025

THE WORKDAY

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

76.3%

of 2,154 jobs located in Oak Island are filled by in-commuters.



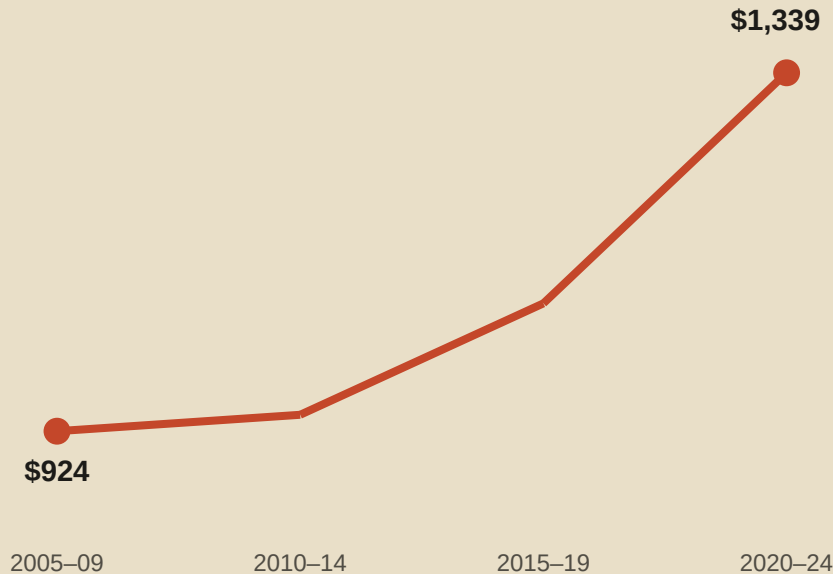
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 45%
since the 2005–2009
survey, before inflation.

\$1,339

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





THE SEAM

Cross one tract line and median rent doubles.

A \$1,601 gap between neighbors, the sharpest rent edge between adjacent tracts in Brunswick County.

TRACT 203.15

\$967

TRACT 203.13

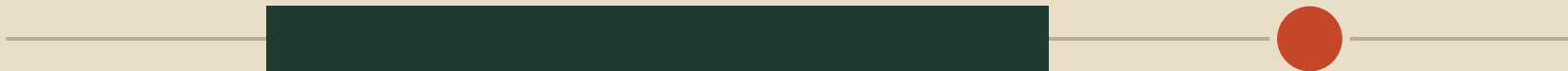
\$2,568



ROOM TO BUILD

The median rent is above what local wages can carry.

\$804–\$1,205



\$1,339 median

is the monthly rent range local workforce wages support.

BUILDING

54% of the housing here was built before 2000.

840

homes permitted, 2022–2025

0%

of those were in multifamily
buildings

54%

of all homes were built before 2000



UNITS NEEDED

Closing the gap would add 0.0–0.2% to the 10,805 homes here.

4–22

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



HOME VALUE

A median home costs 58% more than North Carolina's.

\$456,500

median home value in Oak Island.

Oak Island



\$456,500

North Carolina



\$288,900

U.S.



\$332,700

THAT WAS OAK ISLAND'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/oak-island/**](https://almanacdata.ai/e/nc/oak-island/)

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