



Southern Shores, North Carolina.

Current market data.

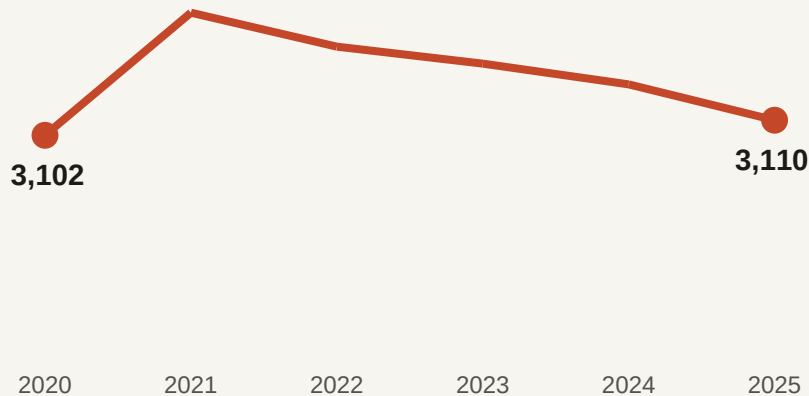
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Growing. Up 0.3% since 2020.

3,110

people, the 213th-largest of North Carolina's cities and towns.

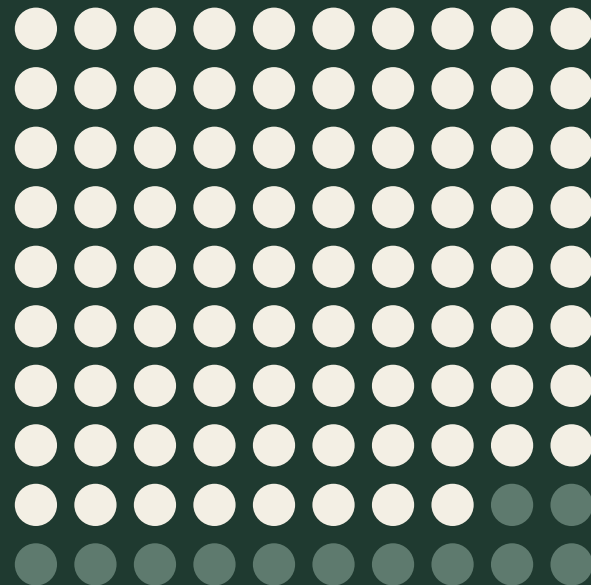


THE WORKDAY

9 in 10 jobs here go to
people who live somewhere
else.

87.5%

of 632 jobs located in Southern Shores are filled by
in-commuters.



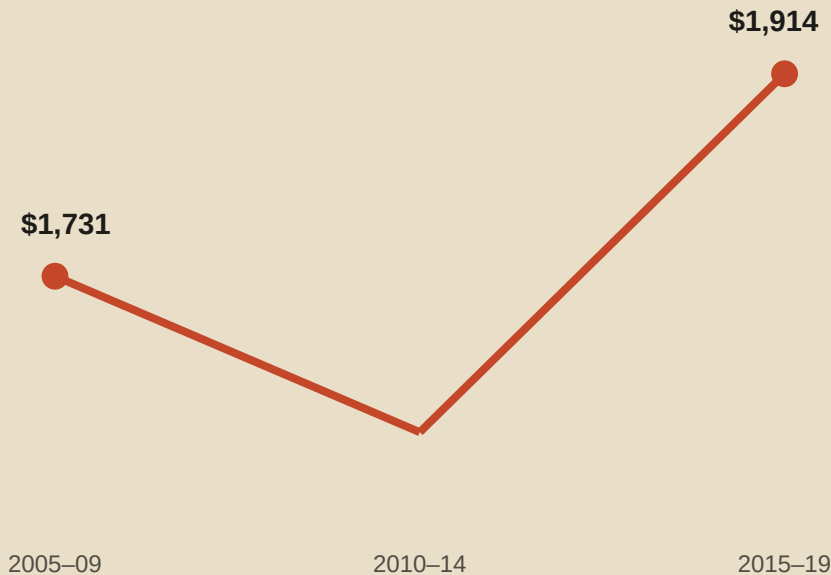
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 11%
since the 2005–2009
survey, before inflation.

\$1,914

a month. North Carolina's median is \$1,228.





THE SEAM

Cross one tract line and median rent jumps \$903.

A \$903 gap between neighbors, the sharpest rent edge between adjacent tracts in Dare County.

TRACT 9704

\$1,005

TRACT 9703.02

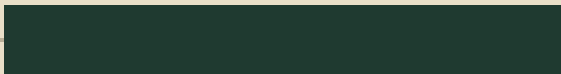
\$1,908



ROOM TO BUILD

The median rent is above what local wages can carry.

\$963–\$1,445



\$1,914 median

is the monthly rent range local workforce wages support.

BUILDING

Most of the housing here is older than 2000.

73

homes permitted, 2022–2025

0%

of those were in multifamily
buildings

75%

of all homes were built before 2000



UNITS NEEDED

Closing the gap would add 0.0–0.2% to the 2,544 homes here.

1–6

is the estimated number of missing housing units, from the lowest to the highest of three estimates.



HOME VALUE

A median home costs
147% more than North
Carolina's.

\$712,300

median home value in Southern Shores.

Southern Shores



\$712,300

North Carolina



\$288,900

U.S.



\$332,700



THAT WAS SOUTHERN SHORES'S 2026

Every number came from a public source, with its date.

New Census data usually lands in December. The next Edition follows it.

See this Edition at almanacdata.ai/e/nc/southern-shores/

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