

Waves

Community · NC · North Carolina > Dare County

BALANCED MARKET

\$620K

MEDIAN SALE PRICE

-35.5%

1-YR CHANGE

15

SALES (12 MO)

\$692K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 57 / 100

Buyer's market

Balanced

Seller's market

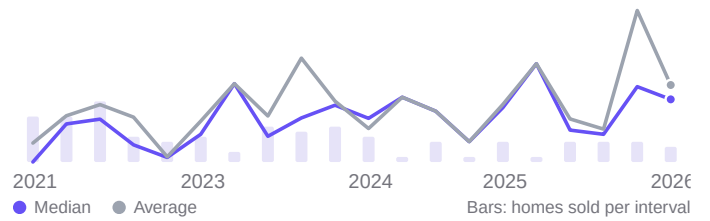
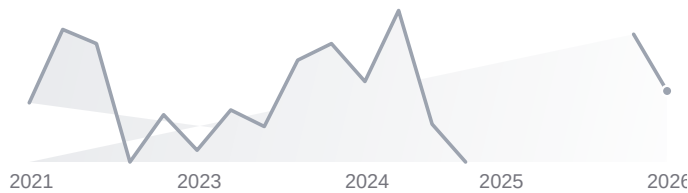
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

57 / 100

Sale prices

Median \$884K · Average \$1M

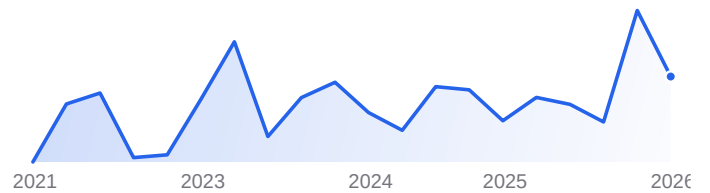
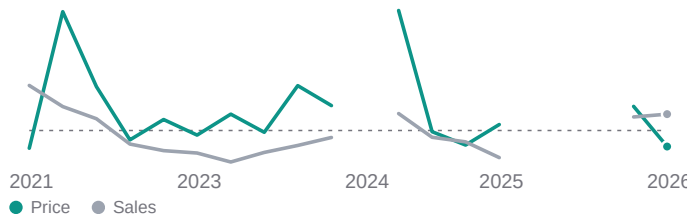


Growth (year over year)

Price -35.5% · Sales +36.4%

Price per square foot

\$368/ft²

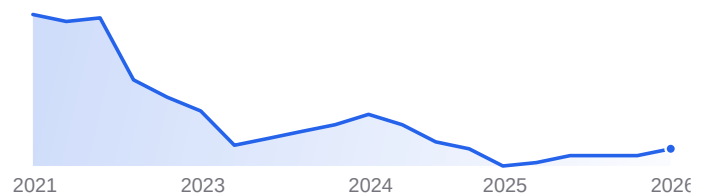


Sale premium vs estimated value

-8.8%

Annual turnover (share of homes sold)

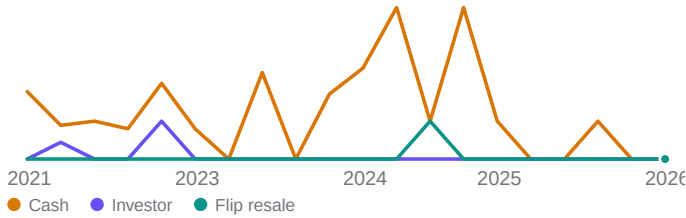
3.9%



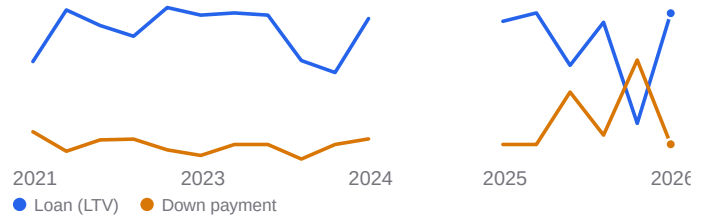
BUYERS & OUTCOMES

Buyer mix

Cash 0% · Investor 0% · Flip resale 0%

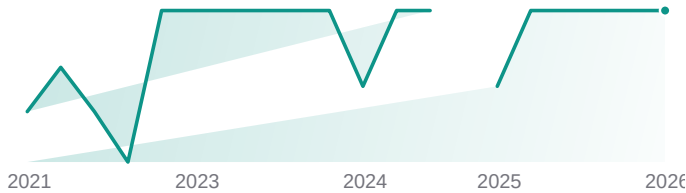


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



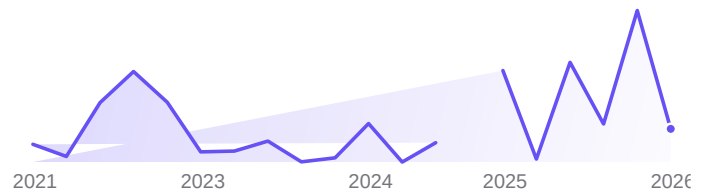
Sellers who sold at a gain

100%



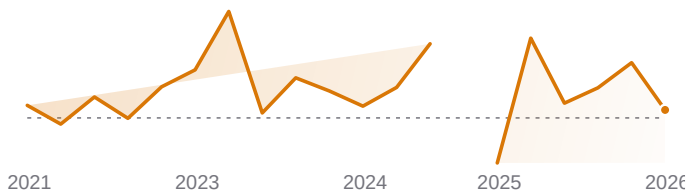
Typical hold before selling

5.1 yrs



Median annualized return at resale

+2.1%



HOUSING STOCK

Homes	389
Median value (AVM)	\$692K
Median size	1,920 ft²
Median bedrooms	4
Median year built	2000
Single family	87%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	63%
Underwater (LTV 125% or more)	1.0%
Owner occupied	1.9%
Company owned	24%
Median loan-to-value	40%
Typical ownership tenure	8.5 yrs

COMMUNITY

Population	178
Density	264 / mi²
Median household income	\$47K
Average household income	\$62K
Crime index (US avg 100)	169
Air pollution index (US avg 100)	94
Earthquake index (US avg 100)	24
Homes occupied	23%
Bachelor's or higher	44%
Poverty rate	6.7%
Unemployment	1.3%
Average temp	62°F
Annual precip	55 in
Sunshine	60%

Market metrics are derived from recorded arms-length deeds through July 2026, aggregated quarterly (lower sales volume). Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.