

Myrtle Grove — #1 of 10: Median Monthly Owner Cost

Myrtle Grove leads NC in owner costs

Data from ALEX Intelligence, October 12, 2026

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THE DATA

\$1,777

Median Monthly Owner Cost (2024)

Myrtle Grove has the highest median monthly owner cost in the Wilmington metro and North Carolina.

This figure reflects the combined burden of mortgage, property taxes, insurance, and utilities for homeowners. The data, drawn from the U.S. Census Bureau's 2024 American Community Survey 5-Year Estimates, reveals that Myrtle Grove's cost is not an outlier but the peak within a tightly ranked cluster of coastal communities. This reflects both premium location and infrastructure investment.

Source: U.S. Census Bureau, American Community Survey 5-Year Estimates, 2024 • ALEX Intelligence computation
<https://alex-companies.com/data/2026-10-12-wilmington-owner-cost-place-mkt>

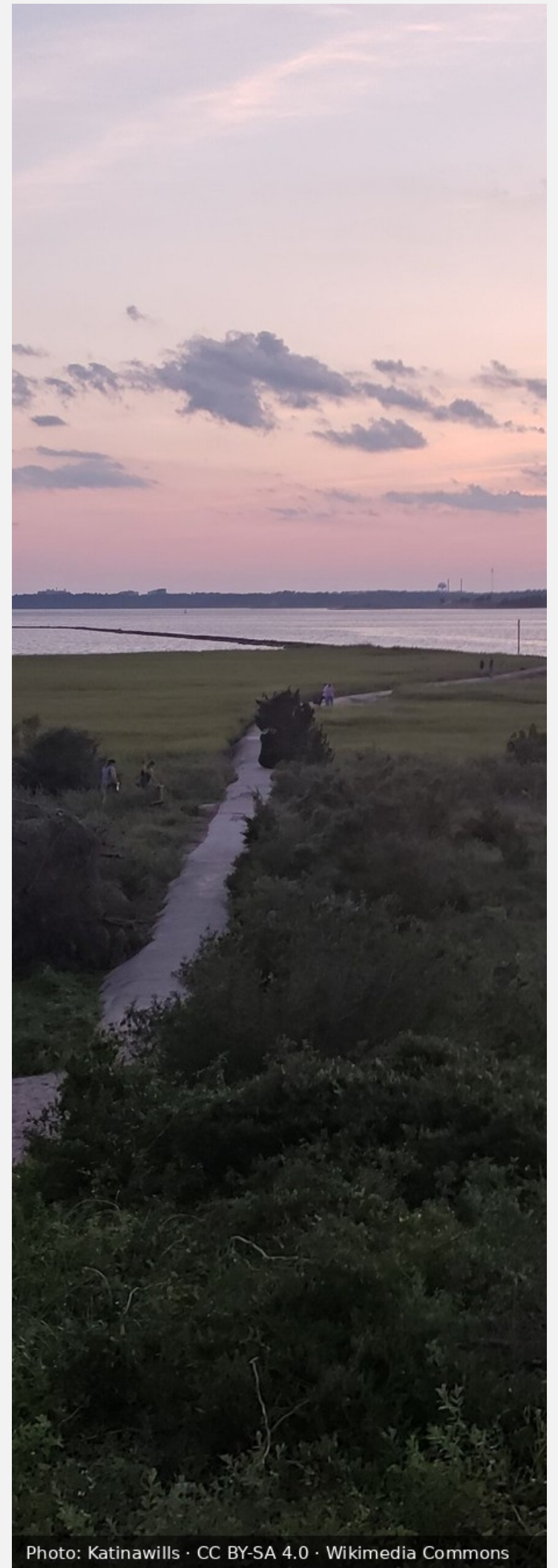


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01

Cost leadership signals infrastructure maturity

Myrtle Grove's top ranking is not driven by luxury pricing alone, but by the long-term investment in stormwater systems, road networks, and utility reliability. The recent revocation of the Hilton Bluffs project due to unresolved infrastructure concerns underscores that regulatory scrutiny is now aligned with actual service delivery, not speculative growth. This environment rewards communities with proven infrastructure—like Myrtle Grove—over greenfield developments still awaiting approvals.

02

Affordability is a strategic filter

The fact that Myrtle Grove leads in owner costs while remaining the top-ranked city in the region suggests that affordability is no longer defined by price alone. Instead, it is a function of long-term stability and resilience. As climate adaptation planning intensifies—evidenced by upcoming government meetings on coastal resilience and stormwater management—homeowners are willing to pay a premium for communities with verified infrastructure. This shift redefines 'value' in the Wilmington market.



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