

Southern Shores, North Carolina

Market Trends

Market Trends for Southern Shores, North Carolina

Single Family + Condo/Townhouse/Apt.

December 2025

Market Type

Seller's Market

Balanced Market

Buyer's Market

Key Details

Months of Inventory

3.85

↑ 2.67% MoM

Sold to List Price %

93.7%

Median Days in RPR

40

Median Sold Price

\$608,725

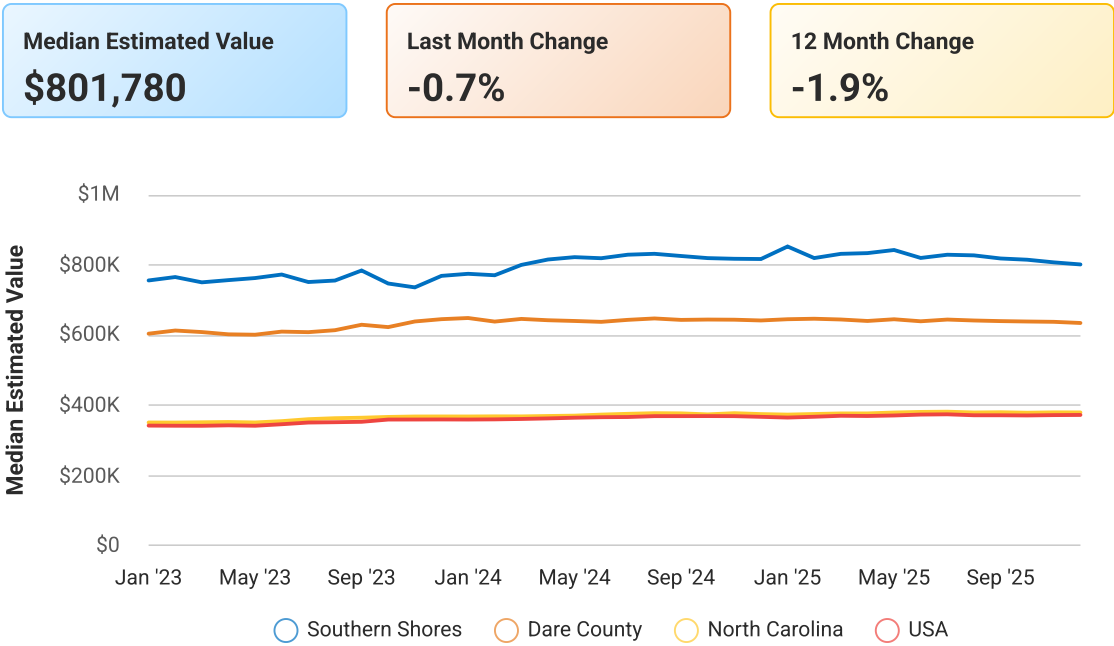
December 2025 Median Estimated Property Value

Single Family + Condo/Townhouse/Apt.

This graphic displays property estimates for a market area and a subject property, where one has been selected. Estimated property values are generated by a valuation model and are not formal appraisals.

Source: Public records, and MLS sources where licensed

Update Frequency: Monthly



Southern Shores, North Carolina

December 2025 New Listings

Southern Shores, North Carolina

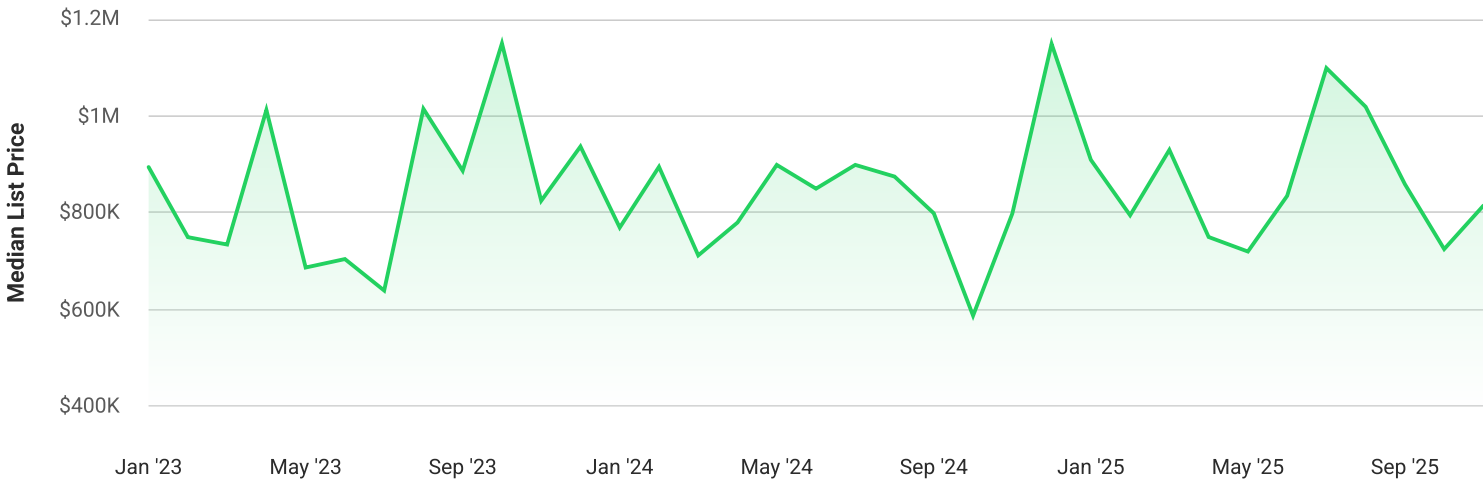
Single Family + Condo/Townhouse/Apt.

This graphic summarizes key statistics for properties that entered the market each month. RPR uses list date to determine when a listing entered the market. These statistics are important for understanding the rate at which listings are entering the market and their price points.

Source: Listing sources
Update Frequency: Monthly

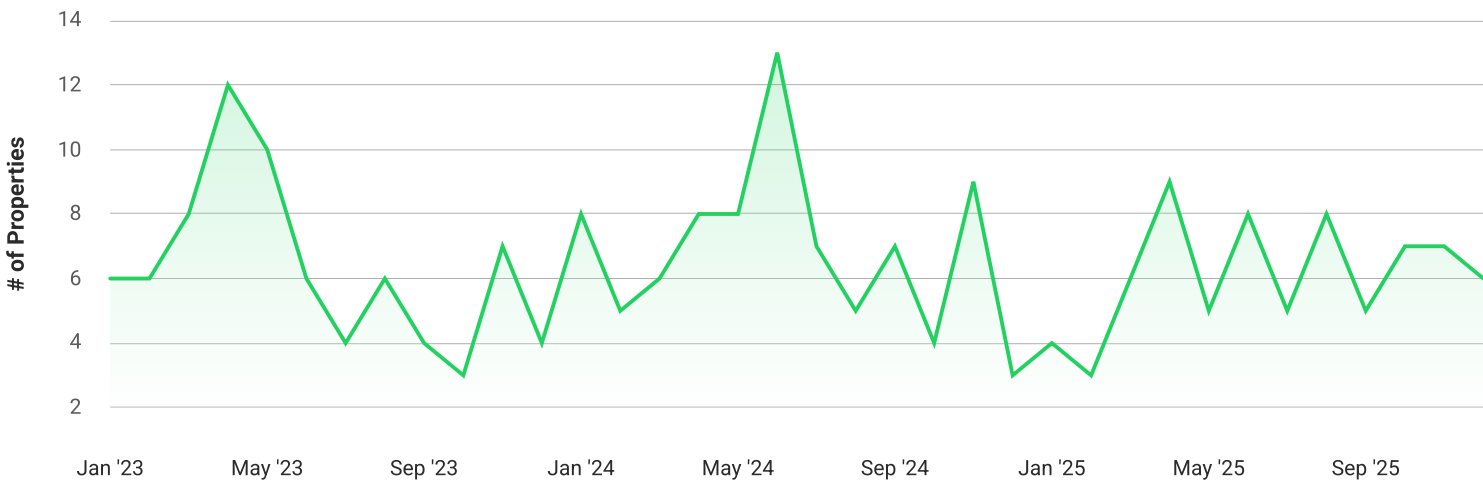
Median List Price - \$997,000

↑ 24.6% Month over Month



of Properties - 6

↓ 14.3% Month over Month



Southern Shores, North Carolina

December 2025 Active Listings

Southern Shores, North Carolina

Single Family + Condo/Townhouse/Apt.

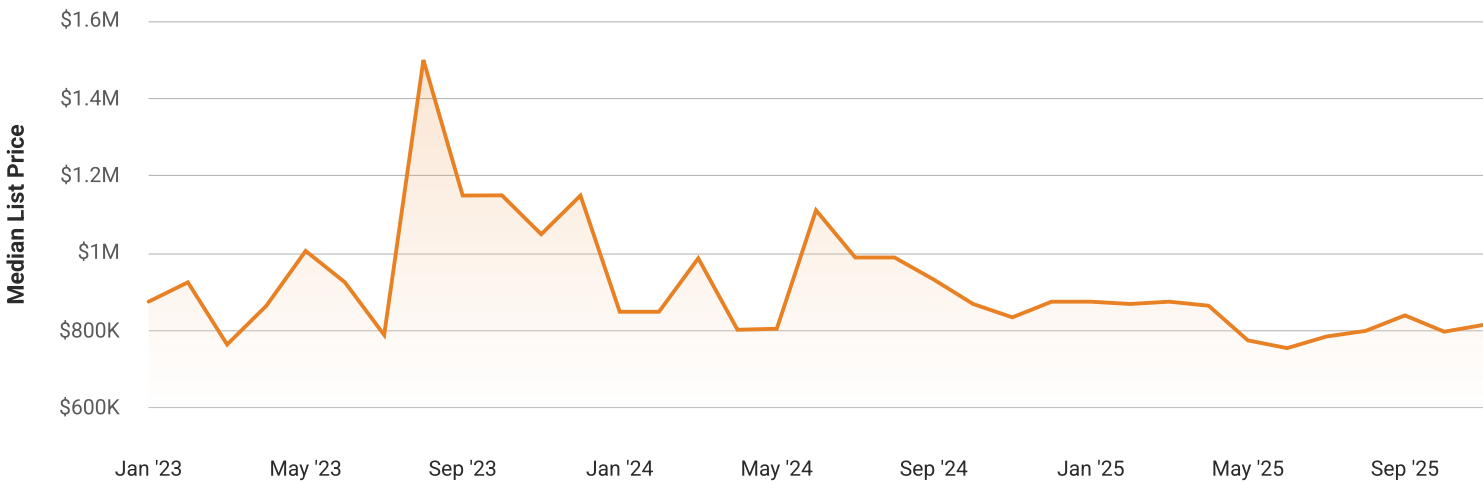
This graphic summarizes key statistics for properties that were in an active status on the last day of each month. RPR uses list date and a derived pending date to determine if the listing was active on the last day of the month. An end-of-month snapshot of active listings helps to understand inventory levels, price points and duration on the market.

Source: Listing sources

Update Frequency: Monthly

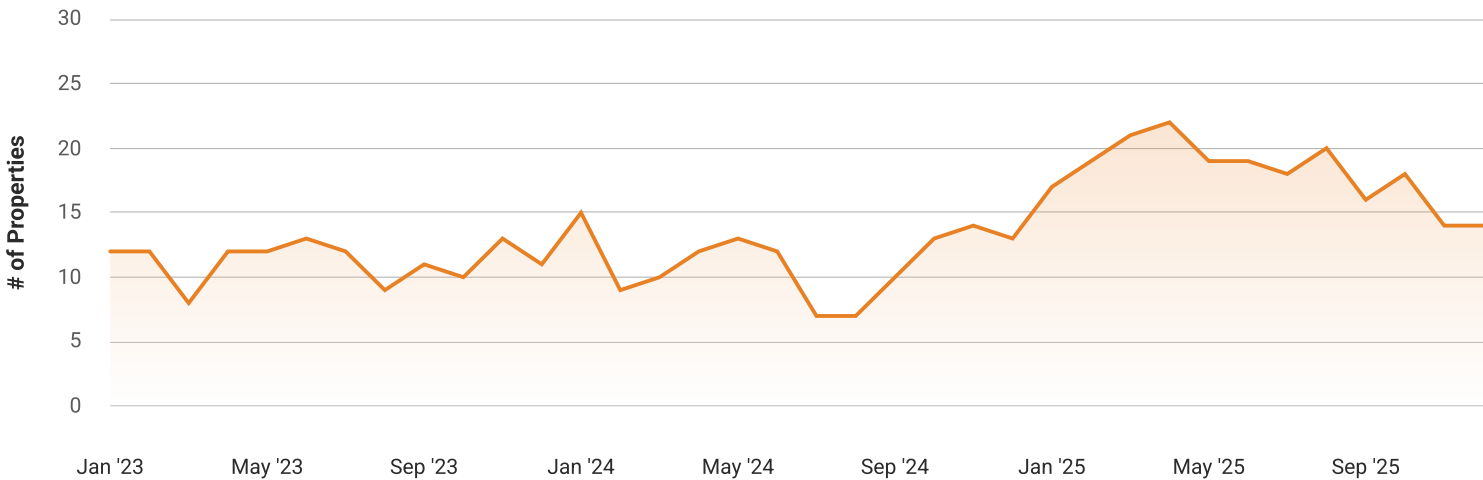
Median List Price - \$809,994

0% Month over Month



of Properties - 14

0% Month over Month



Southern Shores, North Carolina

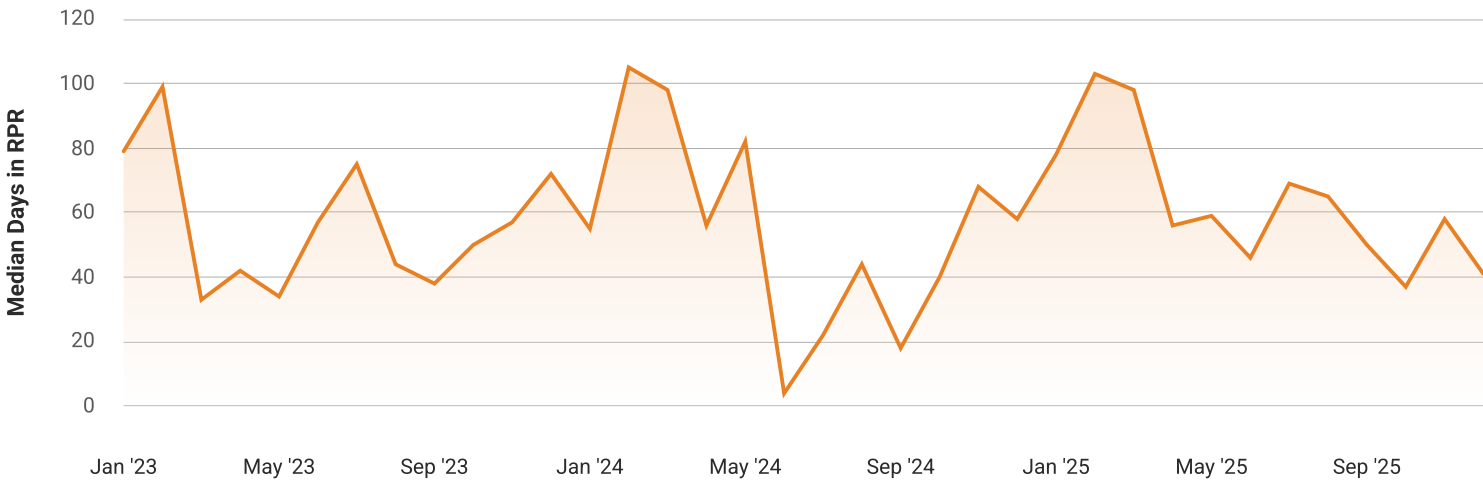
December 2025 Active Listings

Southern Shores, North Carolina

Single Family + Condo/Townhouse/Apt.

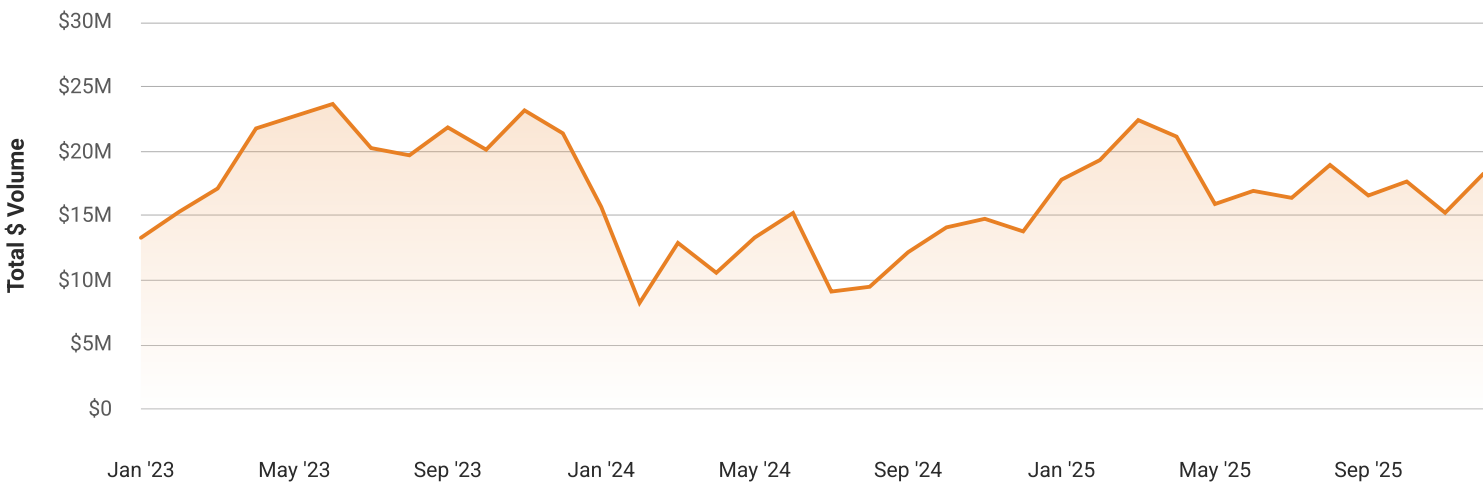
Median Days in RPR - 41

↓ 29.3% Month over Month



Total \$ Volume - \$18,261,789

↑ 19.9% Month over Month



Southern Shores, North Carolina

December 2025 Sold Listings

Southern Shores, North Carolina

Single Family + Condo/Townhouse/Apt.

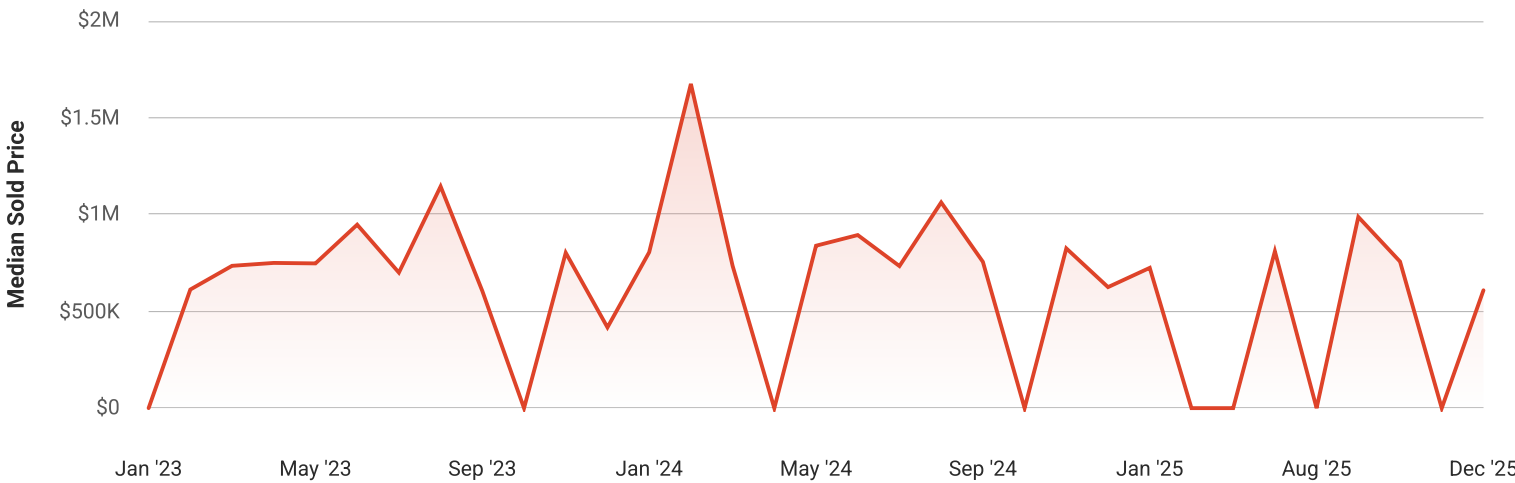
This graphic summarizes key statistics for properties that sold each month. RPR uses a derived sold date to determine when a property moved into a sold status within the given month. These statistics are important for understanding the price points on sold properties as well as the difference between the list price and sold price, which reveals whether buyers are paying over or under the asking price.

Source: Listing sources

Update Frequency: Monthly

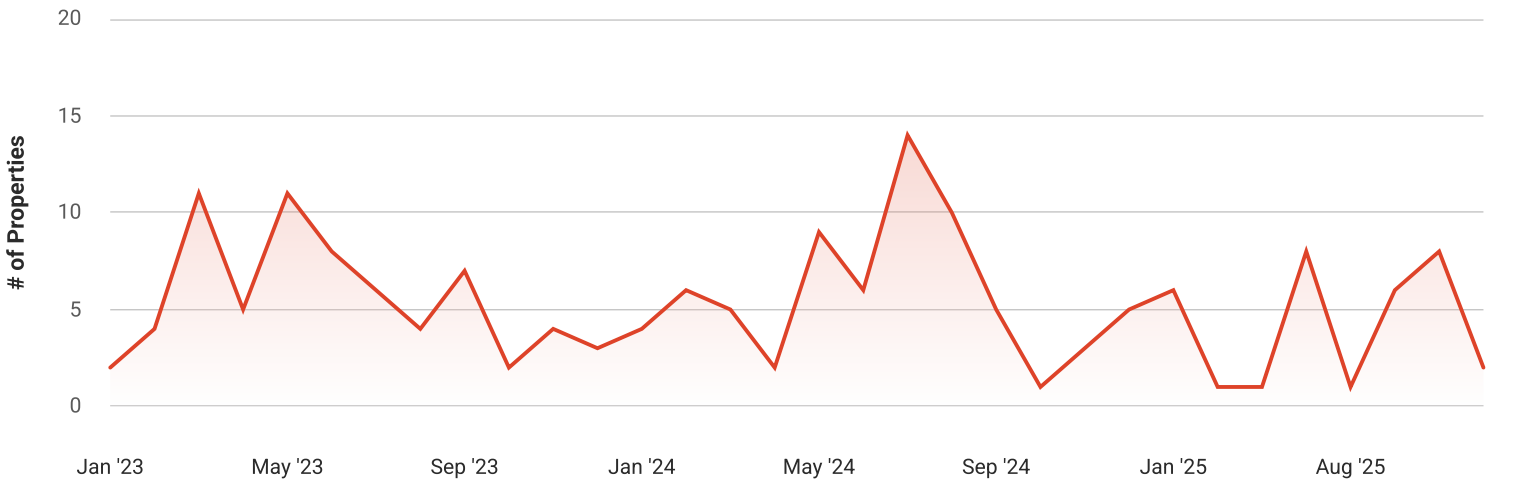
Median Sold Price - \$608,725

Month over Month



of Properties - 8

300% Month over Month



Southern Shores, North Carolina

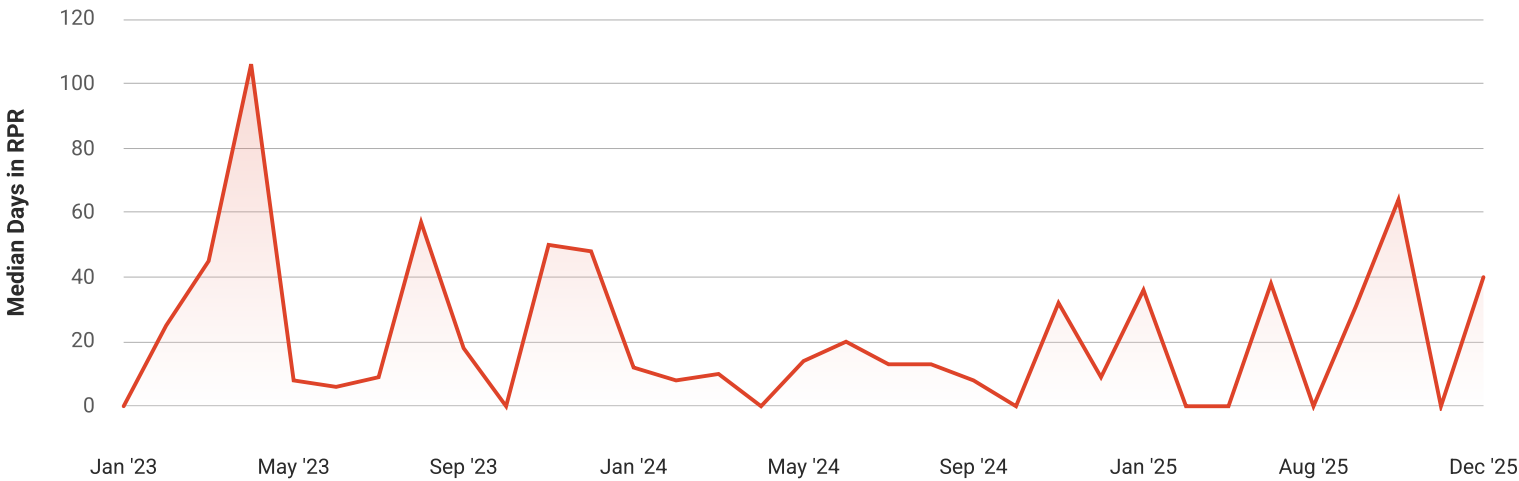
December 2025 Sold Listings

Southern Shores, North Carolina

Single Family + Condo/Townhouse/Apt.

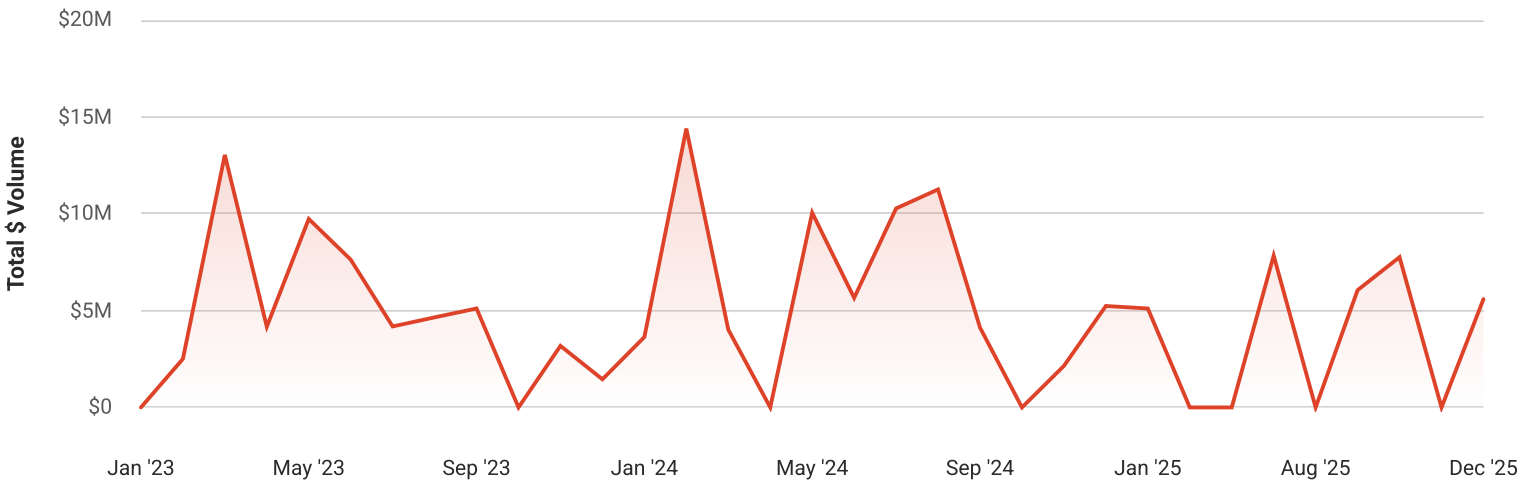
Median Days in RPR - 40

Month over Month



Total \$ Volume - \$5,593,250

Month over Month



Southern Shores, North Carolina

December 2025 Months Supply of Inv.

Southern Shores, North Carolina

Single Family + Condo/Townhouse/Apt.

This graphic summarizes key statistics that describe the given month's inventory level and the percentage change in the last month and year.

Months of inventory is the number of months it will take a market to absorb the inventory that's available at the end of the month, based on the number of properties that typically go into pending each month. RPR calculates months of inventory by dividing the count of listings that were active on the last day of the month by a rolling 12-month average of newly pending listings.

Source: Listing sources

Update Frequency: Monthly



About RPR

- RPR® is the nation's largest property database, exclusively for REALTORS®. It empowers REALTORS® to help buyers and sellers make informed decisions, backed by a real estate database covering more than 160 million residential and commercial properties in the United States.
- RPR is a wholly owned subsidiary of the National Association of REALTORS® and a member benefit to REALTORS®.
- RPR's data sources range from MLSs and county-level tax and assessment offices, to the U.S. Census and FEMA, to specialty data set providers such as Esri (consumer data), Niche (school information) and Precisely (geographic boundaries).

Learn More

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