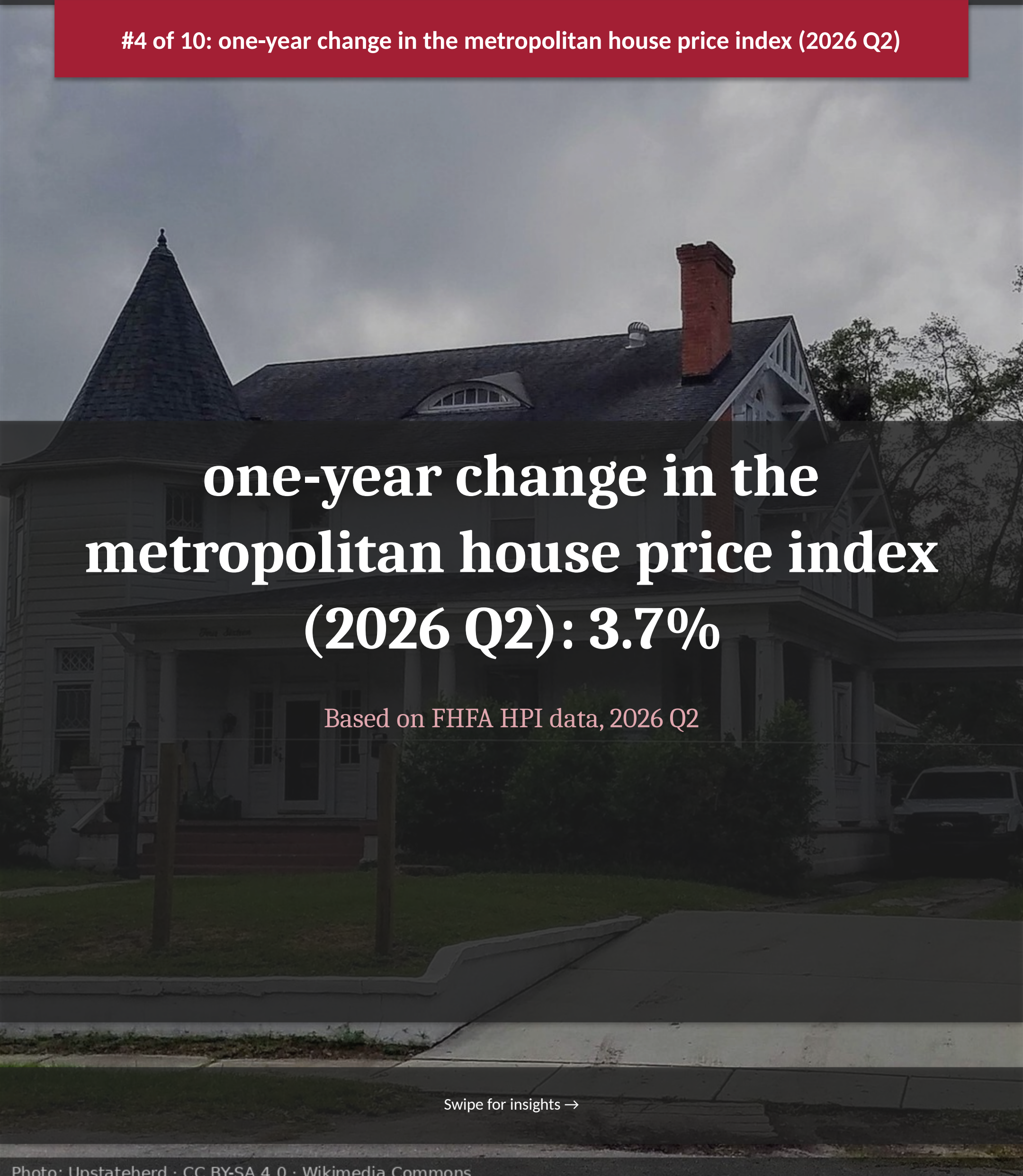
#4 of 10: one-year change in the metropolitan house price index (2026 Q2)



one-year change in the metropolitan house price index (2026 Q2): 3.7%

Based on FHFA HPI data, 2026 Q2

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THE DATA

3.7%

one-year change in the metropolitan house price index (2026 Q2)

Wilmington’s growth pace places it among the top four fastest-growing markets in North Carolina.

This 3.7% increase reflects sustained demand in the Cape Fear region, driven by a combination of remote work migration, limited new construction, and strong buyer confidence. The pace is notable given the broader national slowdown in home price appreciation.



Photo: Edward Orde · CC BY-SA 4.0 · Wikimedia Commons

Source: Federal Housing Finance Agency, All-Transactions House Price Index by Metropolitan Statistical Area, 2026 Q2 · ALEX Intelligence computation
https://alex-companies.com/data/2026-11-28-wilmington-hou-fhfa-hpi-growth-1y-msa

01

Demand outpaces supply

Wilmington’s ranking as #4 in NC on HPI growth isn’t just about price—it’s a signal that demand is exceeding supply. The UNCW Cameron School of Business confirms that new construction in the 1–2 bedroom segment has lagged behind demand, particularly in the core urban and coastal zones. This imbalance is the primary engine behind sustained price growth.

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02

Resilience amid market fatigue

While national markets show signs of cooling, Wilmington's 3.7% growth suggests a resilient local economy. Unlike markets where price gains are driven by speculation, this growth is anchored in real occupancy trends, remote work retention, and a stable labor base. The lack of a significant inventory surge means appreciation is likely to continue into 2027, even if mortgage rates remain elevated.

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