

Dare County, NC

County · NC · North Carolina

SELLER'S MARKET

\$740K

MEDIAN SALE PRICE

+19.6%

1-YR CHANGE

1,257

SALES (12 MO)

\$636K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 75 / 100

Buyer's market

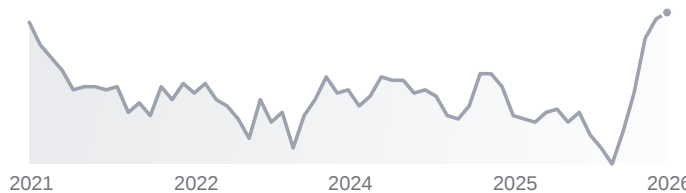
Balanced

Seller's market

MARKET TRENDS (5 YEARS)

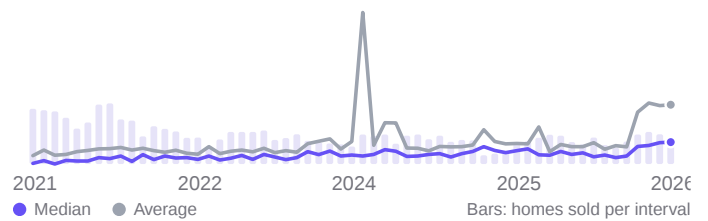
Market temperature (0–100)

75 / 100



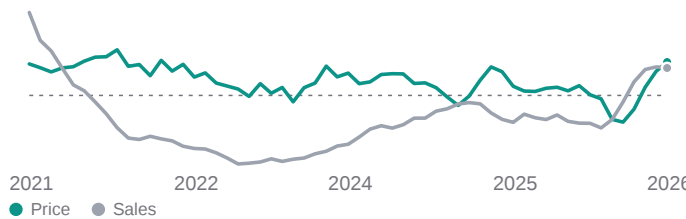
Sale prices

Median \$759K · Average \$1.3M



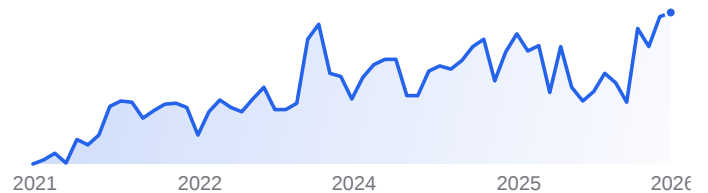
Growth (year over year)

Price +19.6% · Sales +16.1%



Price per square foot

\$410/ft²



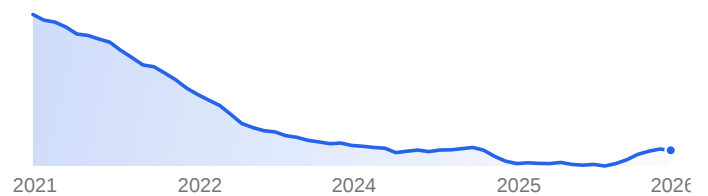
Sale premium vs estimated value

+0.0%



Annual turnover (share of homes sold)

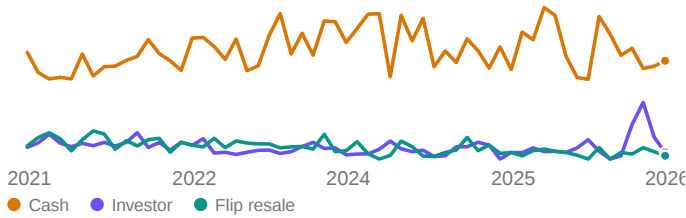
3.8%



BUYERS & OUTCOMES

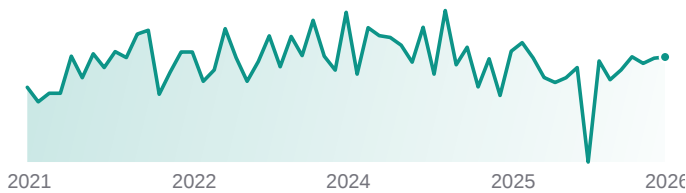
Buyer mix

Cash 32% · Investor 2.1% · Flip resale 1.1%



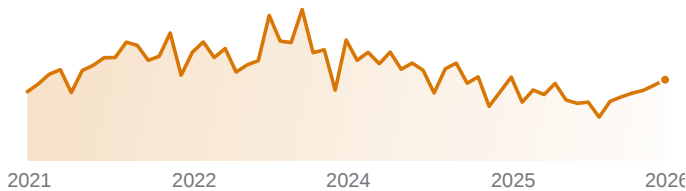
Sellers who sold at a gain

91%

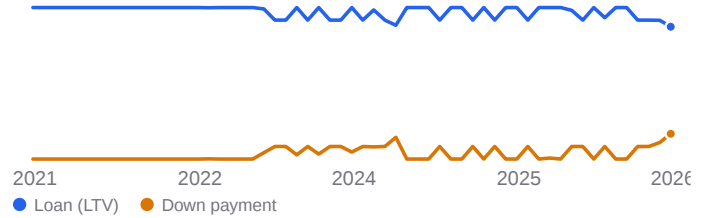


Median annualized return at resale

+8.2%

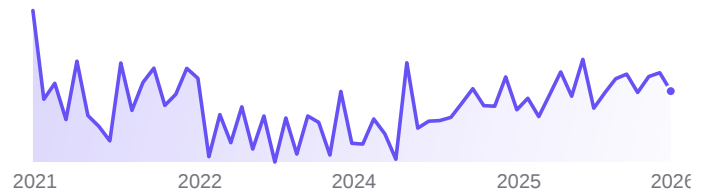


Financing (share of purchase price) Loan (LTV) 72% · Down payment 30%



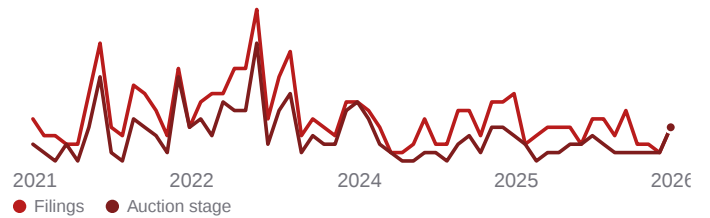
Typical hold before selling

5.1 yrs



Preforeclosure filings

Filings 4 · Auction stage 4



HOUSING STOCK

Homes	33,506
Median value (AVM)	\$636K
Median size	1,728 ft²
Median bedrooms	3
Median year built	1989
Single family	87%
Condos	5.8%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	71%
Underwater (LTV 125% or more)	0.9%
Owner occupied	32%
Company owned	19%
Median loan-to-value	33%

Typical ownership tenure

8.4 yrs

COMMUNITY

Population	38,436
Density	100 / mi²
Median household income	\$83K
Average household income	\$108K
Crime index (US avg 100)	106
Air pollution index (US avg 100)	93
Earthquake index (US avg 100)	25
Homes occupied	47%
Bachelor's or higher	32%
Poverty rate	5.8%
Unemployment	1.2%
Average temp	62°F
Annual precip	54 in
Sunshine	60%

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