

#1 of 15 NC metros on 5-year HPI growth — ALEX Intelligence 2026

#1 in Wilmington Metro, #1 in NC

In-migration stability signals market maturity and coastal resilience

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THE DATA

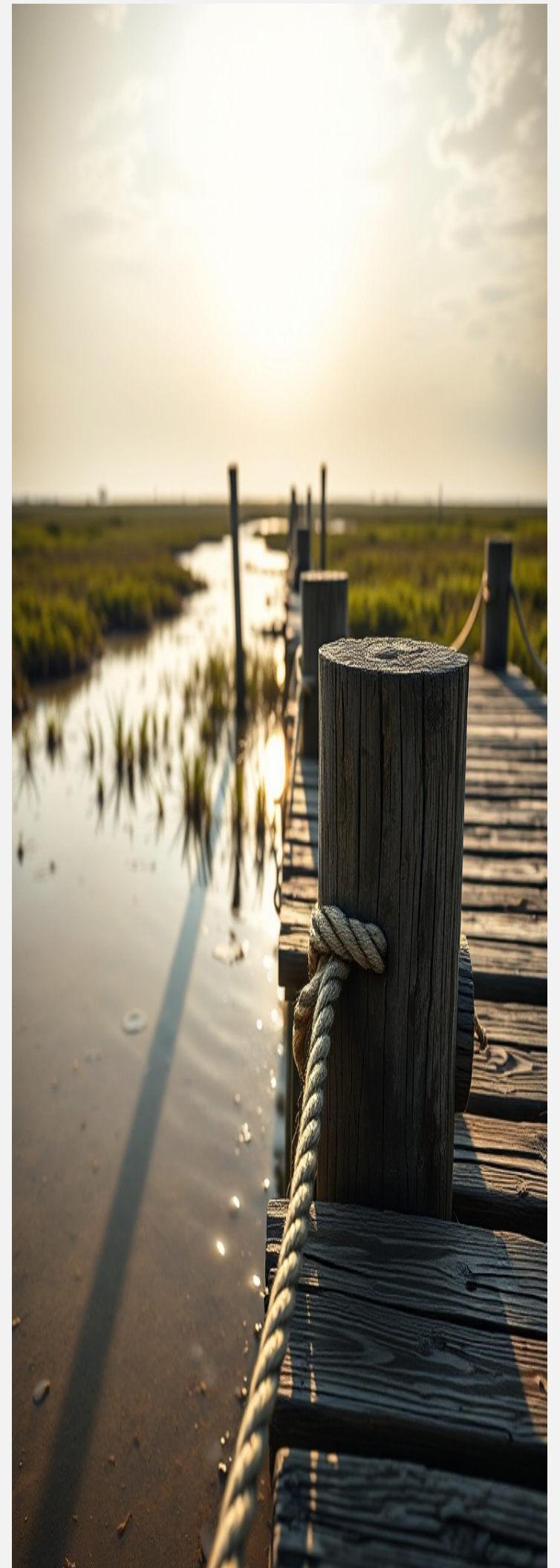
1.0%

Year-Over-Year Change in Households Moving In (2023)

The Wilmington market's in-migration held roughly flat between 2021-22 and 2022-23, a rare stability in a volatile national housing climate.

This 1.0% change, derived from IRS county-to-county migration data, reflects not stagnation but equilibrium. The data shows that the flow of households into the Wilmington metro from across the state and region has settled into a self-sustaining rhythm. Unlike markets experiencing explosive growth or sharp declines, Wilmington's steady in-migration suggests that the region has reached a phase of mature demand — where new arrivals balance out departures without requiring external stimulus.

Source: U.S. Internal Revenue Service, Statistics of Income Migration Data, county-to-county inflows, 2021-22 and 2022-23 · ALEX Intelligence computation
<https://alex-companies.com/data/2026-10-08-wilmington-mig-trend-in-total>



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Stability as a Competitive Advantage

The lack of surge or collapse in household inflows means that housing supply and demand are in a delicate, but functional, balance. This equilibrium reduces volatility, supports consistent rental yields, and makes the market less vulnerable to sudden economic shocks — a critical advantage in a region historically sensitive to hurricanes and climate-related disruptions.



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The Quiet Edge of Coastal Maturity

This pattern reflects a mature real estate ecosystem: neighborhoods are not oversaturated, infrastructure is resilient, and community identity is strong enough to retain residents even during periods of low net migration. It also implies that new housing stock is being absorbed at a pace that matches demand, avoiding both shortages and oversupply — a rare balance in today's fragmented housing landscape.

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