

# Real Estate Market Review

## for the Outer Banks of North Carolina

Q3 2019

Presented by



The Sun Realty Team provides market knowledge & local experience with Outer Banks Real Estate

Contact a Sun Realty Agent

Corolla (252) 453-8811

Duck (252) 261-4183

Kitty Hawk (252) 261-3892

Kill Devil Hills (252) 441-8011

Salvo (252) 987-2755

Avon (252) 995-5821

Explore all listings across the Outer Banks online at [SunRealtyOBX.com](http://SunRealtyOBX.com)

### OBX Market Stats At A Glance



SEPTEMBER 2019 AVERAGES  
vs. SEPTEMBER 2018 AVERAGES

List Price

\$394,436

\$321,811

Sold Price

\$374,704

\$307,579

Days on Market

130

122

Sold Units

192

180

View all current listings across the Outer Banks at [SunRealtyOBX.com](http://SunRealtyOBX.com)

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## Overview of Sales Across the Outer Banks

The statistics included here are based on information from the Outer Banks Association of REALTORS® MLS. for the period of 01/01/2019 – 09/30/2019

Single Family	2019	2018	%
Units	1358	1263	108
Dollars	\$570,481,792	\$548,929,068	104
Avg Sales Price	\$420,089	\$434,623	97
Median Sales Price	\$341,500	\$336,000	102
Avg Days on Market	120	129	93

Condo/Townhouse	2019	2018	%
Units	163	199	82
Dollars	\$45,378,395	\$49,256,431	92
Avg Sales Price	\$278,395	\$247,519	112
Median Sales Price	\$255,000	\$250,000	102
Avg Days on Market	102	141	72

Land	2019	2018	%
Units	318	344	92
Dollars	\$37,833,246	\$46,926,027	81
Avg Sales Price	\$118,972	\$136,412	87
Median Sales Price	78950	\$91,600	86
Avg Days on Market	235	226	104

## Single Family Home Sales by Area

The statistics included here are based on information from the Outer Banks Association of REALTORS® MLS. for the period of 01/01/2019 – 09/30/2019

	Number Sold	Average Sales Price	Days on Market	% of Asking	Price Range	
					Low	High
<b>Duck</b>						
Oceanfront	8	\$1,170,875	140	89	\$830,000	\$1,650,000
Oceanside	54	\$568,177	141	92	\$285,000	\$1,250,000
Soundfront	1	\$736,150	6	98	\$736,150	\$736,150
Soundside	5	\$503,455	95	96	\$412,000	\$566,275
Duck Total	68	\$636,794	135	92	\$285,000	\$1,650,000
<b>Corolla</b>						
Oceanfront	14	\$1,608,073	169	85	\$730,000	\$2,550,000
Oceanside	96	\$549,940	156	92	\$251,000	\$1,907,500
Soundfront	2	\$763,000	99	90	\$727,000	\$799,000
Soundside	31	\$437,827	102	95	\$299,900	\$760,000
Corolla Total	143	\$632,209	145	90	\$251,000	\$2,550,000
<b>4-Wheel Drive</b>						
Oceanfront	2	\$882,500	72	95	\$815,000	\$950,000
Other	11	\$377,827	107	91	\$184,900	\$632,500
4 Wheel Total	13	\$455,469	102	93	\$184,900	\$950,000
<b>Southern Shores</b>						
Oceanfront	5	\$1,744,295	30	92	\$980,000	\$2,175,000
Oceanside	7	\$565,714	55	90	\$345,000	\$900,000
Soundfront	3	\$580,333	337	80	\$520,000	\$648,500
Soundside	53	\$439,097	138	91	\$235,000	\$820,000
SS Total	68	\$554,333	130	91	\$235,000	\$2,175,000
<b>Kitty Hawk</b>						
Oceanfront	7	\$465,653	69	91	\$305,000	\$775,000
Between Hwys	19	\$450,863	85	93	\$255,000	\$1,075,000
Canalfront	3	\$605,833	107	92	\$380,000	\$799,000
Westside	40	\$367,083	114	93	\$190,000	\$545,000
Kitty Hawk Total	69	\$410,533	101	93	\$190,000	\$1,075,000

Single Family Home Sales Continued on Next Page

	Number Sold	Average Sales Price	Days on Market	% of Asking	Price Range	
					Low	High
Martin's Point						
Sound/Creek Front	10	\$781,825	187	90	\$550,000	\$1,275,000
Interior	6	\$390,500	58	93	\$267,000	\$495,000
Martin's Point Total	16	\$635,078	138	91	267,000"	\$1,275,000
Kill Devil Hills						
Oceanfront	5	\$1,443,800	156	80	\$375,000	\$3,250,000
Between Hwys	46	\$395,004	98	94	\$193,000	\$1,138,000
Sound/Canal Front	1	\$250,000	31	84	\$250,000	\$250,000
Westside	143	\$280,532	73	95	\$123,900	\$600,000
KDH Total	195	\$337,206	81	93	\$123,900	\$3,250,000
Colington Harbour						
Sound/Canal Front	40	\$335,478	116	93	\$170,500	\$630,000
Other	45	\$230,017	69	94	\$98,000	\$449,000
Colington	24	\$329,081	71	95	\$230,000	\$550,000
Colington Hbr Total	109	\$290,531	87	94	\$98,000	\$630,000
Nags Head						
Oceanfront	13	\$1,304,833	127	92	\$720,000	\$1,795,000
Oceanside	3	\$431,000	141	94	\$431,000	\$699,900
Between the Hwys	38	\$470,978	126	95	\$205,000	\$995,000
Sound/Canal Front	12	\$427,375	136	92	\$205,500	\$675,000
Westside	44	\$350,974	94	93	\$159,000	\$775,000
South Nags Head						
Oceanfront	13	\$902,840	93	92	\$398,000	\$1,950,000
Oceanside	5	\$360,900	73	94	\$285,000	\$436,000
Westside	10	\$375,780	129	97	\$199,900	\$725,000
All of Nags Head Total	138	\$538,482	112	93	\$159,000	\$1,950,000
Manteo						
Sound/Canal Front	4	\$684,750	249	81	\$434,000	\$1,125,000
Other	42	\$294,487	105	93	\$115,000	\$520,000
Manteo Total	46	\$328,423	118	91	115000	1125000
Pirate's Cove						
Sound/Canal Front	8	\$676,600	354	86	\$507,000	\$1,250,000
Other	1	\$350,000	0	88	\$350,000	\$350,000
Pirate's Cove Total	9	\$640,311	314	86	\$350,000	\$1,250,000
Rodanthe/Waves/Salvo						
Oceanfront	18	\$518,194	189	93	\$339,000	\$645,000
Oceanside	29	\$355,068	133	91	\$129,900	\$1,175,000
Soundside	9	\$483,000	218	89	\$255,000	\$975,000
R/W/S Total	56	\$428,062	165	92	\$129,900	\$1,175,000
Avon						
Oceanfront	7	\$759,123	111	94	\$465,000	\$1,111,111
Oceanside	22	\$353,790	275	92	\$144,500	\$650,000
Sound/Canal Front	1	\$375,000	84	94	\$375,000	\$375,000
Soundside	31	\$334,709	280	92	\$165,000	\$572,500
Avon Total	61	\$390,955	255	92	\$144,500	\$1,111,111
Buxton/Frisco/Hatteras						
Oceanfront	10	\$756,200	90	88	\$400,000	\$1,200,000
Oceanside	28	\$258,789	204	89	\$49,000	\$475,500
Soundfront	7	\$525,642	111	88	\$350,000	\$777,000
Soundside	22	\$268,117	171	92	\$79,000	\$420,000
B/F/H Total	67	\$363,972	166	89	\$49,000	\$1,200,000
Dare County Mainland						
	7	\$135,214	110	78	\$75,000	\$240,000
Currituck Mainland						
Jarvisburg-Pop Brch	48	\$225,338	93	94	\$20,000	\$440,000
Pt. Hrbr-Powls Pt.	22	\$312,718	105	94	\$145,500	\$600,000
Aydlett-Barco	13	\$287,707	61	96	\$189,000	\$505,000
Maple-Moyock	48	\$306,614	88	96	\$110,000	\$647,000
Currituck Total	131	\$275,982	90	95	\$20,000	\$647,000



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