

Nags Head 27959

ZIP code · NC · North Carolina > Dare County > Nags Head

SELLER'S MARKET

\$1M

MEDIAN SALE PRICE

+33.6%

1-YR CHANGE

179

SALES (12 MO)

\$743K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 72 / 100



MARKET TRENDS (5 YEARS)

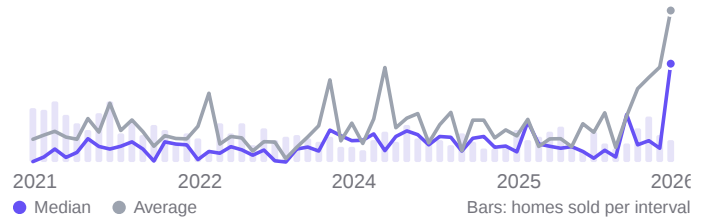
Market temperature (0–100)

72 / 100



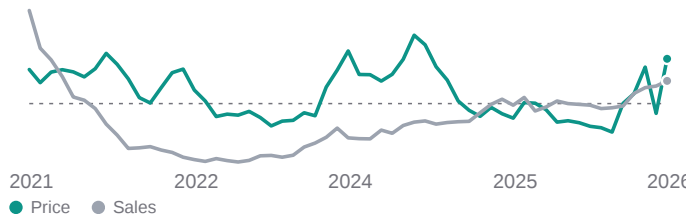
Sale prices

Median \$1.7M · Average \$2.3M



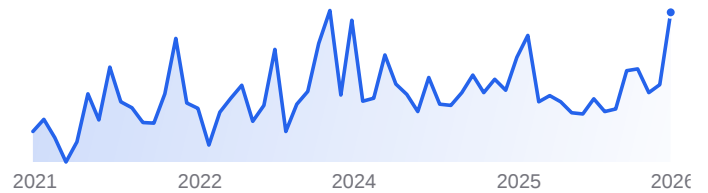
Growth (year over year)

Price +33.6% · Sales +17.0%



Price per square foot

\$525/ft²



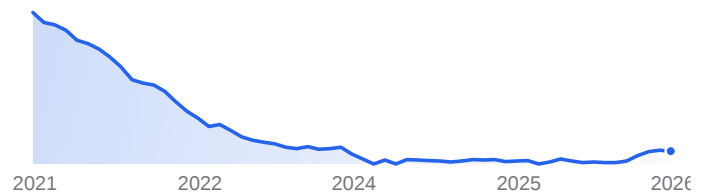
Sale premium vs estimated value

+0.0%



Annual turnover (share of homes sold)

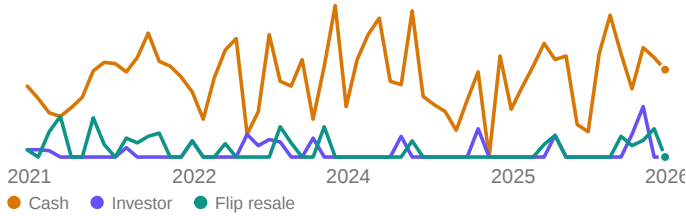
3.6%



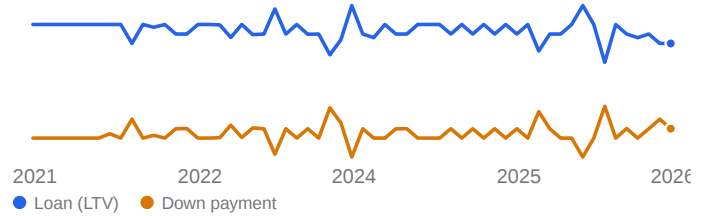
BUYERS & OUTCOMES

Buyer mix

Cash 38% · Investor 0% · Flip resale 0%

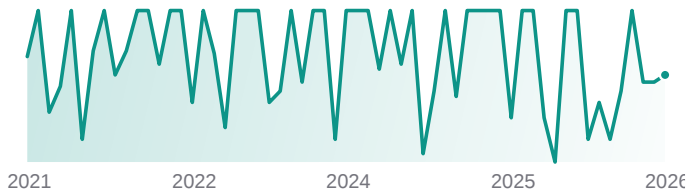


Financing (share of purchase price) Loan (LTV) 70% · Down payment 25%



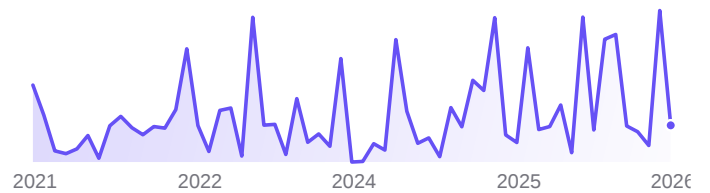
Sellers who sold at a gain

90%



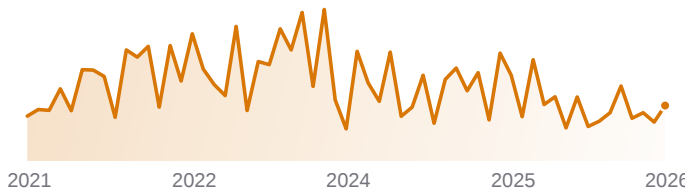
Typical hold before selling

4.9 yrs



Median annualized return at resale

+6.2%



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	4,980
Median value (AVM)	\$743K
Median size	1,806 ft²
Median bedrooms	4
Median year built	1989
Single family	88%
Condos	4.5%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	74%
Underwater (LTV 125% or more)	0.7%
Owner occupied	20%
Company owned	26%
Median loan-to-value	31%

Typical ownership tenure

8.3 yrs

COMMUNITY

Population	3,228
Density	100 / mi²
Median household income	\$93K
Average household income	\$123K
Crime index (US avg 100)	118
Air pollution index (US avg 100)	94
Earthquake index (US avg 100)	16
Homes occupied	28%
Bachelor's or higher	40%
Poverty rate	1.2%
Unemployment	1.0%
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.