

# A Homebuyer's Guide to Relocating to Wilmington

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Everything You Need to Know about North Carolina's Best-Kept Secret, Including the **Location, Costs, and Culture**



presented by:



**There are so many things you'll love about living in Wilmington, but here are the essential things you should know.**

**THE LOCATION**

**THE COSTS**

**THE CULTURE**

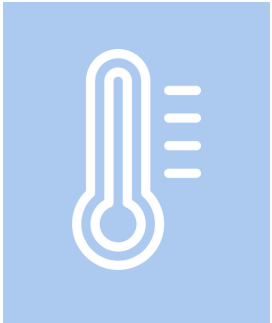


# The Location

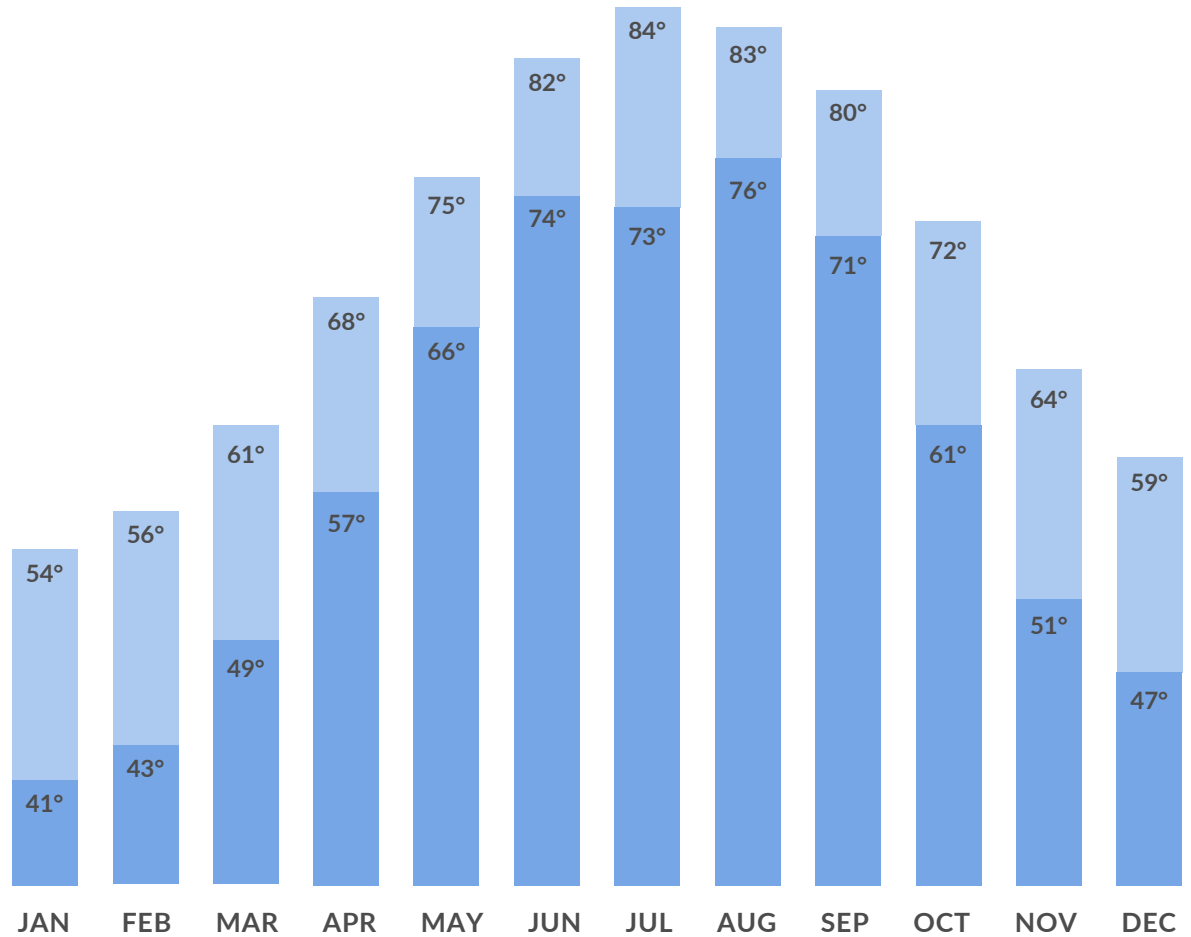
## CLIMATE

# Temperature

Looking for warmer climes while still enjoying a change of season? In Wilmington, you'll find the mild winters of the South with warm summer days tempered by proximity to the ocean. Long spring and autumn seasons mean plenty of opportunities to enjoy the outdoors year-round.



Average high and low temperatures in Wilmington, NC



Average daily high



Average daily low

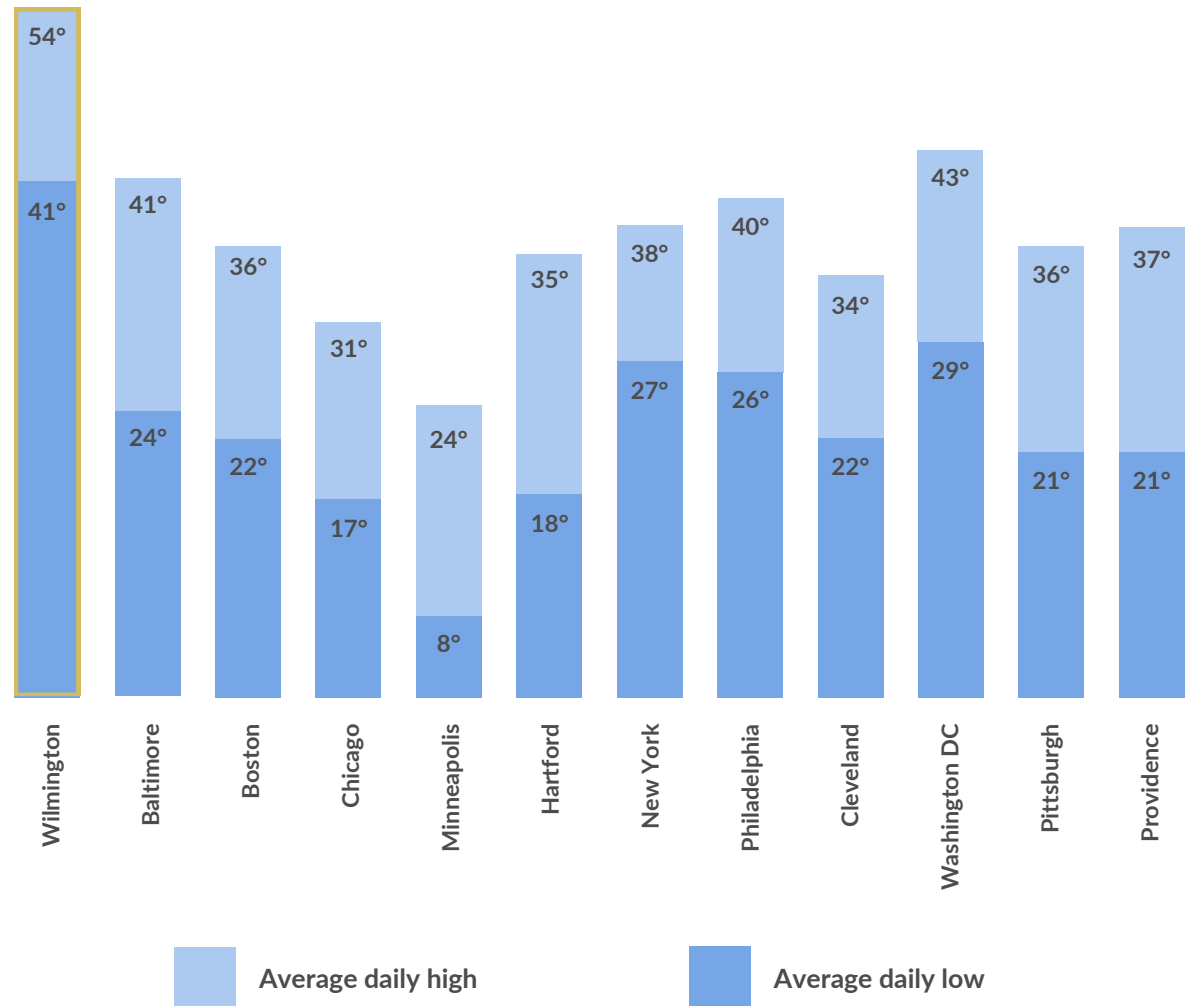
## CLIMATE

# Mild Winters

Trade in gloomy, frigid January days for crisp, sunny days. Wilmington's winters are famously mild, perfect for a brisk hike or walk along the beach. And you won't find snow here; in the rare instance of snowfall in Wilmington, it's gone by mid-day.



Average January high and low temperatures



CLIMATE

# Sunny Days



1 sun = 10 days

Embrace the sunshine year-round.  
Wilmington is one of the sunniest places  
in the United States.



## BEACHES

# Wrightsville Beach



Wrightsville Beach



Johnnie Mercers Fishing Pier



Wrightsville Beach Intracoastal Waterway

Just east of Wilmington along the Intracoastal Waterway lies the beachside community of Wrightsville Beach. In it, you'll find a Venetian labyrinth of beach homes, yacht-lined waterways, charming shops, and ample restaurants brimming with locals and tourists alike.

## BEACHES

# Kure Beach



Fort Fisher State Recreation Area



Fort Fisher Pier



Fort Fisher State Historic Site

Laid-back charm. Long days soaking in the sun. Kure Beach is a true beach town. Along its banks, you'll also find historic sites like the Fort Fisher Civil War Museum and the North Carolina Aquarium. Visit for a day or a week; it's just a short drive from Wilmington.

### **Fort Fisher State Historic Site and Civil War Museum**

Learn about the biggest land and sea battle of the Civil War

### **NC Aquarium**

### **Fort Fisher State Recreation Area**

6 miles of beach

### **Fishing Pier & Boardwalk**

### **Oceanfront Park**

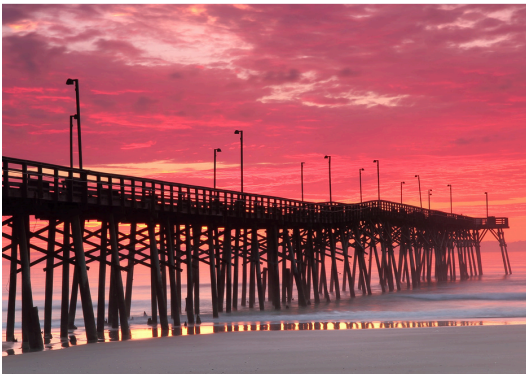
### **Ferry to Southport**

## BEACHES

# Topsail Beach



Just east of Hampstead you'll find the beautiful Topsail beach that provides a beautiful and peaceful spot to enjoy the ocean. Along the coast you'll find amazing local cuisines, art galleries, and amazing shops and walkways down the island.



## BEACHES

# Ocean Isle Beach



Right along the coast in Brunswick county is a beautiful beach town, Ocean Isle Beach. This 5-mile long island has breathtaking beaches that draws in locals and tourists alike. Right on the mainland, you'll find a 58-acre recreational park with several amenities such as an amphitheater, ball parks, tennis courts, and trails.

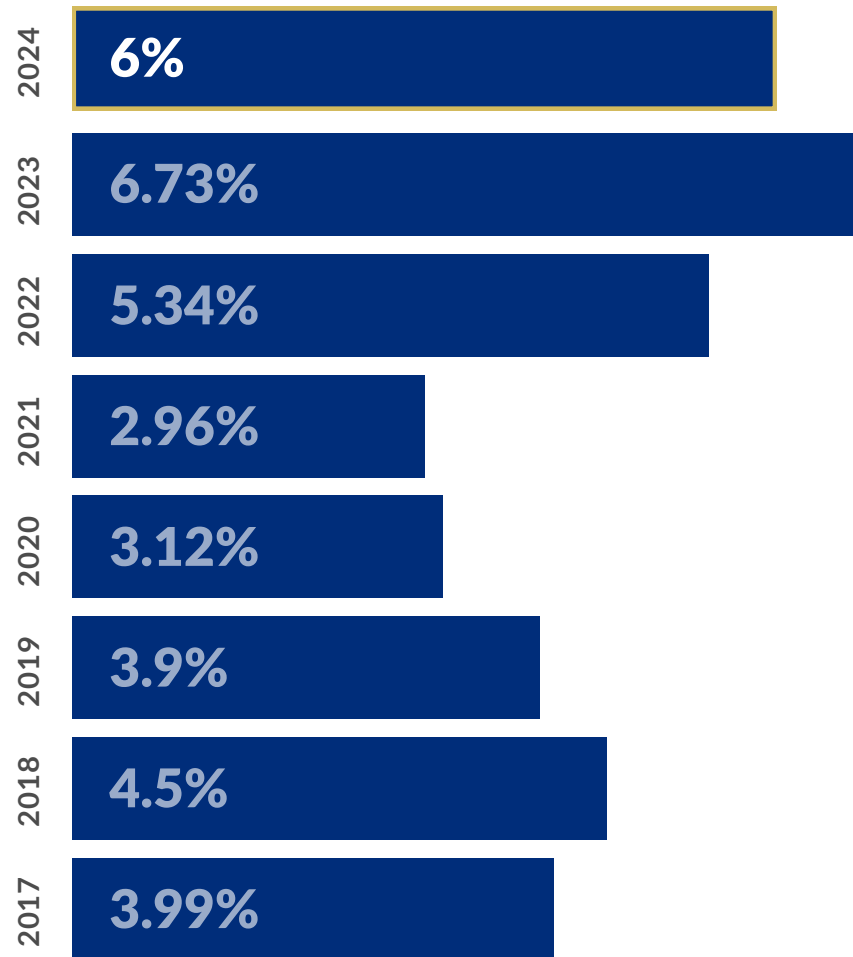


# The Costs

# Interest Rate Outlook

In 2024 most economists agree that the 30-year fixed mortgage rate should pull back gradually during each quarter to around 6% by year-end.

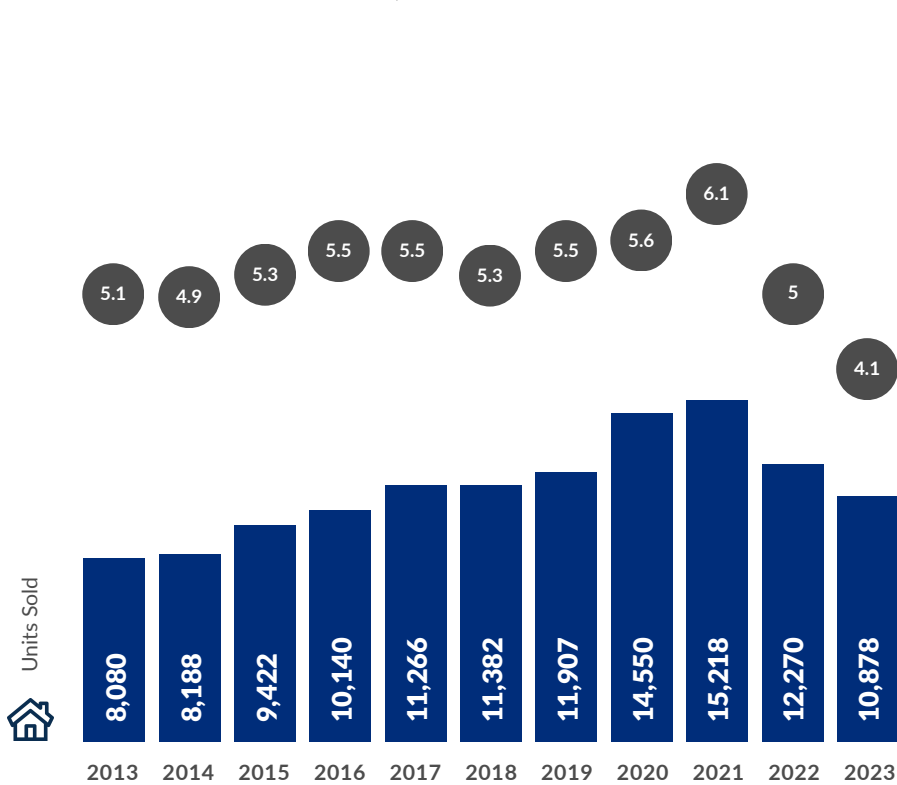
Average mortgage rate on 30-year home mortgage



HOME COSTS

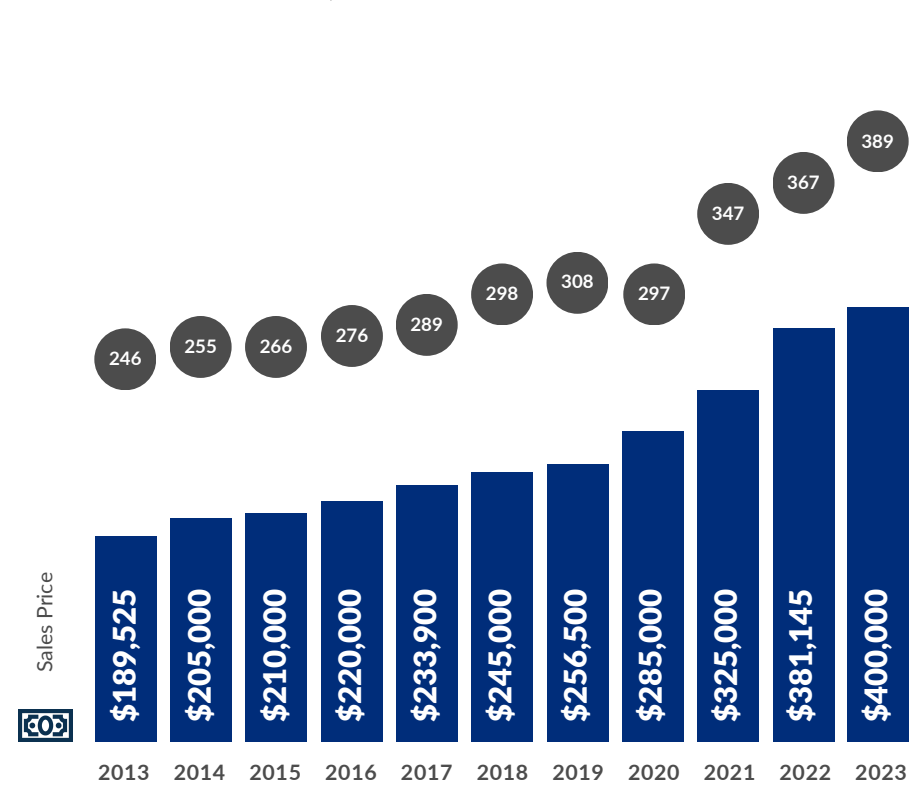
# Cost of Homes

Southeast, NC Area Home Sales



■ # of Southeast, NC      ● # of National (in millions)

Southeast, NC Area Median Sales Price

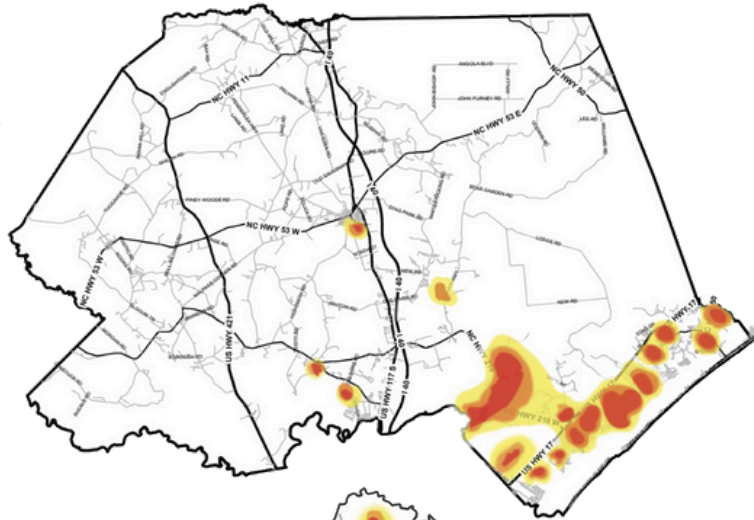


■ # of Southeast, NC      ● # of National (in thousands)

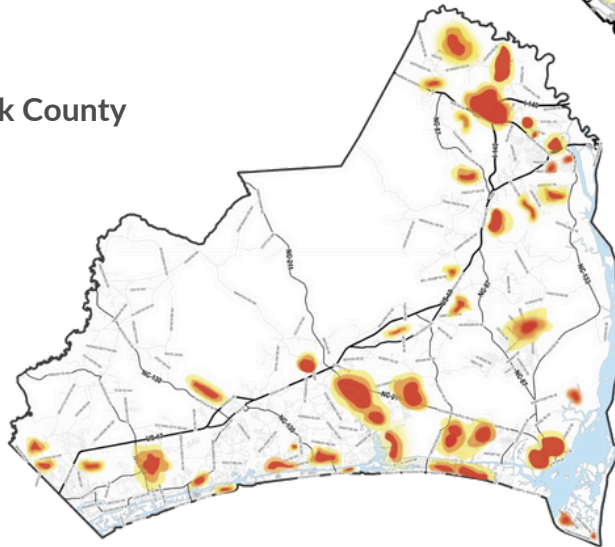
# Home Construction Growth

Construction Activity Heat Maps of the Wilmington-Cape Fear Area by County

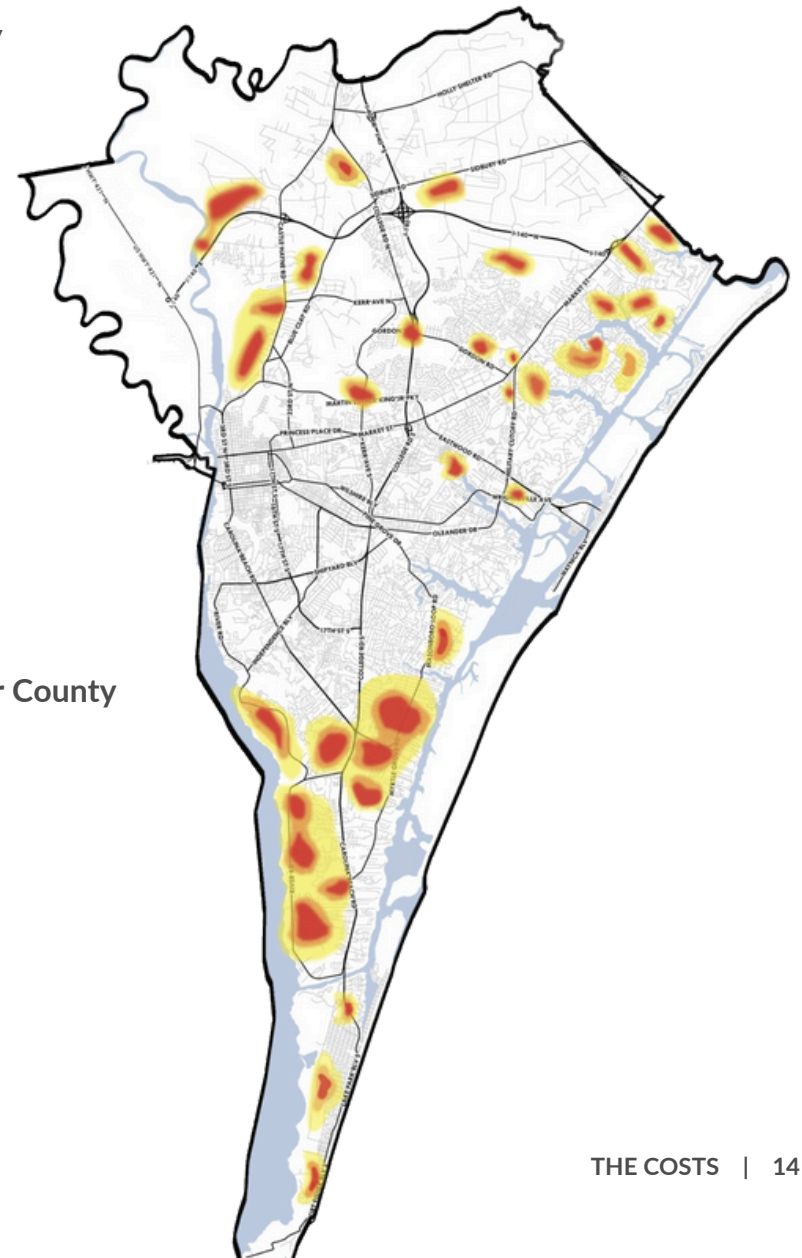
Pender County



Brunswick County

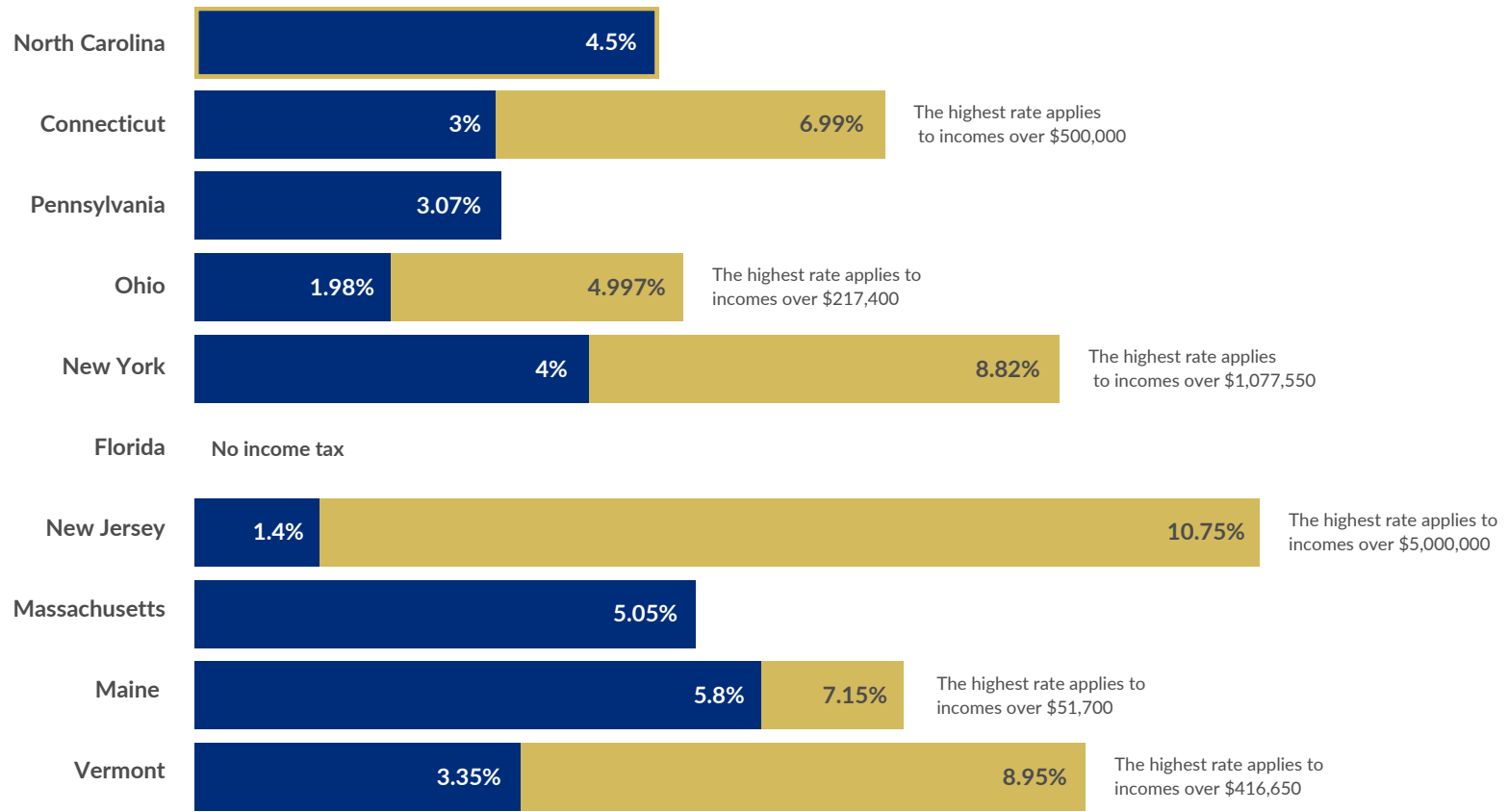


New Hanover County



# Tax Breakdown

According to SmartAsset.com, North Carolina is a “moderately tax-friendly” state. However, people relocating will find plentiful financial reasons to move here. Social Security income is not taxed in North Carolina. Low property taxes and sales taxes keep the overall cost of living low.



# Real Value of \$100

How far does \$100 go in North Carolina in comparison to other states?



# Annual Household Grocery Costs



1 grocery cart = \$500





# The Culture

SIGHTS

# Onslow County



Lynnwood Park Zoo

Wilson Bay Park

Beirut Memorial



SIGHTS

# Pender County



The Karen Beasley Sea Turtle Rescue and Rehabilitation

Lea-Hutaff Island

Patio Playground



SIGHTS

# New Hanover County



Battleship North Carolina

Airlie Gardens

North Carolina Aquarium at Fort Fisher



SIGHTS

# Brunswick County



Brunswick Nature Park

House of Pickleball

Ev-Henwood Nature Preserve



# Ready to plan your trip to Wilmington?

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No number of photos, words, or stats can explain to you why Wilmington is a wonderful place to live. We encourage you to plan your trip to Wilmington to see what you're missing.

[PLAN YOUR TRIP](#)

# Tour 30+ Top Homes in the Wilmington-Cape Fear Market

The Parade of homes will be taking place for two full weekends in the spring, showcasing the best and brightest that the building industry has to offer.

Here's your chance to tour some of the most exquisite new homes, conjured up by talented local builders. We are sure you will find what you are looking for in this year's Parade, as we have dedicated endless amounts of time working to make your real estate dreams a reality.

To learn more, visit: [WilmingtonParadeOfHomes.com](http://WilmingtonParadeOfHomes.com)

## WHEN

APRIL 26-27, 2025 | MAY 4-5, 2025  
OPEN NOON-5PM EACH DAY

## WHERE

ACROSS THE WILMINGTON-CAPE FEAR AREA

## WHAT

TOUR OVER 30+ HOMES IN THE AREA

## Here to Help!

The Wilmington-Cape Fear Home Builders Association is your lifeline to the Wilmington housing market. Call or email us with your questions and we'd be happy to assist you!

CALL  
(910) 799-2611

EMAIL  
[INFO@WILMHBA.ORG](mailto:INFO@WILMHBA.ORG)