

Real Estate Market Review

for the Outer Banks of North Carolina

Q2 2020

Presented by



The Sun Realty Team offers market knowledge and local experience with Outer Banks Real Estate

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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 01/01/2020-6/30/2020

Single Family	2020	2019	%
Units	858	894	96
Dollars	\$377,028,062	\$378,142,832	100
Avg Sales Price	\$439,426	\$422,978	104
Median Sales Price	\$365,000	\$345,000	106
Avg Days on Market	110	116	95

Condo/Townhouse	2020	2019	%
Units	111	98	113
Dollars	\$29,220,579	\$28,442,395	103
Avg Sales Price	\$263,248	\$290,228	91
Median Sales Price	\$249,000	\$267,250	93
Avg Days on Market	86	93	92

Land	2020	2019	%
Units	178	199	89
Dollars	\$21,362,074	\$21,099,015	101
Avg Sales Price	\$120,011	\$106,025	113
Median Sales Price	\$93,500	\$72,500	129
Avg Days on Market	167	215	78

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 01/01/2020-6/30/2020

	Number Sold	Average Sales Price	Days on Market	% of Asking	Price Range	
					Low	High
Duck						
Oceanfront	7	\$1,404,285	138	93	\$900,000	\$3,000,000
Oceanside	41	\$549,893	99	94	\$347,500	\$973,825
Soundfront	2	\$977,000	16	94	\$605,000	\$1,349,000
Soundside	6	\$509,666	117	93	\$310,000	\$710,000
Duck Total	56	\$667,636	103	93	\$310,000	\$3,000,000
Corolla						
Oceanfront	17	\$1,769,735	163	93	\$840,000	\$3,450,000
Oceanside	64	\$540,480	114	93	\$250,000	\$1,334,000
Soundfront	5	\$603,580	111	90	\$450,000	\$899,900
Soundside	28	\$492,847	158	93	\$346,000	\$792,500
Corolla Total	114	\$714,858	132	92	\$250,000	\$3,450,000
4-Wheel Drive						
Oceanfront	3	\$1,323,532	519	61	\$1,323,532	\$935,000
Other	9	\$394,111	129	92	\$250,000	\$695,000
4 Wheel Total	12	\$626,466	226	72	\$250,000	\$1,930,000
Southern Shores						
Oceanfront	3	\$1,135,166	174	92	\$848,000	\$1,490,000
Oceanside	9	\$485,496	107	91	\$317,500	\$1,095,000
Soundside	31	\$442,254	56	95	\$275,000	\$670,000
SS Total	43	\$499,648	75	94	\$275,000	\$1,490,000
Kitty Hawk						
Oceanfront	3	\$461,916	19	94	\$418,200	\$527,550
Between Hwys	16	\$412,087	86	92	\$315,000	\$725,000
Canalfront	4	\$453,500	76	97	\$380,000	\$589,000
Westside	17	\$380,552	58	96	\$298,000	\$507,500
Kitty Hawk Total	40	\$406,563	68	94	\$298,000	\$725,000

Single Family Home Sales Continued on Next Page


Single Family Home Sales by Area Continued

	Number Sold	Average Sales Price	Days on Market	% of Asking	Price Range	
					Low	High

Martin's Point						
Sound/Creek Front	5	\$786,000	163	91	\$615,000	\$875,000
Interior	4	\$450,625	77	83	\$425,000	\$497,500
Martin's Point Total	9	\$636,944	125	89	425,000	\$875,000
Kill Devil Hills						
Oceanfront	1	\$399,500	51	97	\$399,500	\$399,500
Oceanside	1	\$554,950	4	99	\$554,950	\$554,950
Between Hwys	22	\$396,404	46	98	\$275,000	\$640,000
Sound/Canal Front	4	\$424,750	91	93	\$390,000	\$480,000
Westside	82	\$315,957	62	97	\$170,000	\$564,000
KDH Total	110	\$338,935	59	97	\$170,000	\$640,000
Colington Harbour						
Sound/Canal Front	21	\$356,680	95	94	\$185,000	\$565,000
Other	14	\$215,750	64	95	\$72,000	\$295,000
Colington	15	\$305,672	167	92	\$227,500	\$438,000
Colington Island Total	50	\$301,917	108	94	\$72,000	\$565,000
Nags Head						
Oceanfront	8	\$1,192,875	181	92	\$969,000	\$1,635,000
Oceanside	1	\$1,150,000	379	89	\$1,150,000	\$1,150,000
Between the Hwys	22	\$538,136	103	96	\$255,000	\$790,000
Sound/Canal Front	4	\$811,000	74	94	\$495,000	\$1,475,000
Westside	32	\$335,962	52	96	\$200,000	\$485,000
South Nags Head						
Oceanfront	10	\$704,000	82	93	\$395,000	\$1,075,000
Oceanside	5	\$427,280	25	93	\$170,000	\$704,500
Westside	5	\$426,300	40	96	\$370,000	\$489,000
All of Nags Head Total	87	\$549,824	82	94	\$170,000	\$1,635,000
Manteo						
Sound/Canal Front	4	\$575,562	210	88	\$420,000	\$872,250
Other	34	\$307,102	107	92	\$67,000	\$530,000
Manteo Total	16	\$303,843	162	94	67000	430000
Pirate's Cove						
Sound/Canal Front	8	\$637,375	49	95	\$549,000	\$840,000
Pirate's Cove Total	1	\$637,375	19	92	\$549,000	\$840,000
Rodanthe/Waves/Salvo						
Oceanfront	4	\$348,750	222	88	\$230,000	\$457,500
Oceanside	26	\$412,046	193	92	\$110,700	\$772,000
Soundfront	1	\$440,500	12	98	\$440,500	\$440,500
Soundside	6	\$485,108	78	96	\$446,000	\$536,250
R/W/S Total	37	\$417,820	173	92	\$110,700	\$772,000
Avon						
Oceanfront	6	\$533,166	185	90	\$415,000	\$680,000
Oceanside	21	\$310,423	224	92	\$175,000	\$840,000
Sound/Canal Front	3	\$363,500	137	90	\$243,000	\$475,000
Soundside	5	\$321,200	122	95	\$145,000	\$544,000
Avon Total	35	\$354,697	195	92	\$145,000	\$840,000
Buxton/Frisco/Hatteras						
Oceanfront	5	\$359,000	334	87	\$359,000	\$1,385,000
Oceanside	15	\$348,066	168	95	\$163,000	\$787,500
Soundfront	3	\$407,700	293	87	\$302,000	\$496,100
Soundside	16	\$303,134	208	90	\$159,000	\$460,000
B/F/H Total	39	\$409,241	214	90	\$159,000	\$1,385,000
Dare County Mainland						
	5	\$186,780	233	86	\$69,900	\$275,000
Currituck Mainland						
Jarvisburg-Pop Brch	30	\$232,675	136	96	\$60,000	\$482,500
Pt. Hrbr-Powls Pt.	14	\$319,950	78	94	\$194,900	\$575,000
Aydlett-Barco	12	\$232,333	123	93	\$135,000	\$390,000
Maple-Moyock	36	\$308,297	82	97	\$155,000	\$600,000
Currituck Total	92	\$275,503	104	95	\$60,000	\$600,000



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