

Real Estate Market Review

for the Outer Banks of North Carolina

Q4 2019

Presented by



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

Contact a Sun Realty Agent

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Kitty Hawk (252) 261-3892

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OBX Market Stats
At A Glance



DECEMBER 2019 AVERAGES
..... VS.
DECEMBER 2018 AVERAGES

List Price

\$438,927
\$468,968

Sold Price

\$421,379
\$449,362

Days on Market

124
109

Sold Units

174
167

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Tracking of Key Data Points

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 1/01/2019-12/31/2019

Single Family	2019	2018	%
Units	1841	1681	110
Dollars	\$786,415,603	\$731,879,869	107
Avg Sales Price	\$427,167	\$435,383	98
Median Sales Price	\$346,440	\$340,000	102
Avg Days on Market	118	126	94

Condo/Townhouse	2019	2018	%
Units	229	249	92
Dollars	\$64,005,645	\$63,072,441	101
Avg Sales Price	\$279,500	\$253,302	110
Median Sales Price	\$262,500	\$255,000	103
Avg Days on Market	102	132	77

Land	2019	2018	%
Units	396	399	99
Dollars	\$46,341,346	\$53,127,927	87
Avg Sales Price	\$117,023	\$133,152	88
Median Sales Price	\$85,750	\$92,500	93
Avg Days on Market	228	241	95


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 1/01/2019-12/31/2019

	Number Sold	Average Sales Price	Days on Market	% of Asking	Price Range	
					Low	High
Duck						
Oceanfront	12	\$1,429,750	143	88	\$830,000	\$2,300,000
Oceanside	69	\$595,182	146	92	\$285,000	\$1,250,000
Soundfront	1	\$736,150	79	98	\$736,150	\$736,150
Soundside	6	\$496,879	79	97	\$412,000	\$566,275
Duck Total	88	\$703,886	140	91	\$285,000	\$2,300,000
Corolla						
Oceanfront	25	\$1,546,231	132	88	\$685,000	\$3,150,000
Oceanside	137	\$556,600	177	91	\$246,025	\$1,907,500
Soundfront	8	\$777,500	287	87	\$514,000	\$1,250,000
Soundside	50	\$456,780	94	94	\$265,000	\$1,070,000
Corolla Total	220	\$654,404	157	90	\$246,025	\$3,150,000
4-Wheel Drive						
Oceanfront	7	\$952,928	68	95	\$600,000	\$1,375,000
Other	21	\$363,385	136	92	\$164,000	\$632,500
4 Wheel Total	28	\$510,771	119	93	\$164,000	\$1,375,000
Southern Shores						
Oceanfront	8	\$1,577,059	59	92	\$965,000	\$2,175,000
Oceanside	11	\$641,227	152	91	\$345,000	\$1,200,000
Soundfront	4	\$611,500	367	81	\$520,000	\$705,000
Soundside	83	\$451,038	108	92	\$235,000	\$850,000
SS Total	106	\$561,812	118	91	\$235,000	\$2,175,000
Kitty Hawk						
Oceanfront	10	\$501,957	83	90	\$305,000	\$775,000
Between Hwys	38	\$468,820	77	94	\$255,000	\$1,157,670
Soundfront	5	\$544,700	86	93	\$380,000	\$799,000
Canalfront	7	\$358,714	101	91	\$260,000	\$545,000
Westside	54	\$370,057	101	93	\$140,000	\$600,000
Kitty Hawk Total	114	\$421,512	91	93	\$140,000	\$1,157,670


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	11	\$825,295	179	90	\$550,000	\$1,275,000
Interior	8	\$426,500	67	94	\$267,000	\$630,000
Martin's Point Total	19	\$657,381	132	91	267,000	\$1,275,000
Kill Devil Hills						
Oceanfront	5	\$1,443,800	156	80	\$375,000	\$3,250,000
Between Hwys	63	\$388,819	88	95	\$193,000	\$1,138,000
Sound/Canal Front	3	\$460,000	67	91	\$250,000	\$650,000
Westside	194	\$283,705	72	95	\$123,900	\$600,000
KDH Total	265	\$332,579	77	93	\$123,900	\$3,250,000
Colington Harbour						
Sound/Canal Front	49	\$327,788	110	93	\$159,000	\$630,000
Other	61	\$230,129	69	94	\$98,000	\$449,000
Colington	35	\$332,055	87	94	\$230,000	\$550,000
Colington Island Total	145	\$287,734	87	94	\$98,000	\$630,000
Nags Head						
Oceanfront	16	\$1,240,739	128	92	\$720,000	\$1,795,000
Oceanside	5	\$559,880	99	95	\$431,000	\$720,000
Between the Hwys	47	\$464,092	152	95	\$205,000	\$995,000
Sound/Canal Front	19	\$450,673	106	92	\$205,500	\$785,000
Westside	65	\$352,479	87	94	\$159,000	\$775,000
South Nags Head						
Oceanfront	15	\$894,728	83	93	\$398,000	\$1,950,000
Oceanside	8	\$380,437	124	95	\$285,000	\$474,000
Westside	16	\$425,536	111	96	\$199,900	\$725,000
All of Nags Head Total	191	\$519,427	112	93	\$159,000	\$1,950,000
Manteo						
Sound/Canal Front	5	\$717,800	227	84	\$434,000	\$1,125,000
Other	54	\$302,860	101	93	\$115,000	\$520,000
Manteo Total	59	\$338,025	112	91	115000	1125000
Pirate's Cove						
Sound/Canal Front	12	\$635,187	288	86	\$507,000	\$1,250,000
Other	1	\$350,000	0	88	\$350,000	\$350,000
Pirate's Cove Total	13	\$613,249	266	86	\$350,000	\$1,250,000
Rodanthe/Waves/Salvo						
Oceanfront	22	\$535,659	165	94	\$339,000	\$849,000
Oceanside	43	\$389,151	131	90	\$129,900	\$1,175,000
Soundfront	3	\$743,333	171	88	\$625,000	\$975,000
Soundside	7	\$429,585	168	90	\$255,000	\$520,000
R/W/STotal	75	\$450,067	146	91	\$129,900	\$1,175,000
Avon						
Oceanfront	14	\$698,081	202	92	\$440,000	\$1,175,000
Oceanside	29	\$341,203	242	93	\$85,000	\$650,000
Sound/Canal Front	1	\$375,000	84	94	\$375,000	\$375,000
Soundside	40	\$327,912	253	92	\$121,500	\$572,500
Avon Total	84	\$394,756	239	92	\$85,000	\$1,175,000
Buxton/Frisco/Hatteras						
Oceanfront	15	\$791,800	139	87	\$400,000	\$1,425,000
Oceanside	33	\$273,669	201	89	\$49,000	\$675,000
Soundfront	11	\$513,318	107	88	\$350,000	\$777,000
Soundside	26	\$284,580	189	89	\$79,000	\$583,500
B/F/H Total	85	\$399,455	174	89	\$49,000	\$1,425,000
Dare County Mainland						
	10	\$164,450	122	83	\$75,000	\$355,000
Currituck Mainland						
Jarvisburg-Pop Brch	67	\$234,041	96	94	\$20,000	\$440,000
Pt. Hrbr-Powls Pt.	31	\$289,370	93	92	\$100,000	\$600,000
Aydlett-Barco	20	\$275,085	70	96	\$189,000	\$505,000
Maple-Moyock	67	\$304,306	74	97	\$110,000	\$647,000
Currituck Total	185	\$273,197	85	95	\$20,000	\$647,000



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