



July 2025 MLS Statistical Report

The graphs below compare listings on the OBX barrier islands (East of the Currituck, Croatan and Pamlico Sounds) and vs listings that are West of the barrier islands.

Non-OBX Residential Inventory



	8/1/2024	8/1/2024	10/1/2024	11/1/2024	12/1/2024	1/1/2025	2/1/2025	3/1/2025	4/1/2025	5/1/2025	6/1/2025	7/1/2025
MoInv	7.28	6.23	4.96	6.28	6.54	7.17	8.77	11.32	8.53	8.18	6.78	6.23
Active	200	250	250	245	250	272	317	341	360	350	324	314
Sold	39	43	52	38	37	38	31	28	40	44	54	60
AvgSold	39	43	52	38	37	38	31	28	40	44	54	60
AbsRate	13.78%	16.94%	20.16%	15.92%	15.28%	13.95%	11.4%	8.85%	11.73%	12.22%	14.75%	16.94%

Date Created: 8/2/2025
Source: Outer Banks Association of REALTORS
Information provided is deemed reliable but not guaranteed.

Criteria: Area (Minor)=Excludes
*011,012,020,040,050,061,070,080,090,100,110,120,130,141,143,150,151,160,161,170,180,190,200,210,220,230,240,250,260,270,280,290,300,
310,320,330,340,253,325 AND Class=RE,LD,CR,CR AND Date Range=08/01/2024-07/31/2025

OBX Only Residential Inventory

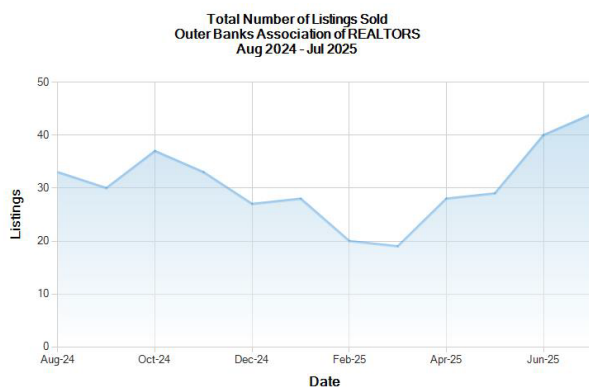


	8/1/2024	8/1/2024	10/1/2024	11/1/2024	12/1/2024	1/1/2025	2/1/2025	3/1/2025	4/1/2025	5/1/2025	6/1/2025	7/1/2025
MoInv	4.93	4.68	4.02	5.55	4.57	5.54	8.04	4.9	6.01	5.7	5.48	7.18
Active	481	505	489	527	486	560	635	671	739	752	789	833
Sold	111	108	124	95	109	101	79	137	123	139	144	116
AvgSold	111	108	124	95	109	101	79	137	123	139	144	116
AbsRate	23.08%	21.39%	24.85%	18.03%	21.89%	18.04%	12.44%	20.42%	16.64%	17.55%	18.25%	13.93%

Date Created: 8/2/2025
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310,320,330,340,253,325 AND Class=RE AND Date Range=08/01/2024-07/31/2025

Non-OBX Residential Sales



Date Created: 8/7/2025
Source: Outer Banks Association of REALTORS
Information provided is deemed reliable but not guaranteed.

Criteria: Area (Minor)=Excludes
*011,012,020,040,050,061,070,080,090,100,110,120,130,141,143,150,151,160,161,170,180,190,200,210,220,230,240,250,260,270,280,290,300,
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OBX Only Residential Sales



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310,320,330,340,253,325 AND Class=RE AND Date Range=08/01/2024-07/31/2025

Data Obtained: August 7, 2025

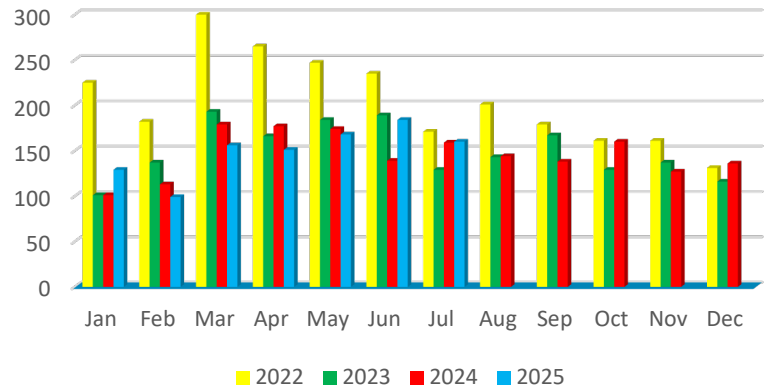
Note: This report reflects updates to previous data.

Residential

Yearly Residential Sales

Year	Count	%Chg
2025	1047	0%
2024	1042	-5%
2023	1099	-32%

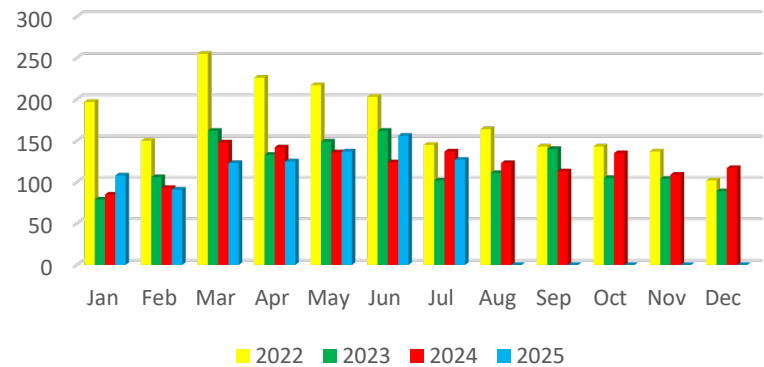
Residential Sales 2025



Yearly Single Family Detached Sales

Year	Count	%Chg
2025	867	0%
2024	865	-3%
2023	893	-36%

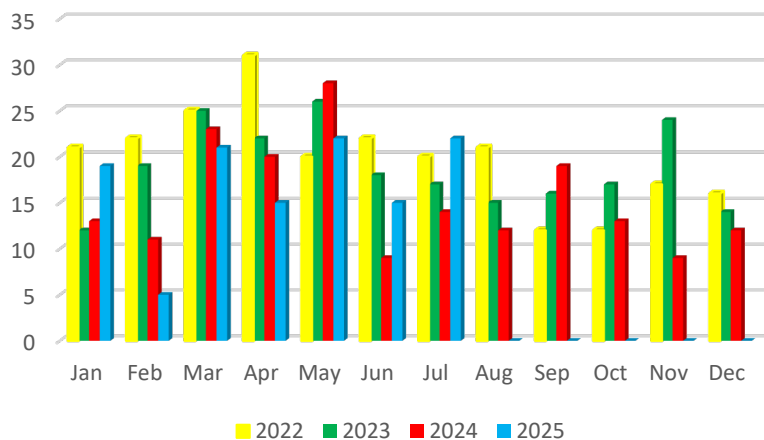
Single Family Detached Sales 2025



Yearly Condo Sales

Year	Count	%Chg
2025	119	1%
2024	118	-15%
2023	139	-14%

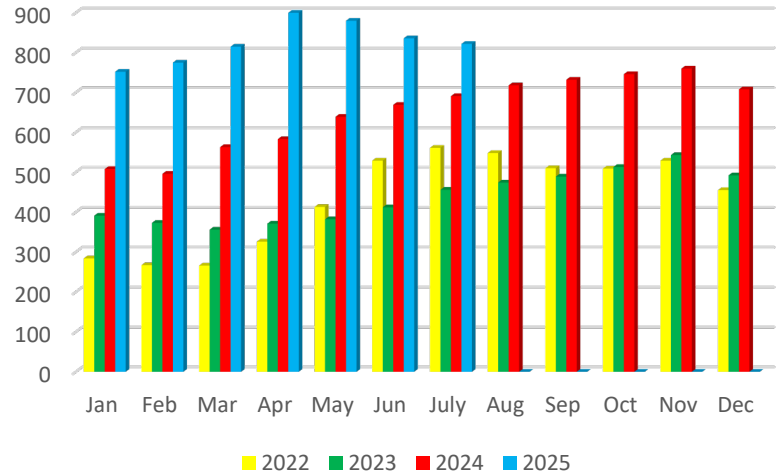
Condo Sales 2025



Residential Inventory

Month / Year	Count	%Chg
July'25	822	19%
July'24	691	52%
July'23	456	-19%

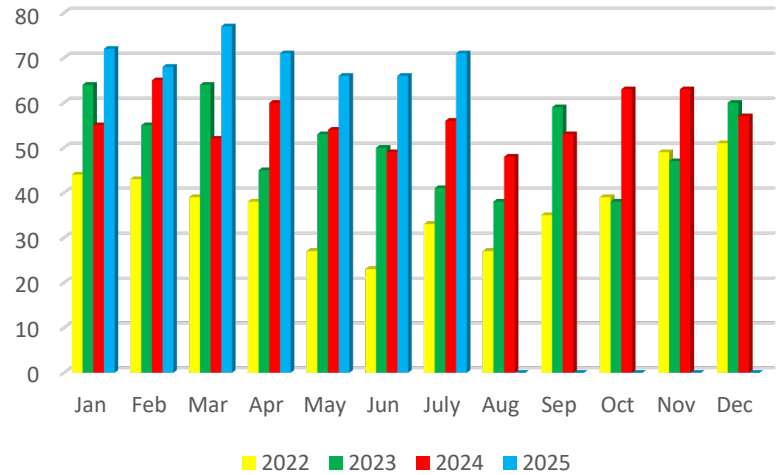
Residential Inventory



Lots / Land YTD Days on Market

YTD	2024	2025
Average	55	70
Median	27	40

Residential DOM

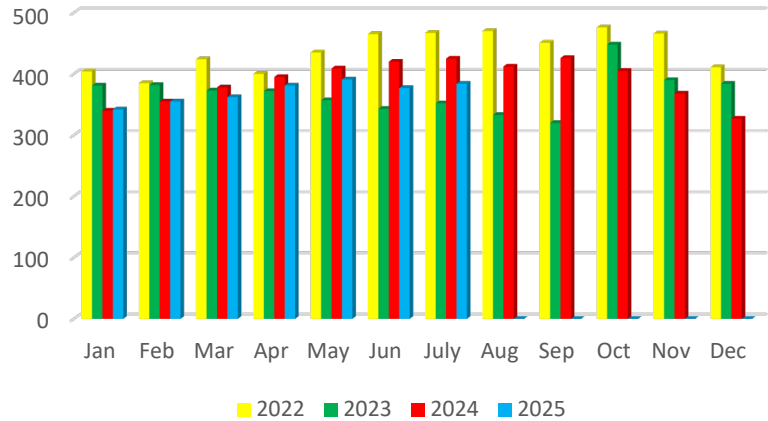


Lots / Land

Yearly Lot / Land Sales

Year	Count	%Chg
2025	230	-10%
2024	256	-16%
2023	304	-34%

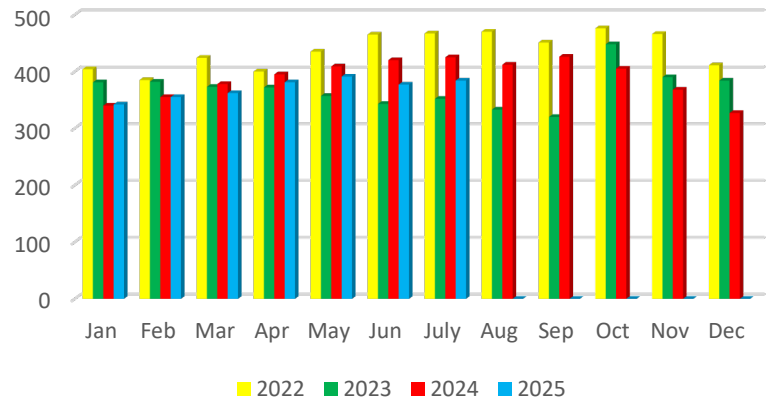
Lots / Land Inventory



Lots Land Inventory

Month Year	Count	%Chg
July'25	384	-10%
July'24	425	21%
July'23	352	-25%

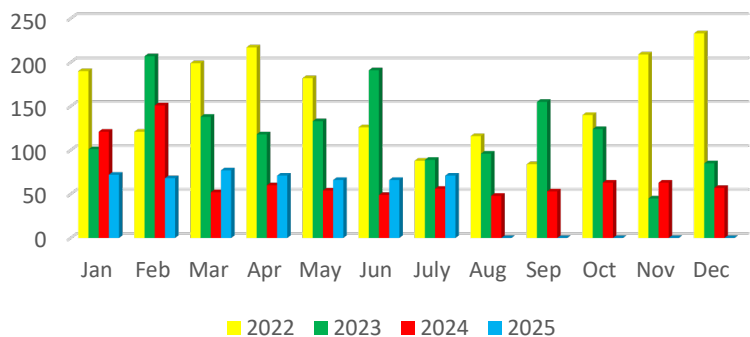
Lots / Land Inventory



Lots / Land YTD Days on Market

YTD	2024	2025
Average	120	136
Median	36	39

Lots / Land DOM



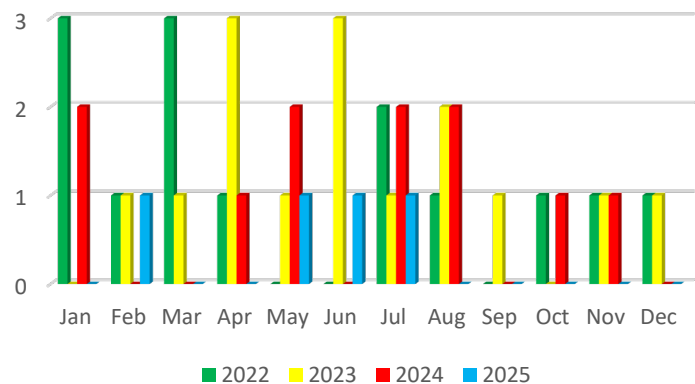
Distressed Sales

MLS Listed Short Sales / Bank Owned Properties

Dare County & Surrounding Areas Yearly Distressed Sales

Month / Year	Count	%Chg
2025	4	100%
2024	2	100%
2023	1	-50%

Distressed Sales

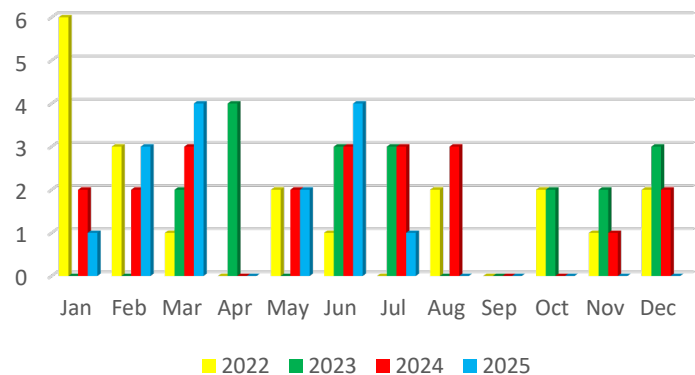


Distressed Inventory

Dare County & Surrounding Areas Distressed Inventory

Month / Year	Count	%Chg
June'25	1	-67%
June'24	3	0%
June'23	3	-

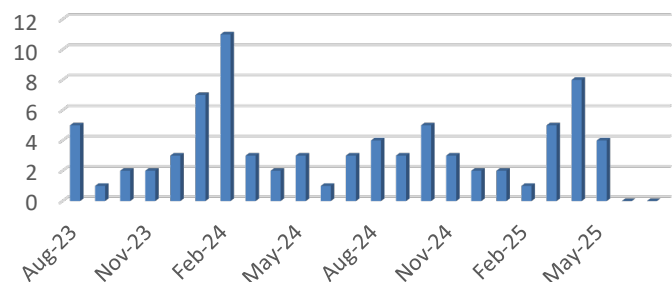
Distressed Inventory



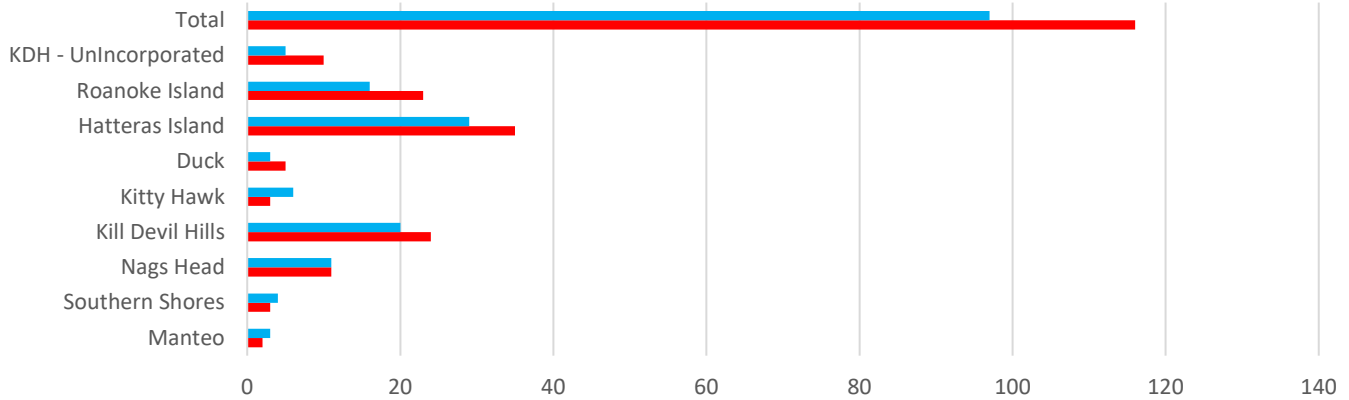
Dare County Only Foreclosures

*Court Ordered Foreclosures

Dare County Foreclosures

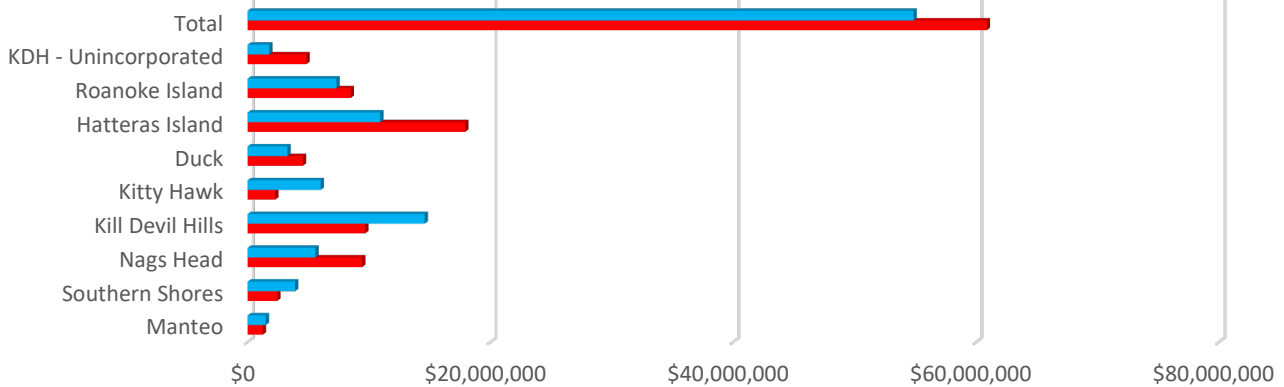


Dare County Building Permits 2024 vs 2025



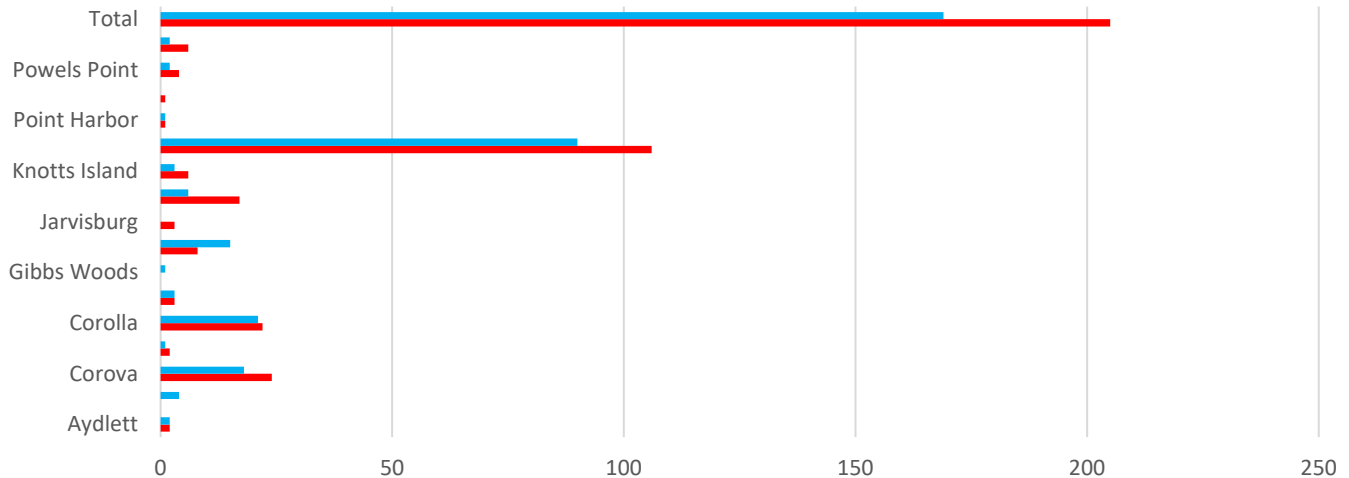
■ 2025 ■ 2024

Dare County Building Permit Value 2024 vs 2025 Residential New Constuction



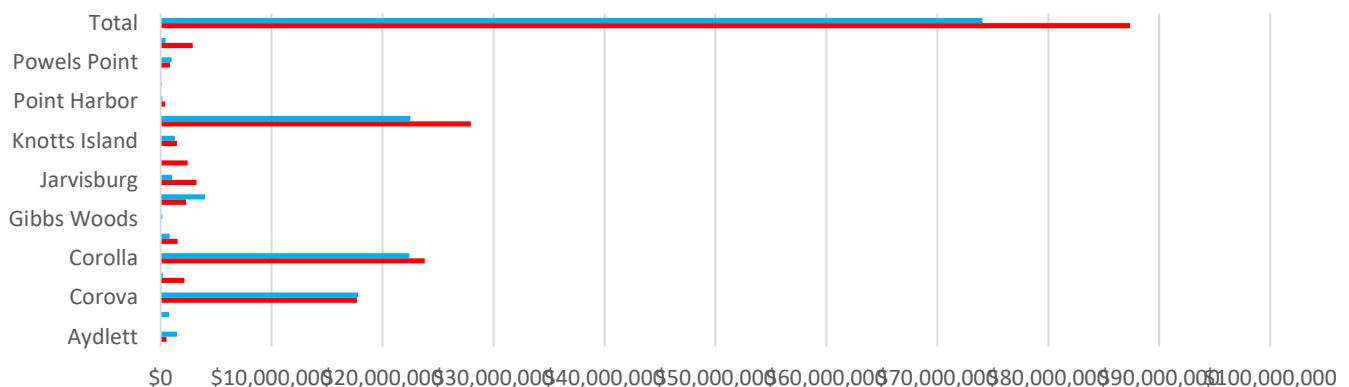
■ 2025 ■ 2024

Currituck County Building Permits 2024 vs 2025



■ 2025 ■ 2024

Currituck County Building Permit Value - 2024 vs 2025



■ 2025 ■ 2024

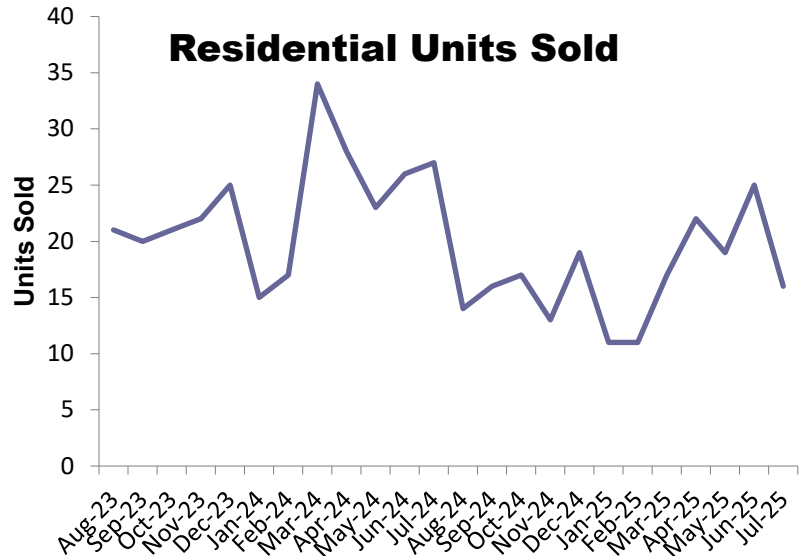
Outer Banks Towns / Areas

Corolla

Average DOM - YTD	
2024	2025
57	91

Year to Date Sales		
Year to Date	Count	%Chg
2025	121	-29%
2024	170	4%
2023	164	-33%

Median Sales Price		
Year	MSP	%Chg
2025	\$815,000	-5%
2024	\$855,000	6%
2023	\$810,000	-4%

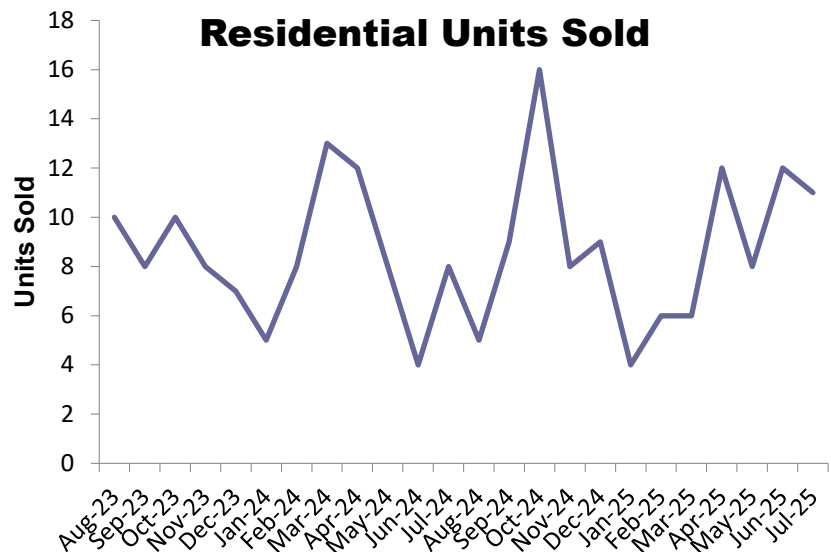


Duck

Average DOM - YTD	
2024	2025
61	92

Year to Date Sales		
Year to Date	Count	%Chg
2025	59	2%
2024	58	-15%
2023	68	-28%

Median Sales Price		
Year	MSP	%Chg
2025	\$926,001	6%
2024	\$872,500	9%
2023	\$799,900	-11%

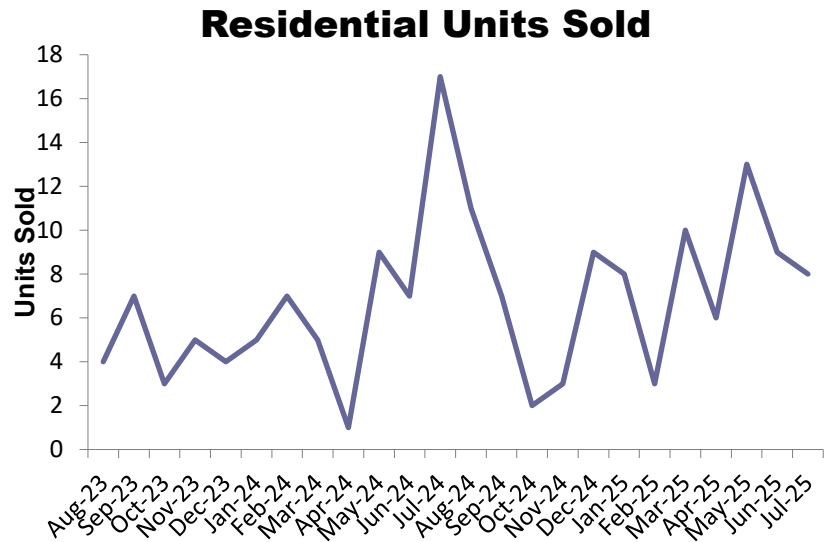


Southern Shores

Average DOM - YTD	
2024	2025
38	45

Year to Date Sales		
Year to Date	Count	%Chg
2025	57	12%
2024	51	-11%
2023	57	-17%

Median Sales Price		
Year	MSP	%Chg
2025	\$799,000	4%
2024	\$765,000	4%
2023	\$737,450	-5%

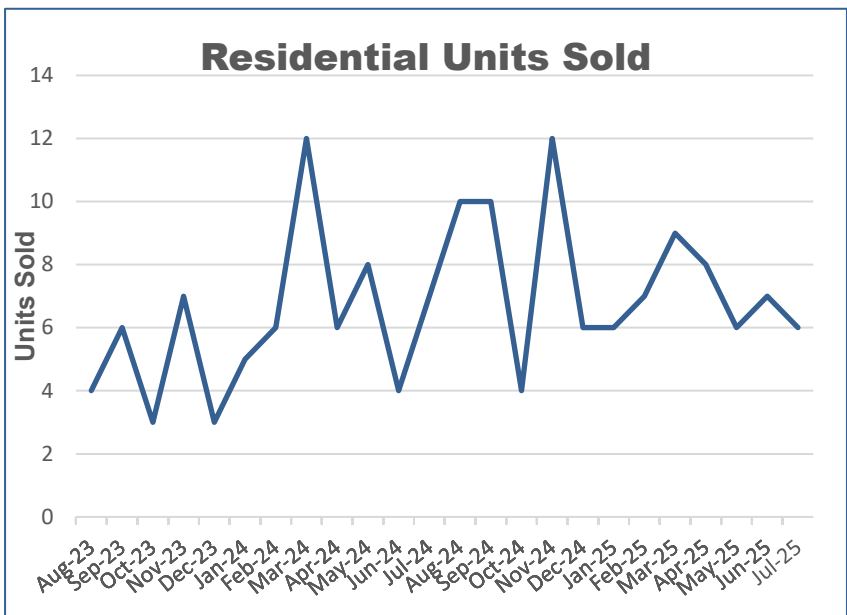


Kitty Hawk

Average DOM - YTD	
2024	2025
36	67

Year to Date Sales		
Year to Date	Count	%Chg
2025	49	2%
2024	48	-11%
2023	54	-36%

Median Sales Price		
Year	MSP	%Chg
2025	\$689,000	18%
2024	\$582,000	0%
2023	\$580,000	1%



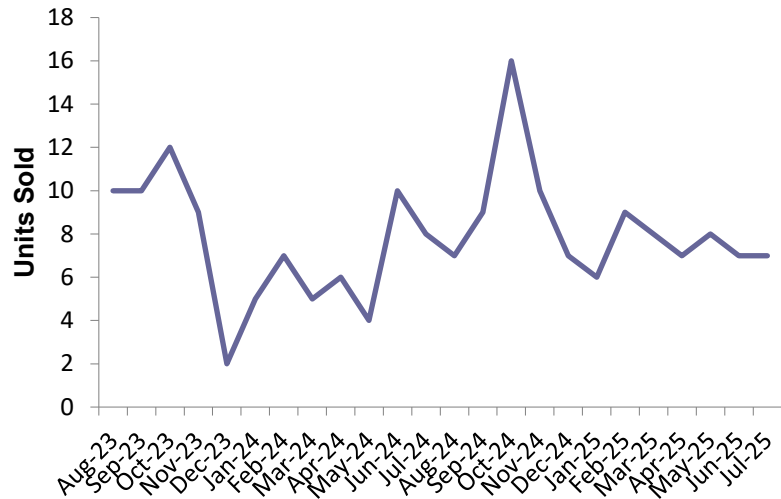
Colington

Average DOM - YTD	
2024	2025
48	69

Year to Date Sales		
Year to Date	Count	%Chg
2025	52	16%
2024	45	-6%
2023	48	-29%

Median Sales Price		
Month / Year	MSP	%Chg
2025	\$486,365	12%
2024	\$435,000	-7%
2023	\$470,000	-4%

Residential Units Sold



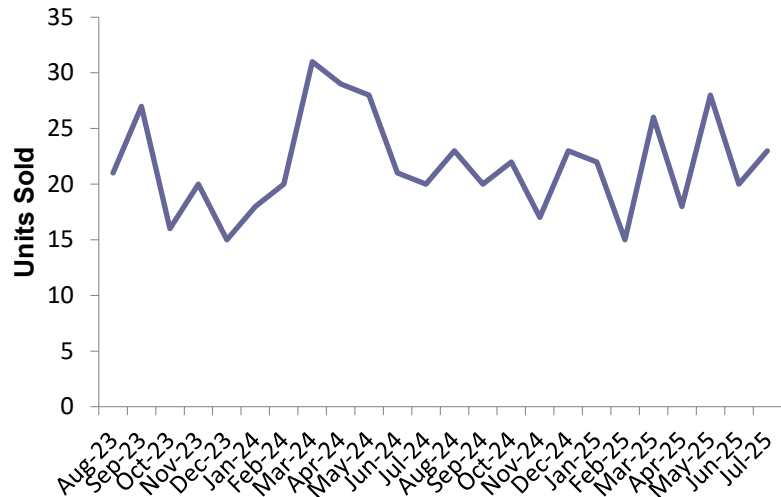
Kill Devil Hills

Average DOM - YTD	
2024	2025
53	61

Year to Date Sales		
Year to Date	Count	%Chg
2025	152	-9%
2024	167	12%
2023	149	-39%

Median Sales Price		
Month / Year	MSP	%Chg
2025	\$556,250	1%
2024	\$550,000	3%
2023	\$533,750	10%

Residential Units Sold

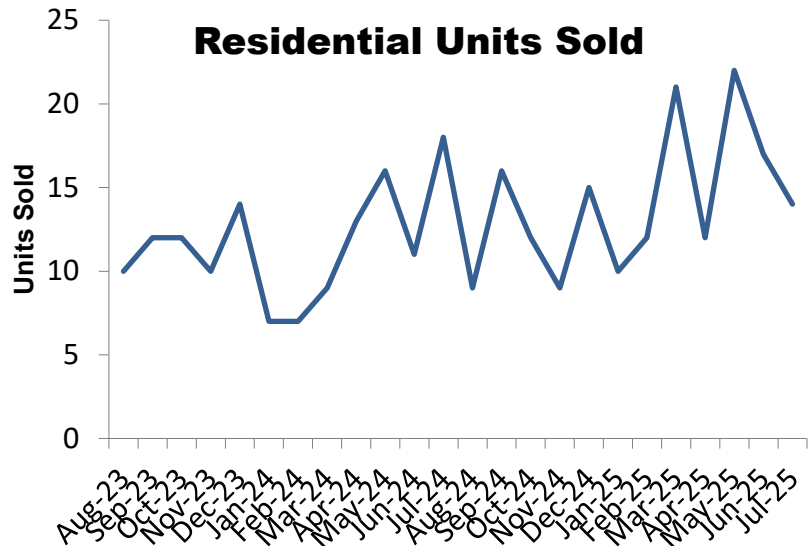


Nags Head

Average DOM - YTD	
2024	2025
56	56

Year to Date Sales		
Year to Date	Count	%Chg
2025	108	33%
2024	81	-18%
2023	99	-33%

Median Sales Price		
Month / Year	MSP	%Chg
2025	\$729,637	-14%
2024	\$847,000	25%
2023	\$679,000	-11%



All Hatteras

Average DOM - YTD	
2024	2025
76	92

Year to Date Sales		
Year to Date	Count	%Chg
2025	147	1%
2024	145	-3%
2023	149	-43%

Median Sales Price		
Month / Year	MSP	%Chg
2025	\$524,500	-9%
2024	\$575,000	-3%
2023	\$590,000	-2%

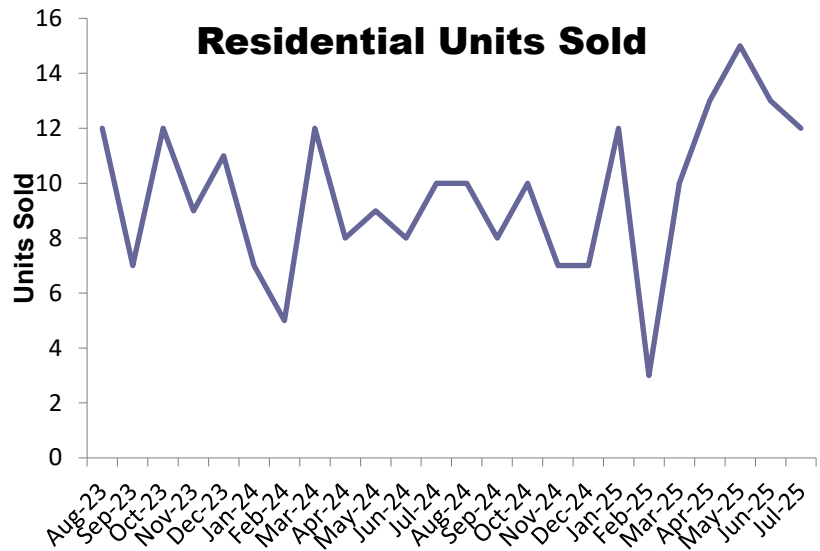


Manteo

Average DOM - YTD	
2024	2025
35	64

Year to Date Sales		
Year to Date	Count	%Chg
2025	78	32%
2024	59	-22%
2023	76	-36%

Median Sales Price		
Month / Year	MSP	%Chg
2025	\$516,250	-8%
2024	\$562,500	16%
2023	\$487,000	8%

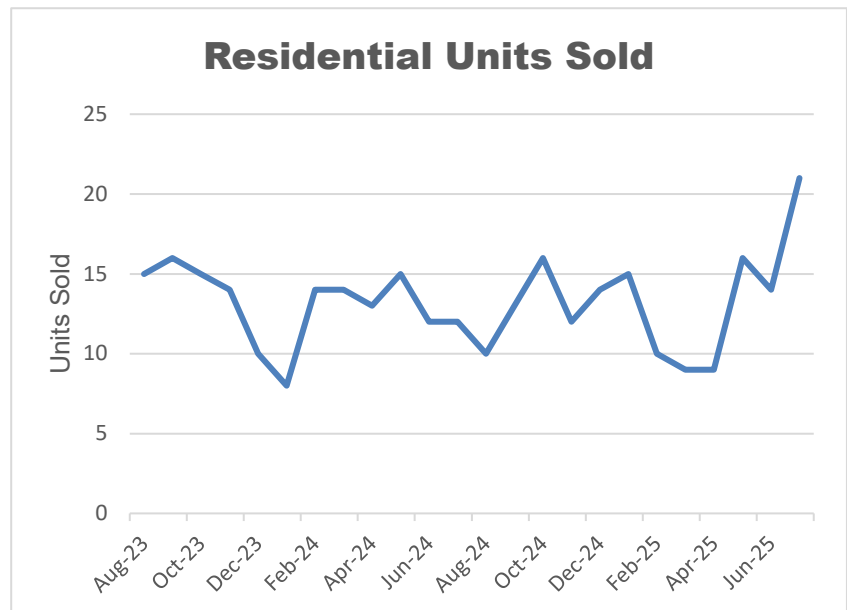


Currituck Mainland

Average DOM - YTD	
2024	2025
51	69

Year to Date Sales		
Year to Date	Count	%Chg
2025	94	7%
2024	88	-19%
2023	109	-25%

Median Sales Price		
Month / Year	MSP	%Chg
2025	\$419,995	11%
2024	\$379,500	-1%
2023	\$385,000	1%



Ocracoke Island

Average DOM - YTD	
2024	2025
94	123

Year to Date Sales		
Year to Date	Count	%Chg
2025	14	27%
2024	11	10%
2023	10	-50%

Median Sales Price		
Month / Year	MSP	%Chg
2025	\$493,500	-6%
2024	\$522,500	6%
2023	\$495,000	-7%

