



Onslow County Housing Analysis

By the Numbers

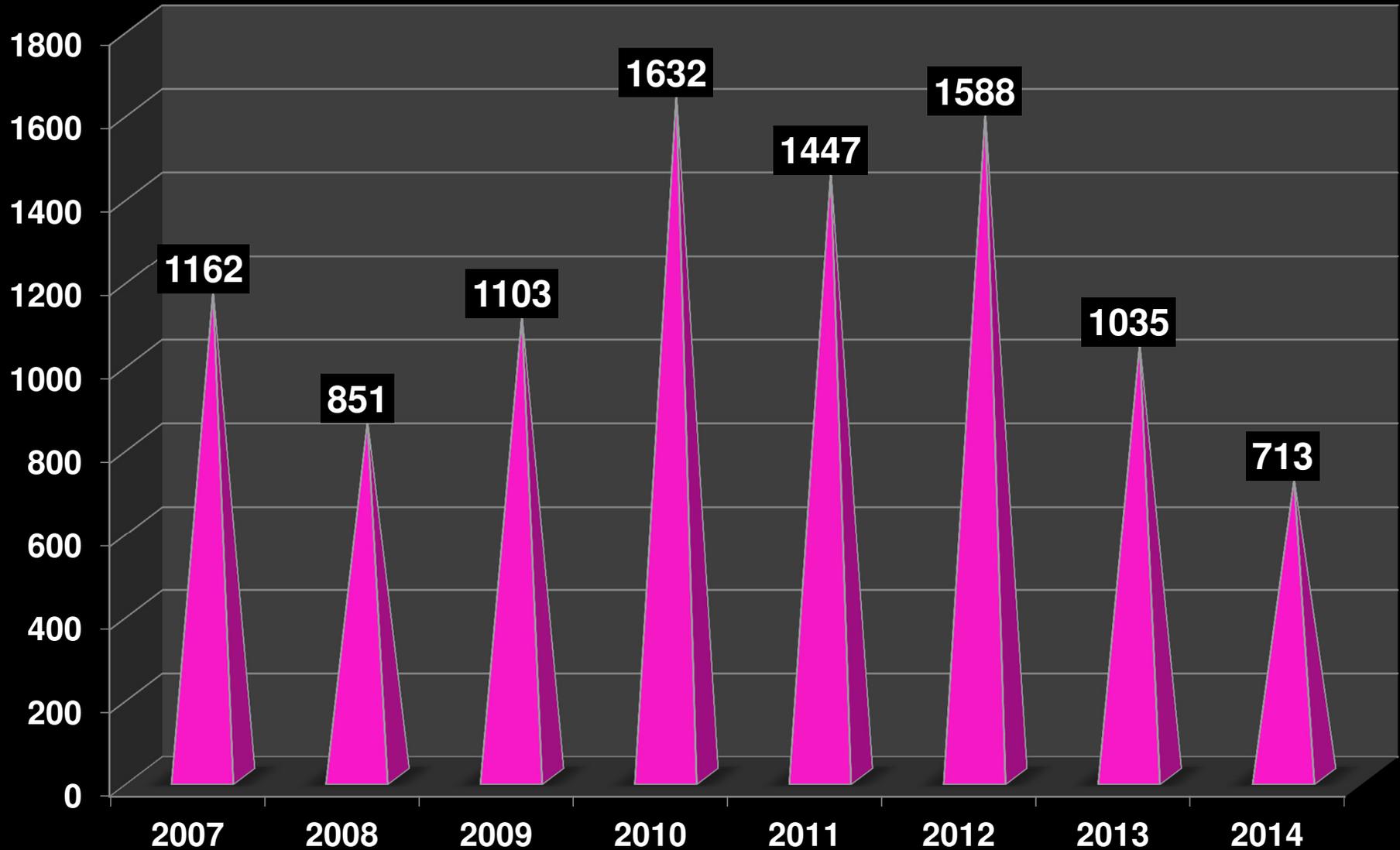
31 August 2015

Subdivision Activity

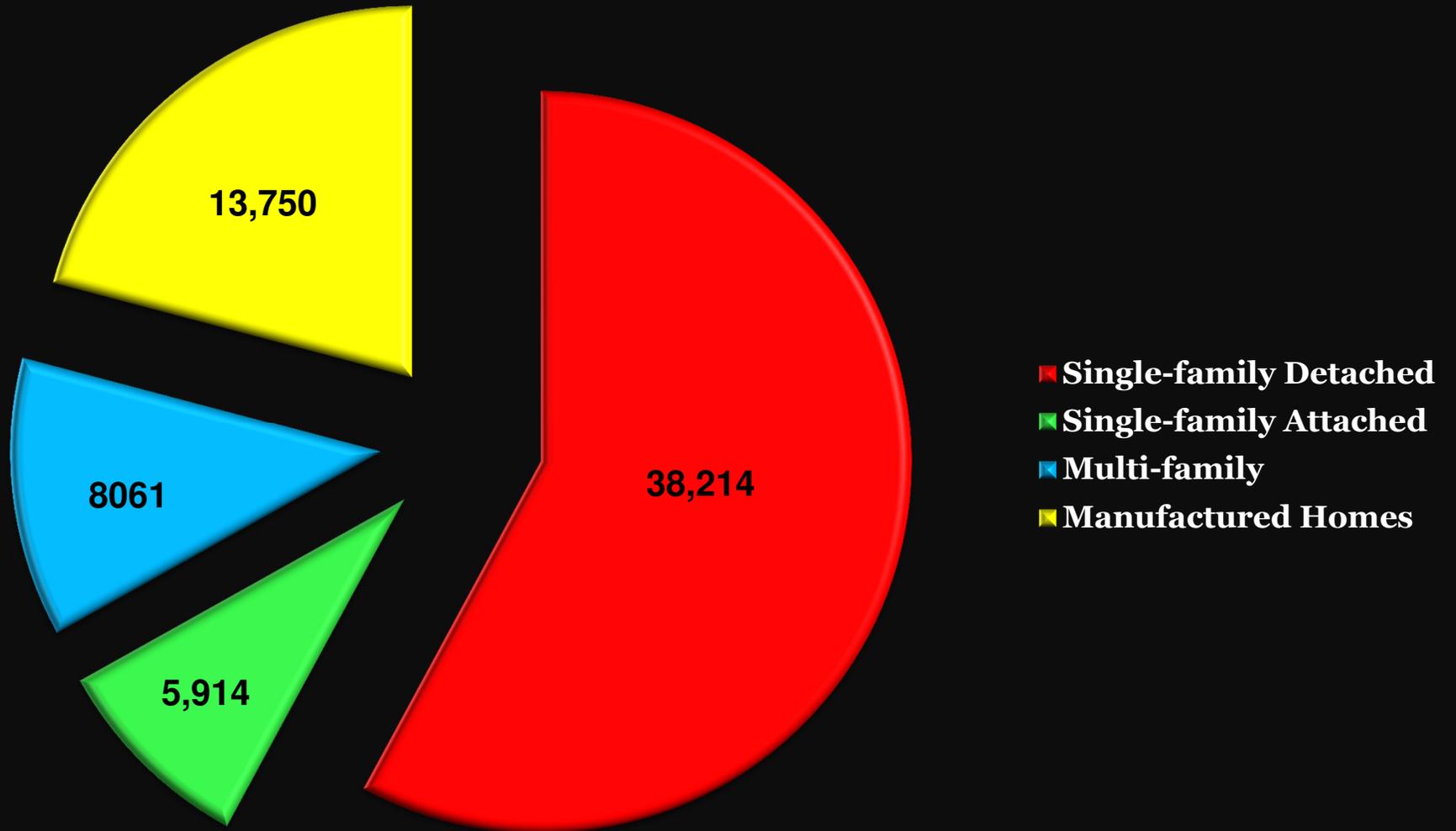
Year	Final Plats*	Number of Lots
2007	79	1330
2008	77	1252
2009	58	764
2010	82	1406
2011	78	1595
2012	74	1071
2013	64	1025
2014	35	612

* This number represents the actual number of plats approved and not necessarily separate projects. Some developments have multiple phases that are platted at different times. Final plat approval allows the plat to be recorded and the lots sold.

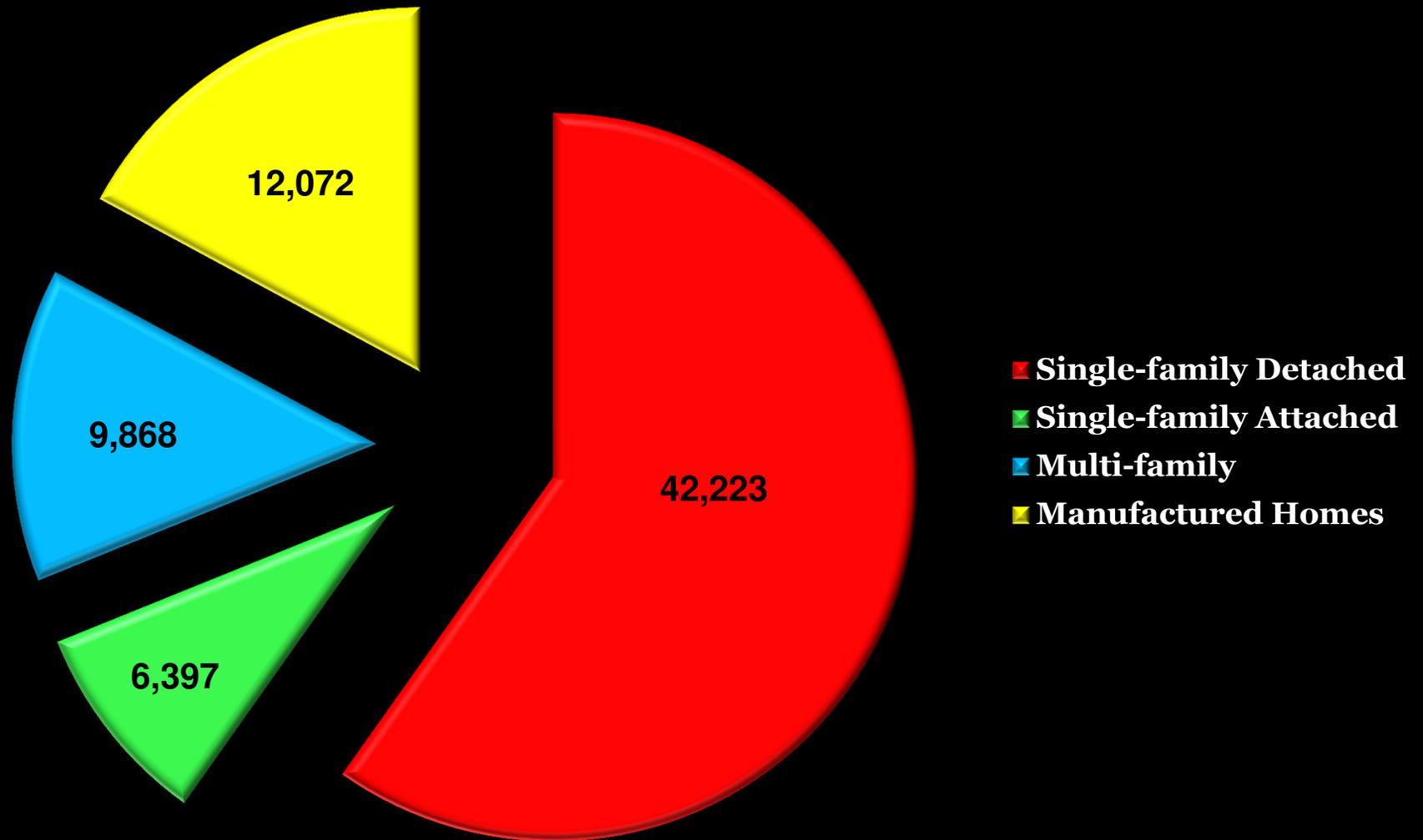
Residential Permits 2007 - 2014



Housing Type - 2010



Housing Type - 2013



Occupied Housing Units

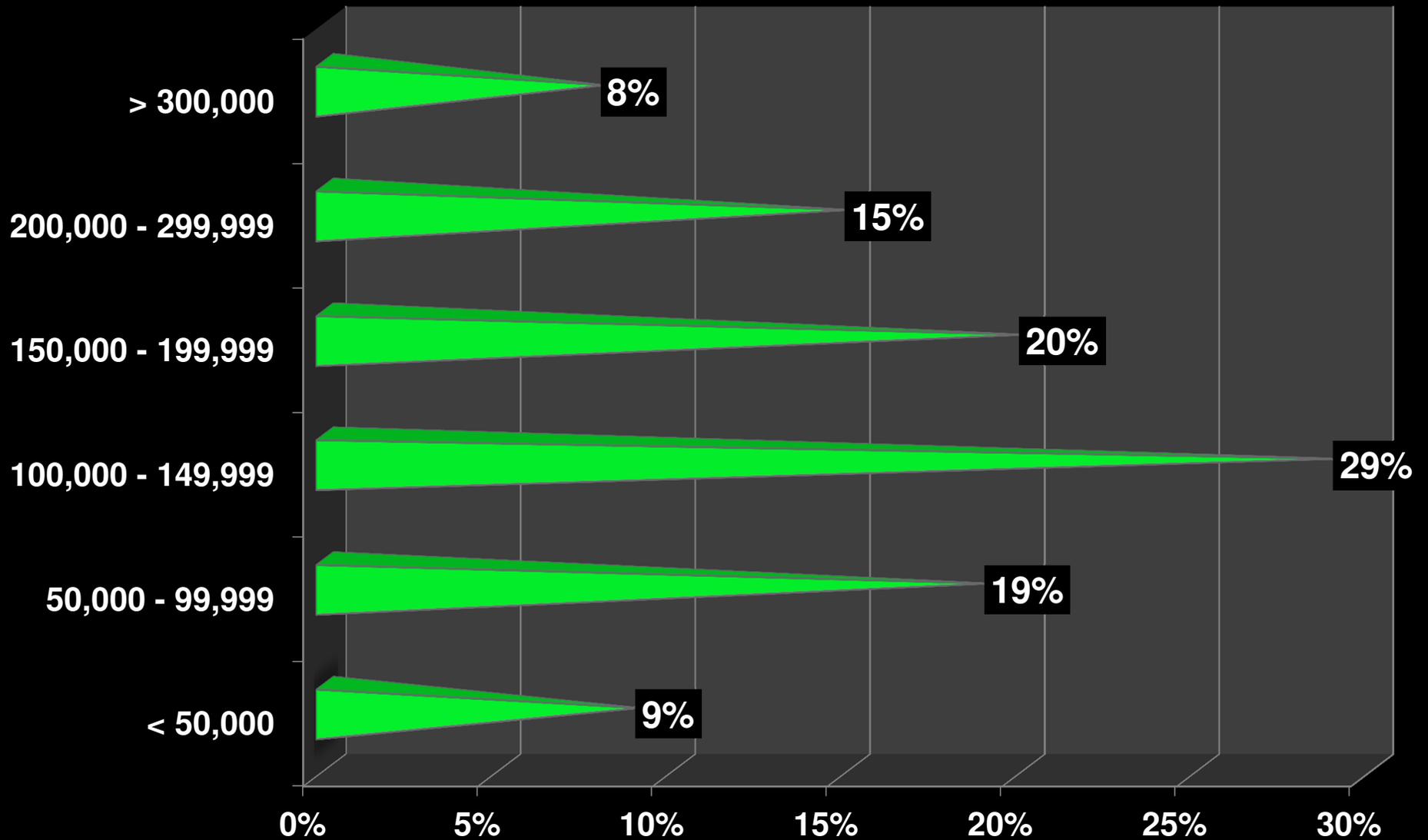
2010

- **Total Housing Units**
 - **65,939**
- **Occupied Housing Units**
 - **56,663**
- **Owner-occupied**
 - **33,073**
- **Renter-occupied**
 - **23,590**

2013

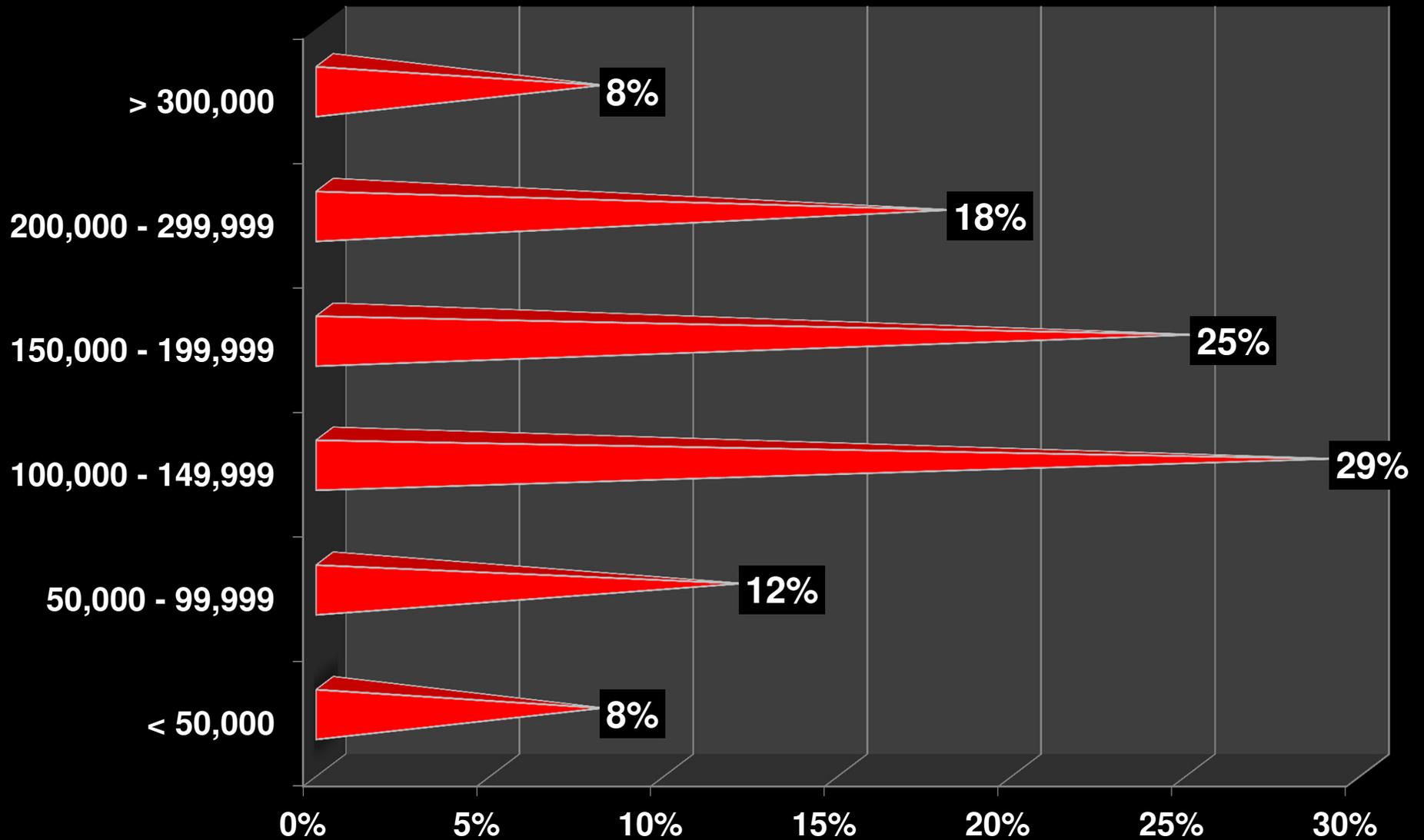
- **Total Housing Units**
 - **70,560**
- **Occupied Housing Units**
 - **60,071**
- **Owner-occupied**
 - **32,928**
- **Renter-occupied**
 - **27,143**

2010 – Owner Occupied Home Values



Source: U.S. Census Bureau – County-wide Data

2013 – Owner Occupied Home Values



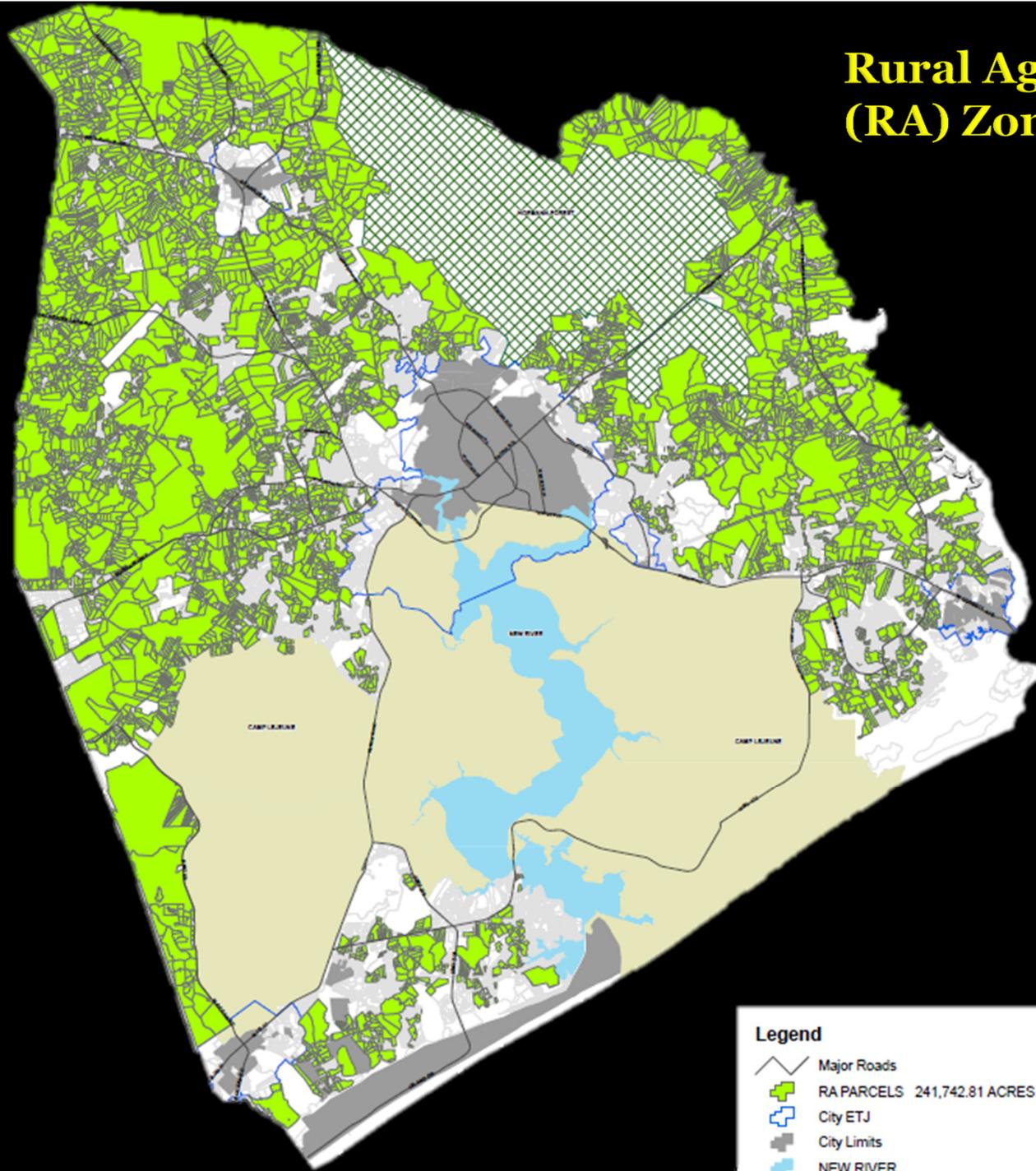
Source: U.S. Census Bureau – County-wide Data



Residential Zoning Overview

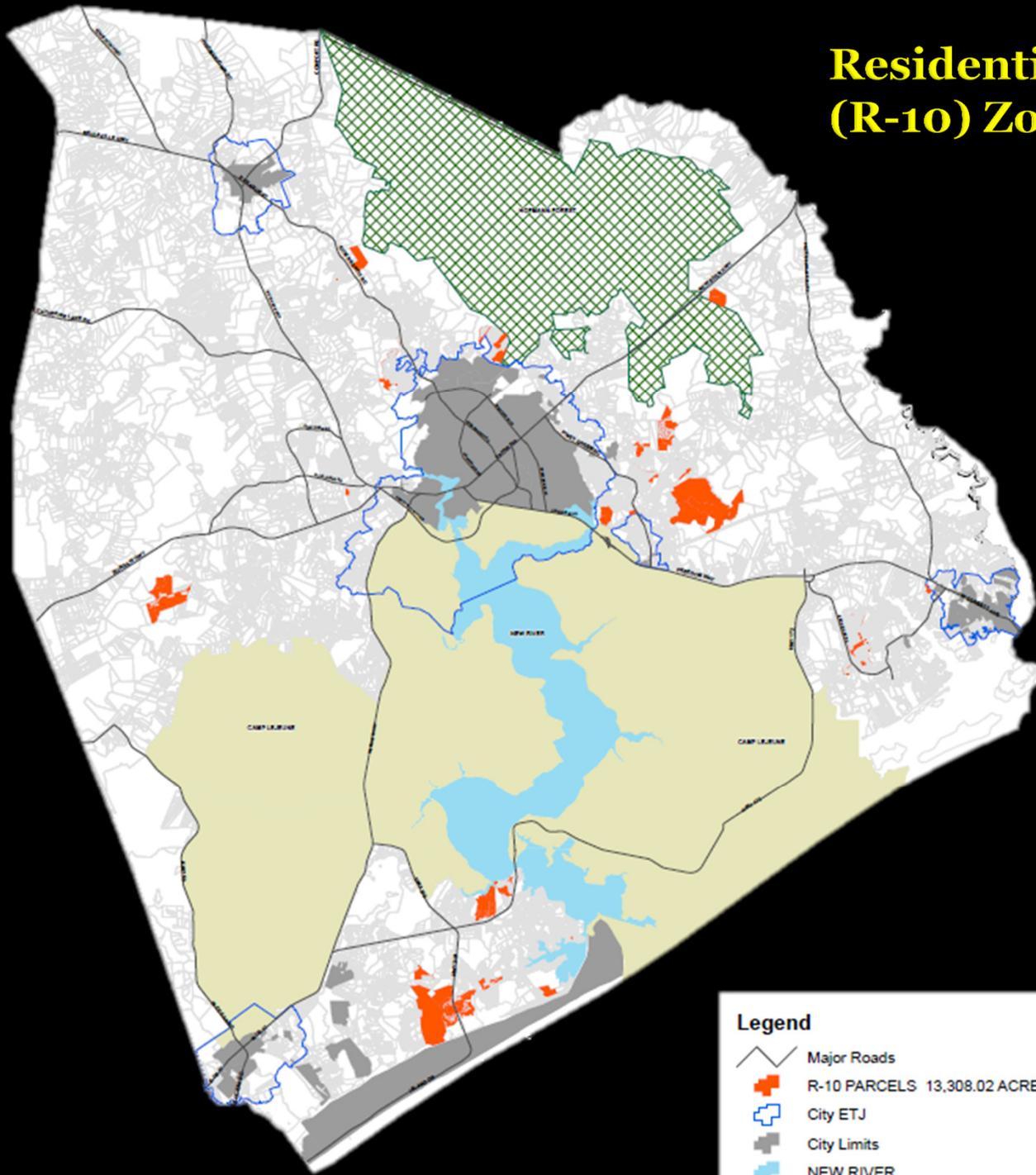
Zoning District	Total Acreage (Parcels >5 acres)	Minimum Lot Size (Square Feet)	Maximum Density (Dwelling Units/Acre)
RA	241,743	20,000	N/A
R-90	119	90,000	N/A
R-8M	11,164	8,000	8
R-5	2,396	5,000	10
R-30M	15,281	30,000	1
R-20	3,305	20,000	2
R-15	27,391	15,000	2
R-10	13,308	10,000	4

Rural Agricultural (RA) Zoning District



Legend	
	Major Roads
	RA PARCELS 241,742.81 ACRES
	City ETJ
	City Limits
	NEW RIVER

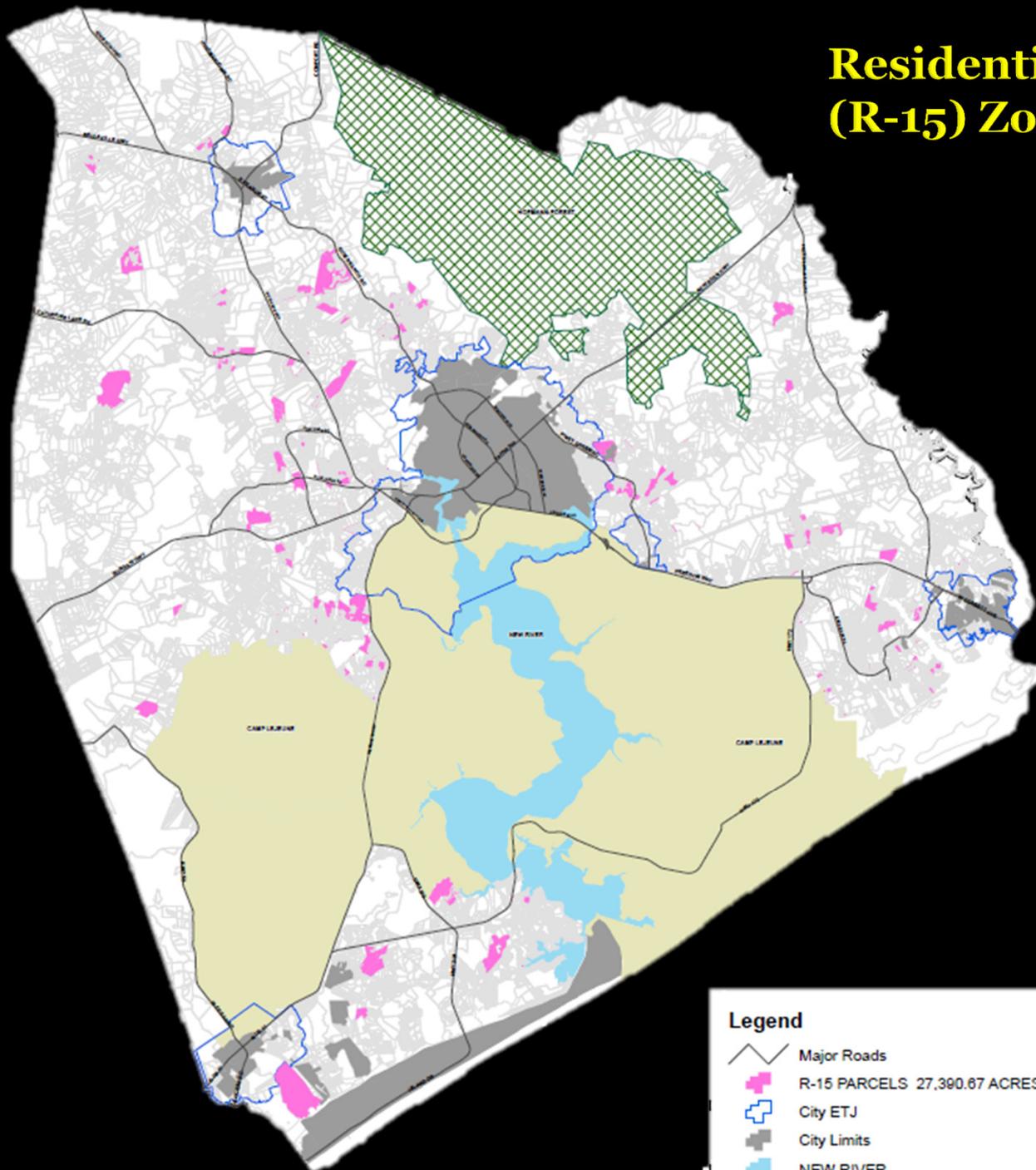
Residential – 10 (R-10) Zoning District



Legend

- Major Roads
- R-10 PARCELS 13,308.02 ACRES
- City ETJ
- City Limits
- NEW RIVER

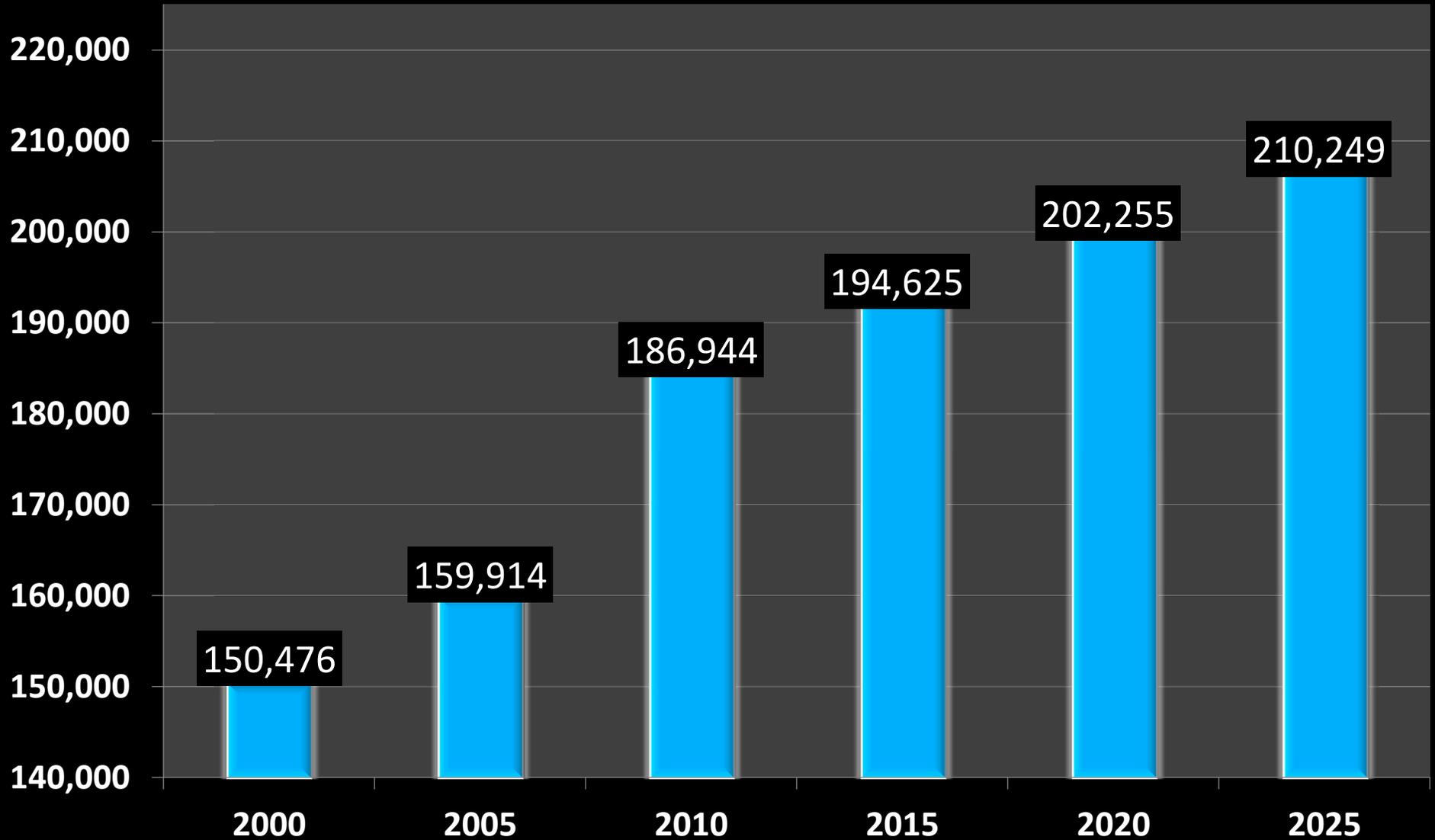
Residential – 15 (R-15) Zoning District



Legend

- Major Roads
- R-15 PARCELS 27,390.67 ACRES
- City ETJ
- City Limits
- NEW RIVER

Onslow County Population



Source: NC Department of Commerce

Final Thoughts

- **Grow the Force Initiative – Brought thousands of new residents into Onslow County which resulted in unprecedented growth during a time of recession.**
- **Recession significantly affected home costs and values (Average Cost per Square Foot for New Construction – Dropped from \$100 to \$70).**
- **Residential Trades (remodels, expansions, etc.) drastically increased as new residential construction decreased.**
- **New residential construction appears to be returning to levels that were considered normal prior to the Grow the Force Initiative.**

Questions?