



Ocean Isle Beach, North Carolina.

Current market data.

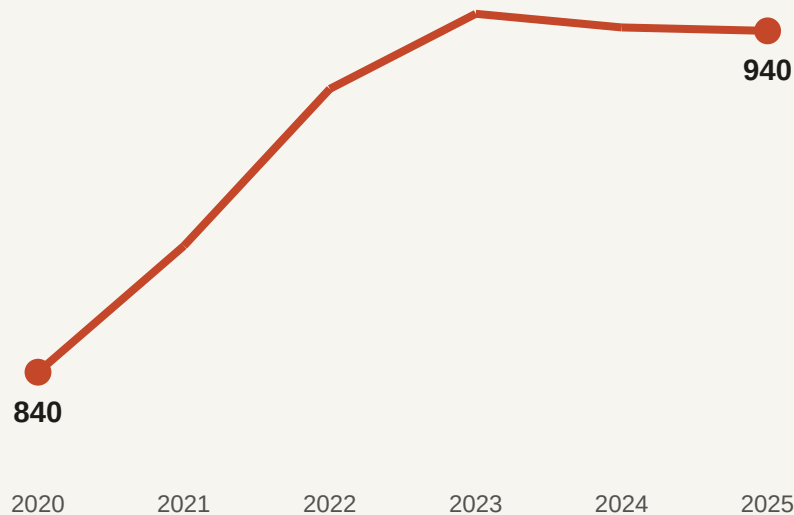
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Growing. Up 11.9% since 2020.

940

people, the 341st-largest of North Carolina's cities and towns.



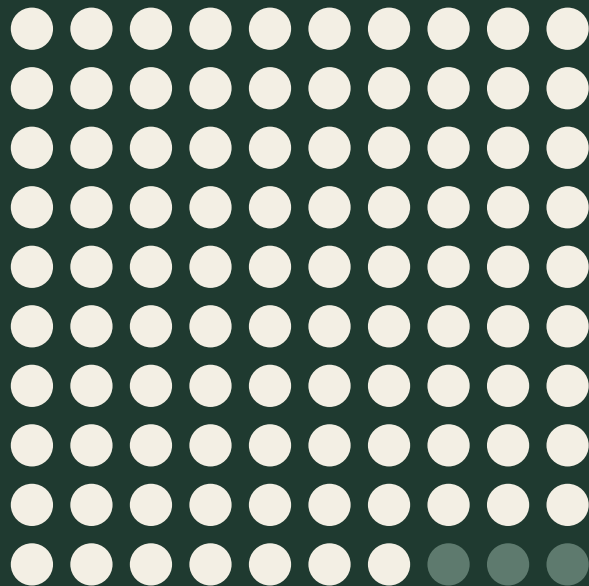
THE WORKDAY

Nearly every job here goes
to someone who lives
somewhere else.

97.4%

of 821 jobs located in Ocean Isle Beach are filled by
in-commuters.

Source: Census LEHD LODES, 2023



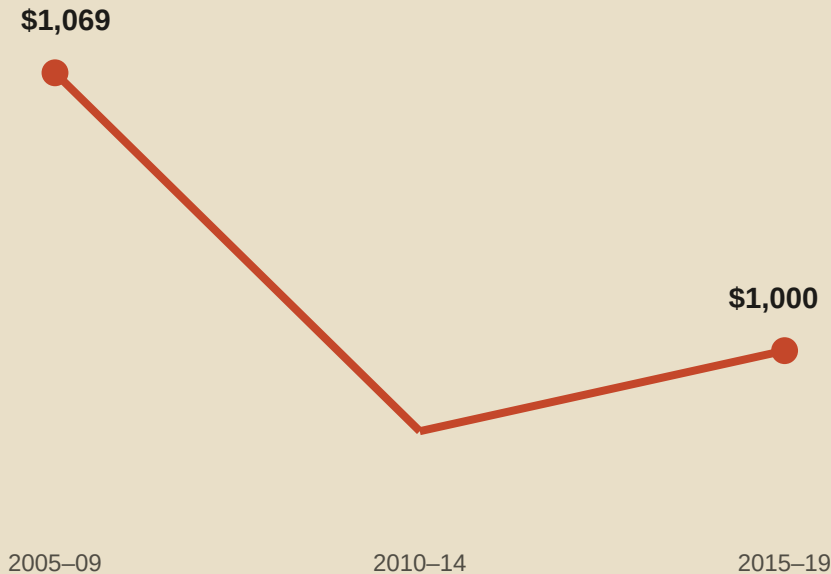
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is down 6%
since the 2005–2009
survey, before inflation.

\$1,000

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.

\$634–\$950



is the monthly rent range local workforce wages support.

BUILDING

59% of the housing here was built before 2000.

312

homes permitted, 2022–2025

0%

of those were in multifamily
buildings

59%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0–0.2% to the 3,387 homes here.

0–8

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



HOME VALUE

**A median home costs
189% more than North
Carolina's.**

\$835,500

median home value in Ocean Isle Beach.

Ocean Isle Beach



\$835,500

North Carolina



\$288,900

U.S.



\$332,700

THAT WAS OCEAN ISLE 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/ocean-isle-beach/

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