



**WELLS**  
INSURANCE

# WILMINGTON, NC RELOCATION GUIDE

A glimpse of the port city.

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# A Letter From Our President

## **Choosing where you work is also choosing where you live.**

At Wells, we know people don't make that decision lightly. They're thinking about the kind of life they want to build, the people they want to work alongside, and whether a place will support them - not just today, but over time.

That's why we created this relocation guide.

The Greater Wilmington area offers something that's becoming harder to find: a strong, growing business community paired with a way of life that leaves room to breathe. Relationships matter here. Work is important, but it isn't everything. People show up for their clients, their teams, and their communities - and still make time for life outside the office. Wells has been here for generations - because this place and this work have always mattered to us. As we look ahead, we're focused on building a future that supports our people, values long-term relationships, and gives individuals the space to do their best work and live well while doing it.

As you explore this guide, take your time. Ask questions. Talk with our team. We want this decision to feel right - for you and for us.

We hope this gives you a sense of what makes Wilmington, and Wells, a little different - and whether it might be the right place for your next chapter.



Warm regards,  
**Hal Wells**  
**Co-President**



# Wilmington By The Numbers

"Top US Moving Destinations!"

PODS 2022

"#1 City on the Rise in the South"

Southern Living Magazine 2024

"Top 100 Best Places to Live  
in the U.S. in 2025"

Livability.com

Population (City)

**119,000**

Population (Metro)

**480,000**

Median Age

**37.5**

Median Household Income

**\$63,900**

Median Home Value

**\$411,178**

Median 1 BR Rent

**\$1,350**

Median 3 BR Rent

**\$2,000**





# Cost of Living

per the national average

5%  
lower

**Overall**

22%  
lower

**Housing**

8%  
higher

**Healthcare**

4%  
higher

**Utilities**

5%  
higher

**Transportation**

2%  
lower

**Groceries**

2%  
higher

**Goods/Services**





# Communities of the Cape Fear Region

## Historic Downtown Wilmington

Avg Home: \$400K  
Avg Rent: \$1700



## Burgaw

Avg Home: \$300K  
Avg Rent: \$1900



## Hampstead

Avg Home: \$475K  
Avg Rent: \$2000



## Surf City/Topsail

Avg Home: \$700K  
Avg Rent: \$2200



## Brunswick Forest

Avg Home: \$450K  
Avg Rent: \$1800



## Wrightsville Beach

Avg Home: \$1.75m  
Avg Rent: \$2500

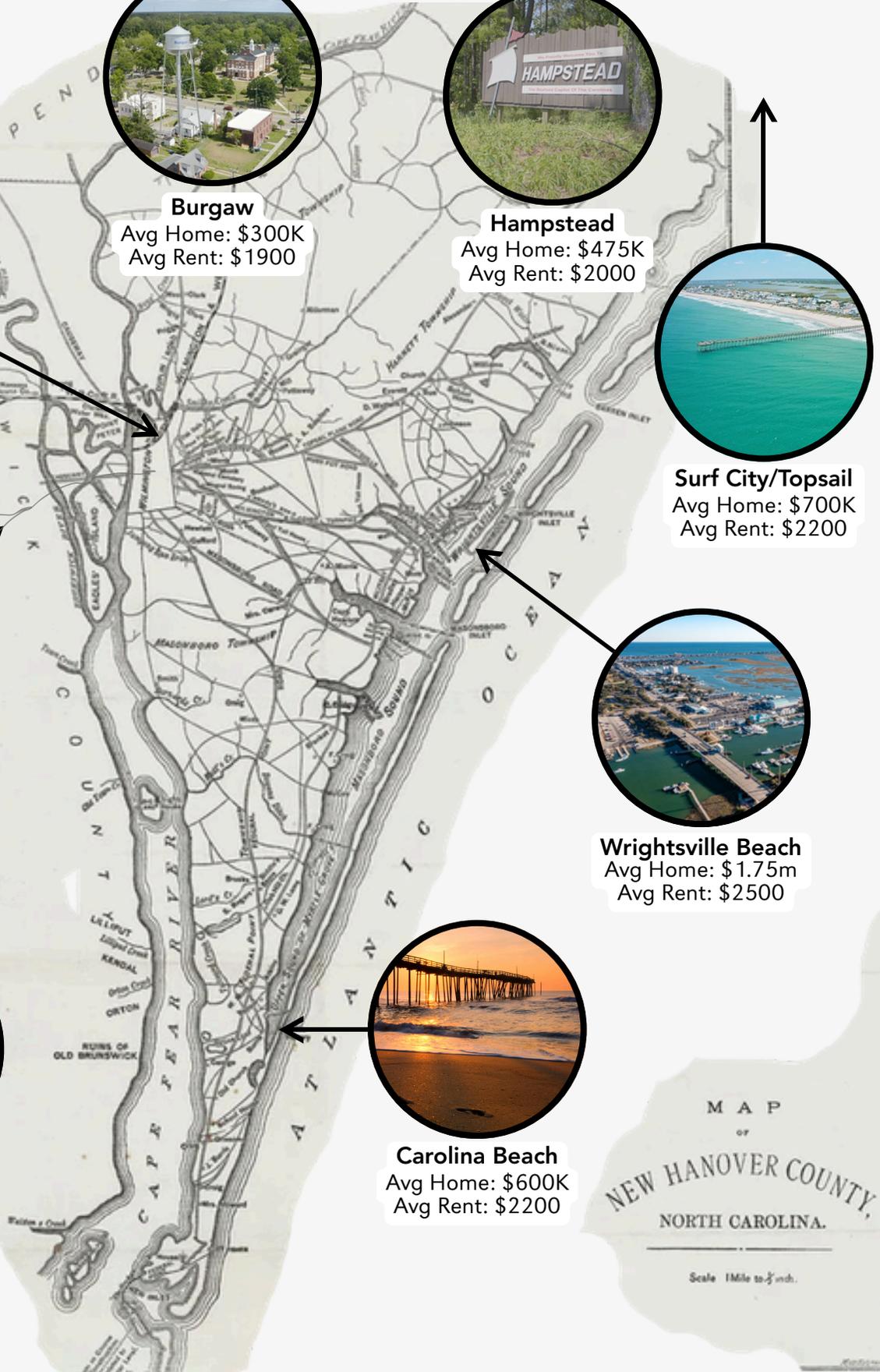
## Southport

Avg Home: \$400K  
Avg Rent: \$2000



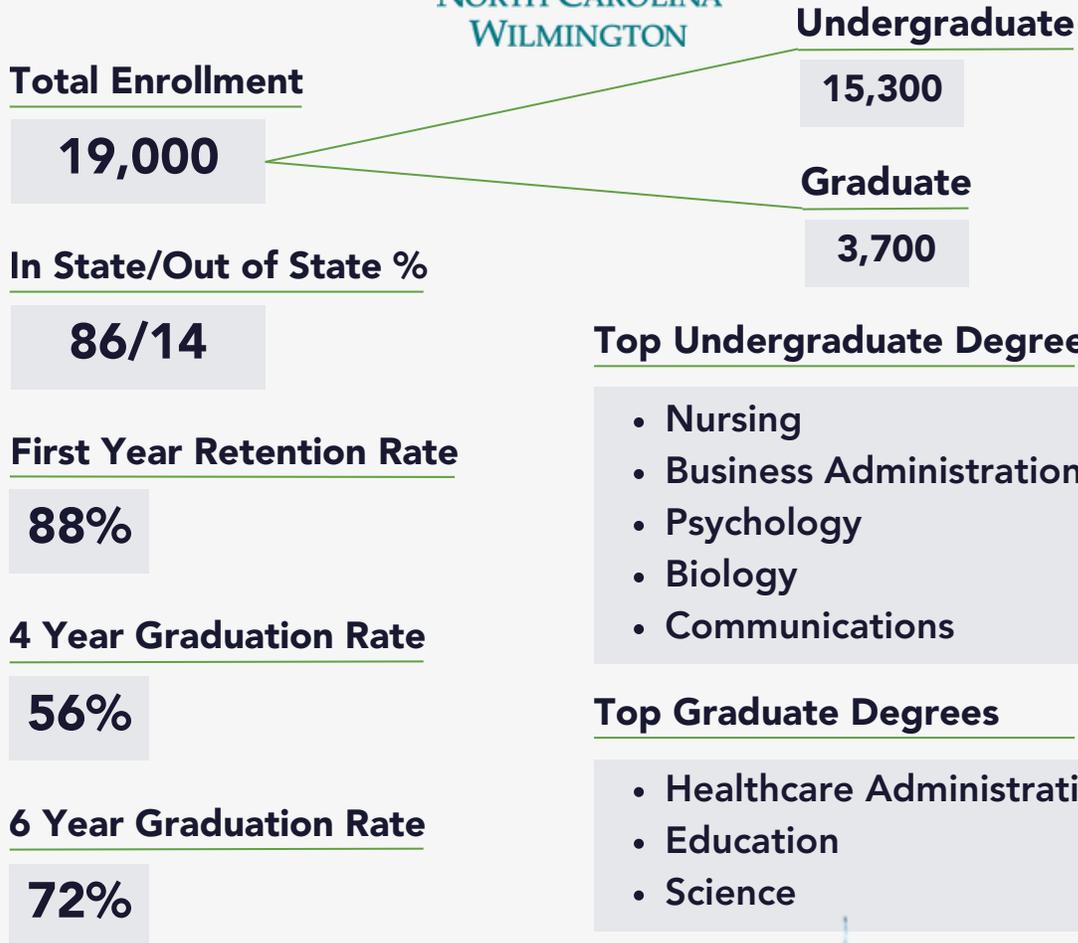
## Carolina Beach

Avg Home: \$600K  
Avg Rent: \$2200





# Schools & Education





# Schools & Education



## Annual Enrollment

**23,000**

### Full Time

**16%**

### Part Time

**84%**

## Curriculum Completion Rate

**54.3%**

## Transfer Out Rate

**2%**

## Campuses in the Cape Fear

- Wilmington
- Castle Hayne
- Burgaw
- Surf City

## Top Majors

- Liberal Arts and Sciences
- Registered Nursing
- Skilled Construction Trades
- Business & IT
- Fine Arts, Film Production, and Design

## Program Mix

- 33.5% University Transfer
- 32.1% Career & Technical Ed
- 17.9% General Ed
- 49.4% Dual Enrollment





# Schools & Education



## Public High Schools

9



## Graduation Rate

89.7%

(NC Dept. of Public Instruction, 2024)



## Math Proficiency

58%



## Student-Teacher Ratio

14:1



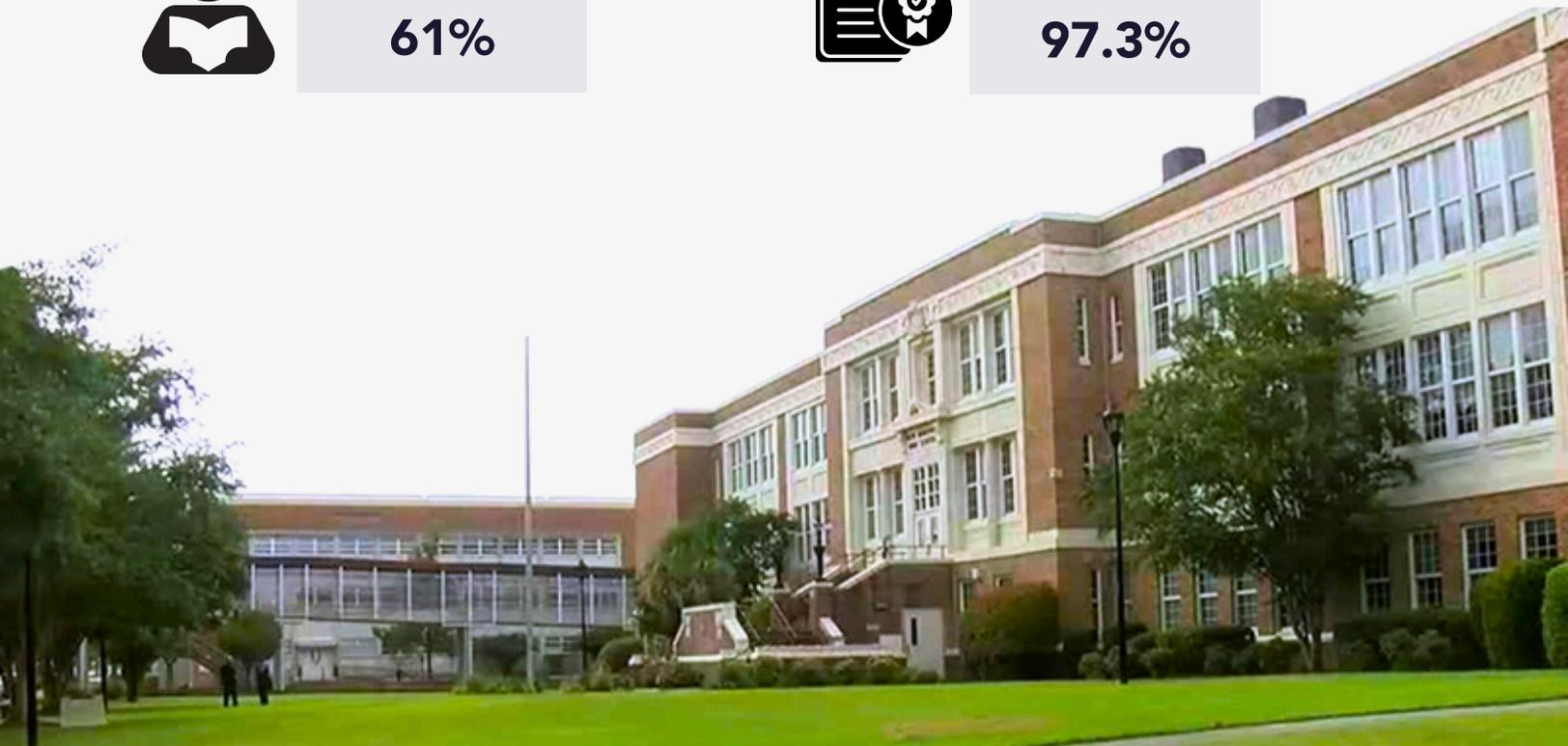
## Reading Proficiency

61%



## Teacher Licensure

97.3%

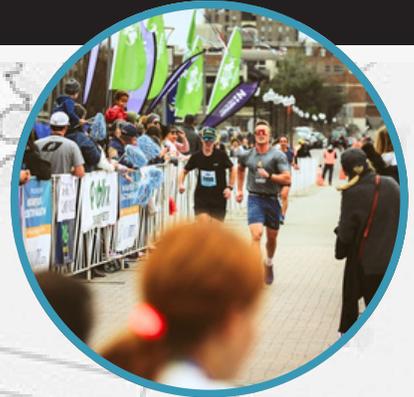




# Major Events



**NC Azalea Festival**  
Since 1934



**Ironman NC**  
#3 Best Swim Course in North America  
#3 Best Run Course in North America  
#5 Best Run Course Globally



**Carolina Beach Musicfest**  
Since 1986



**Cucalorus Film Festival**  
Since 1994



**NC Holiday Flotilla**  
Wrightsville Beach





# Healthy Living

## Active Environmental Non-Profits in our Region

**"Cleanest city in NC and second cleanest city in the entire U.S."**  
Lawn Starter survey 2025



**"Wilmington receives A grades for both short-term particle pollution and ground-level ozone in the 2024 "State of the Air" report."**  
American Lung Association





# Wells Insurance

For more than a century, Wells has operated on one simple idea: people make better decisions when they're guided, not pressured. As an independent, multi-line brokerage, we help families and organizations cut through complexity and move forward with confidence.



At Wells Insurance, your work protects families, businesses, and entire communities. Here, you'll find a career with purpose, a team that has your back, and room to grow in a place that feels like home.

