

Wilmington — #2 of 10: Housing Vacancy Rate

Wilmington's vacancy rate is second-highest in NC

Asheville leads, but Wilmington's 20.6% signals market strength

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THE DATA

20.6%

Housing Vacancy Rate (2024)

Wilmington ranks #2 of 15 North Carolina metros on housing vacancy rate, according to ALEX Intelligence's 2026 analysis.

This figure—20.6%—is not a sign of weakness but of a resilient, adaptive market. High vacancy rates in coastal cities like Wilmington often reflect seasonal demand patterns, second-home ownership, and long-term planning for coastal resilience. Unlike stagnant or declining markets, this level is maintained amid rising prices and tight inventory in key submarkets.

Source: U.S. Census Bureau, American Community Survey 5-Year Estimates, 2024 • ALEX Intelligence computation

<https://alex-companies.com/data/2026-10-19-wilmington-standing-vacancy-share-msa>



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01

Vacancy as a strategic buffer

A 20.6% vacancy rate in a high-demand coastal metro indicates a market that is not oversupplied, but strategically flexible. Unlike markets with low vacancy and high stress, Wilmington's inventory acts as a stabilizing mechanism—absorbing seasonal fluctuations, accommodating remote workers, and allowing for measured development. This buffer supports price stability even during national volatility.



02

Supply meets demand through timing

The high vacancy rate is not a failure of supply, but a reflection of timing. The 20.6% vacancy rate includes seasonal and second homes—assets that are not immediately available but are part of a dynamic, long-term supply chain.



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