



Topsail Beach, North Carolina.

Current market data.

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

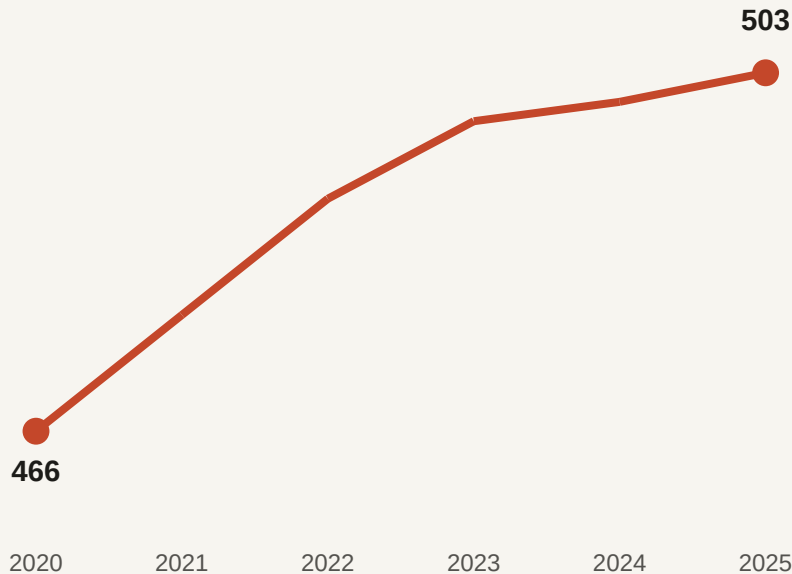


POPULATION

**Growing. Up 7.9% since
2020.**

503

people, the 421st-largest of North Carolina's cities and towns.



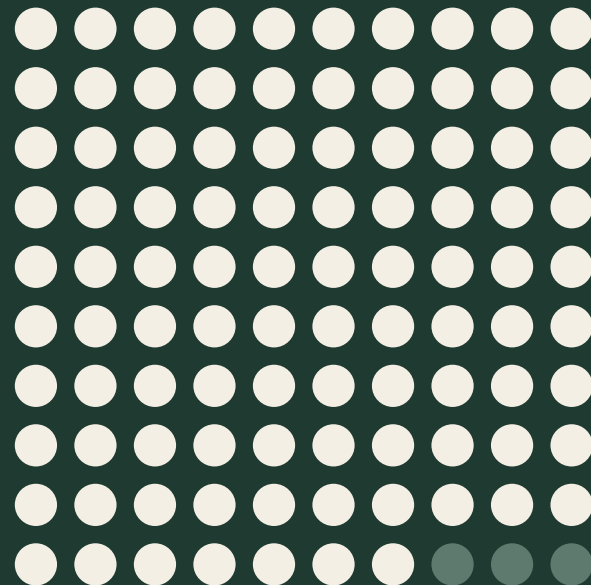
THE WORKDAY

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

96.7%

of 153 jobs located in Topsail Beach are filled by
in-commuters.

Source: Census LEHD LODES, 2023



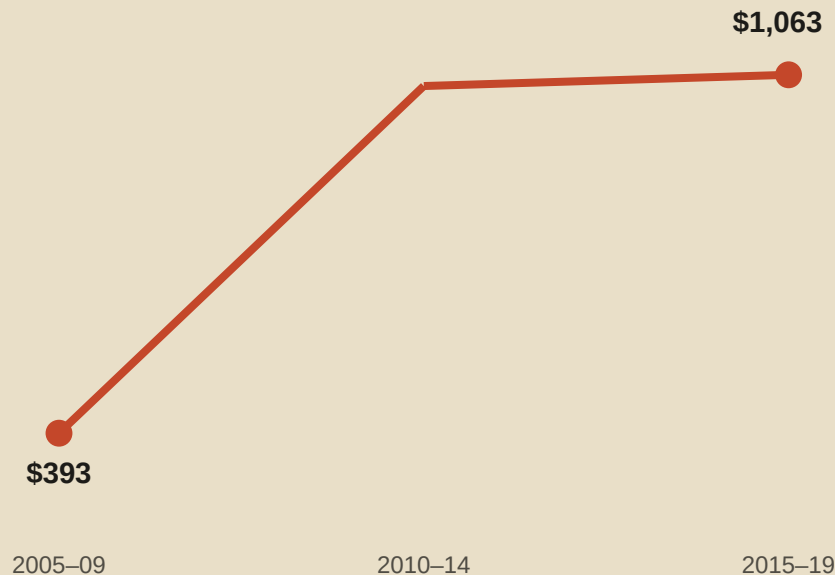
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 170%
since the 2005–2009
survey, before inflation.

\$1,063

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



THE SEAM

Cross one tract line and median rent doubles.

A \$1,417 gap between neighbors, the sharpest rent edge between adjacent tracts in Pender County.

TRACT 9202.04

\$883

TRACT 9202.01

\$2,300



ROOM TO BUILD

The median rent sits inside what local wages can carry.

\$830–\$1,245



\$1,063 median

is the monthly rent range local workforce wages support.

BUILDING

Most of the housing here is older than 2000.

40

homes permitted, 2022–2025

0%

of those were in multifamily
buildings

80%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0–0.2% to the 1,330 homes here.

0–2

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



HOME VALUE

A median home costs
139% more than North
Carolina's.

\$691,200

median home value in Topsail Beach.

Topsail Beach



\$691,200

North Carolina



\$288,900

U.S.



\$332,700

THAT WAS 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/topsail-beach/**](https://almanacdata.ai/e/nc/topsail-beach/)

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