Homeowner’s insurance premiums are rising across the country for a variety of reasons. Many homeowners carry a mortgage on their house and are required by their lenders to insure their homes against hazards and disasters.

Those insurance costs are usually wrapped into the monthly mortgage payment via the escrow process. That means as home insurance costs rise, so do monthly payments, even on a fixed rate mortgage.

In North Carolina, homeowner’s insurance rates vary greatly across ZIP codes. There’s an area on the coast where the cost is more than $3,000 per year. There are plenty of areas inland where insurance costs are about a third of that.

One of the largest factors in increasing rates over the past few years was the damage caused by Hurricane Florence in 2018. These outlined areas are counties where FEMA declared a major disaster as a result of the storm.

These rates are averaged at the ZIP code level, and you can clearly see the overlap between insurance prices and those counties hit hardest by the hurricane.

Disasters have a long tail, and it can take years for insurance prices to catch up with the losses from a storm.

Keep that in mind as you’re using this map.

Now we’ll walk through the data you can see on the map.

We start with the average annual premium rate by ZIP code for 2022.

***Hover over nonrenewal rates***: These are the rates at which insurance companies decided to not renew policies. You can see the spatial correlation between high nonrenewal rates and Hurricane Florence.

***Hover over nonpayment rates***: These are the rates at which policies were dropped for nonpayment by the policy holder.

***Claim severity***: This is the average cost per claim over on average from 2018-2022.

***Claim frequency***: This is the percentage of policies against which there was a claim on average during those 5 years.

***Loss ratio***: This is the share of the total premiums collected paid out as losses on average from 2018-2022. Insurance companies typically say they can’t absorb more than 60% losses and continue to make a profit without raising rates. You can see there are loss ratios well above that in some areas.

There are many things to keep in mind while buying a home. Homeowner’s insurance is one of them, and this tool can help homeowners see trends in their ZIP code and neighboring areas.