



February 2025 MLS Statistical Report

Inventory continues to climb and, when compared to February of 2024, inventory is up 31%.

- Residential inventory is up 56%.
- Lots / Land inventory has not changed.
- Commercial inventory is down 27%.

Overall, sales for 2025 are holding steady compared to the same period in 2024, up by 3.9%:

- Single Family Detached sales are up 14.7%.
- Condo sales are neutral with no increase or decrease.
- Lots / Land sales are down 7%.

Median sale prices increased.

- Residential Median Sale Price is up 14%.
- Lots / Land Median Sale Price is up 8%.

Total Inventory			Total Sales		
Month / Year	Count	%Chg	Month / Year	Count	% Chg
Feb'25	1149	31%	2025	289	22%
Feb'24	877	11%	2024	278	-12%
Feb'23	790	14%	2023	315	-41%

Residential Inventory			Total Residential Sales		
Month / Year	Count	%Chg	Month / Year	Count	% Chg
Feb'25	775	56%	2025	227	6%
Feb'24	496	28%	2024	214	-10%
Feb'23	373	40%	2023	238	-42%

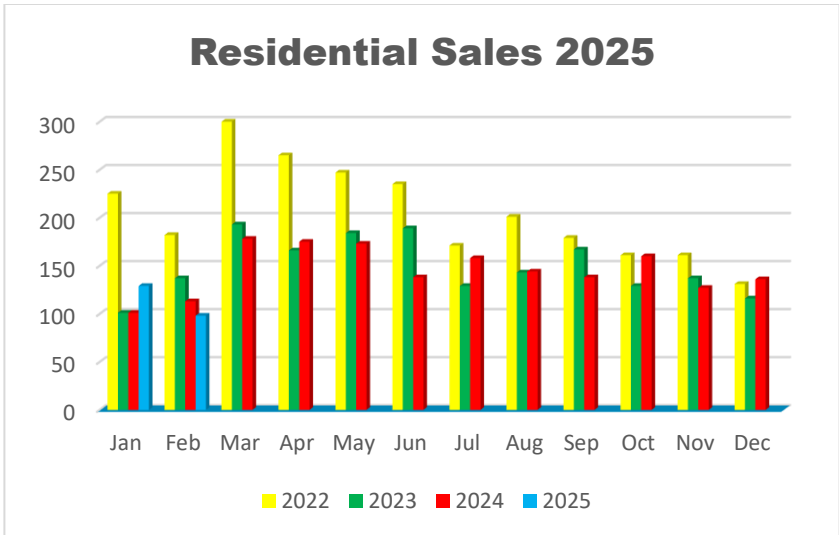
Lots / Land Inventory			Total Lots / Land Sales		
Month / Year	Count	%Chg	Month / Year	Count	% Chg
Feb'25	355	0%	2025	57	-7%
Feb'24	355	-7%	2024	61	-18%
Feb'23	382	-1%	2023	74	-37%

Data Obtained: March 5, 2025

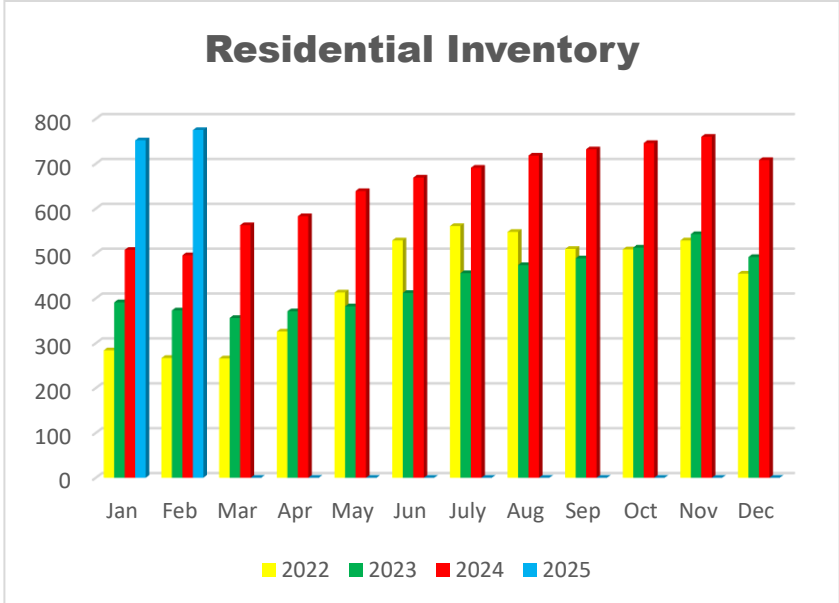
Note: This report reflects corrections / updates to previous data.

Residential

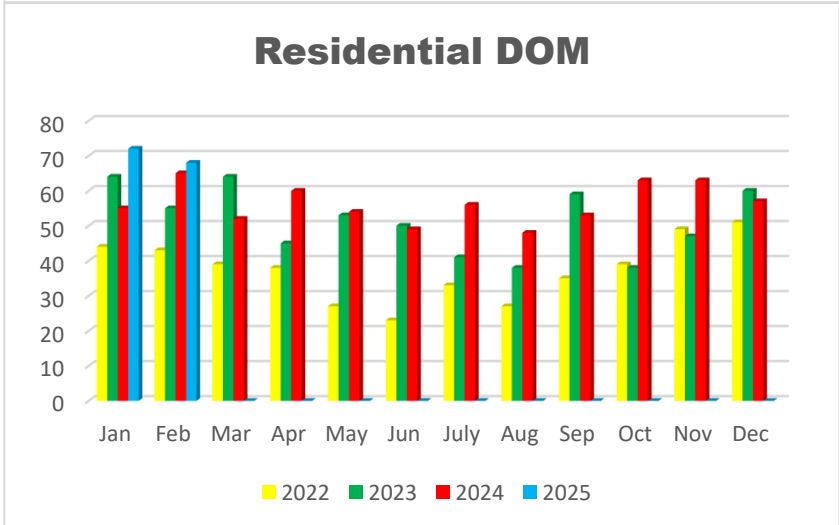
YTD Residential Sales		
Year to Date	Count	%Chg
2025	227	6%
2024	214	-10%
2023	238	-42%



Residential Inventory		
Month / Year	Count	%Chg
Feb'25	775	56%
Feb'24	496	28%
Feb'23	373	40%



YTD	2024	2025
Average	60	69
Median	32	42

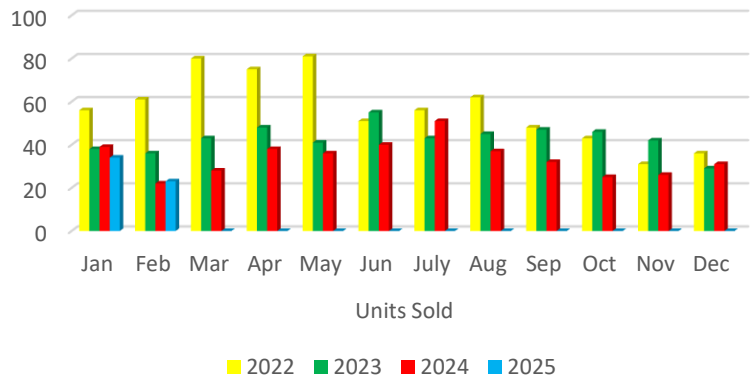


Lots / Land

YTD Lot / Land Sales

Month / Year	Count	%Chg
2025	57	-7%
2024	61	-18%
2023	74	-37%

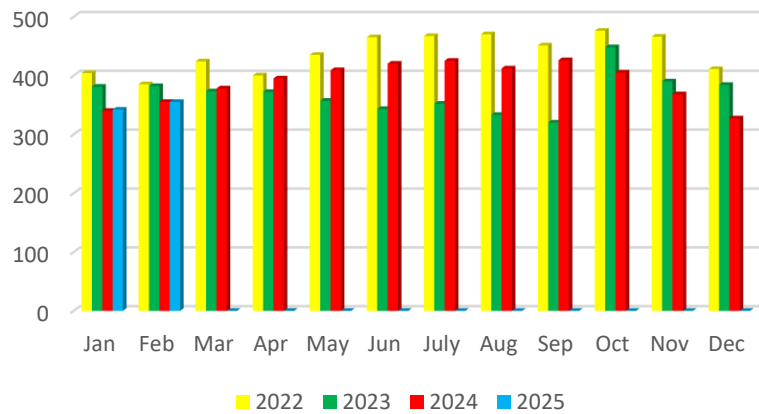
Lot Land Unit Sales



YTD Lot / Land Inventory

Month / Year	Count	%Chg
Feb'25	355	0%
Feb'24	355	-7%
Feb'23	382	-1%

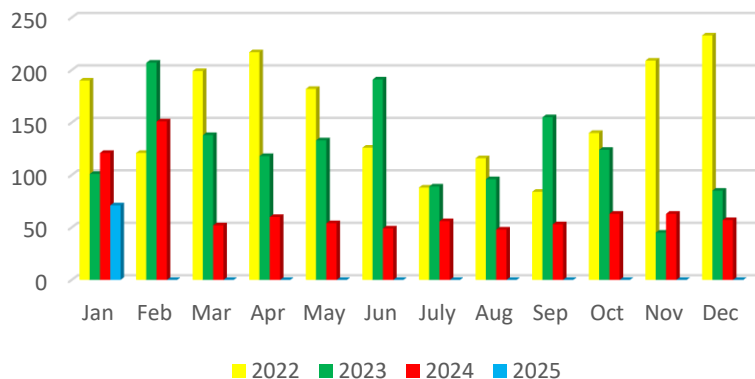
Lots / Land Inventory



Lots / Land YTD Days on Market

YTD	2024	2025
Average	131	114
Median	36	30

Lots / Land DOM



Distressed Sales

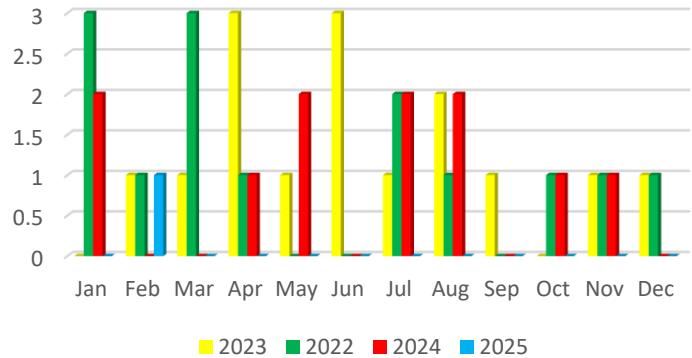
MLS Listed Short Sales / Bank Owned Properties

Dare County & Surrounding Areas

Yearly Distressed Sales

Month / Year	Count	%Chg
Feb'25	1	-
Feb'24	0	-100%
Feb'23	1	0%

Distressed Sales



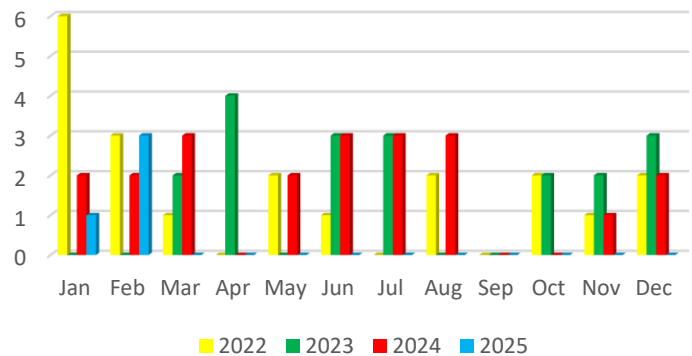
Distressed Inventory

Dare County & Surrounding Areas

Year to Date Distressed Inventory

Month / Year	Count	%Chg
Feb'25	3	50%
Feb'24	2	-
Feb'23	0	-100%

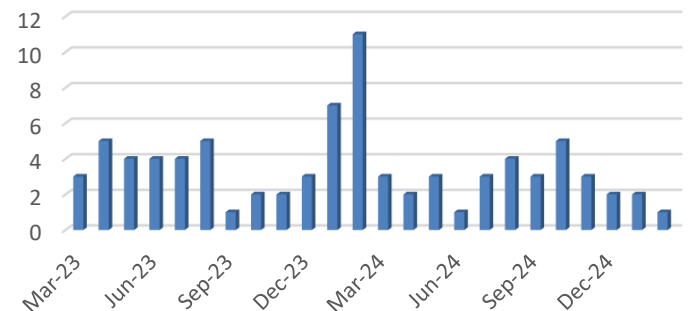
Distressed Inventory



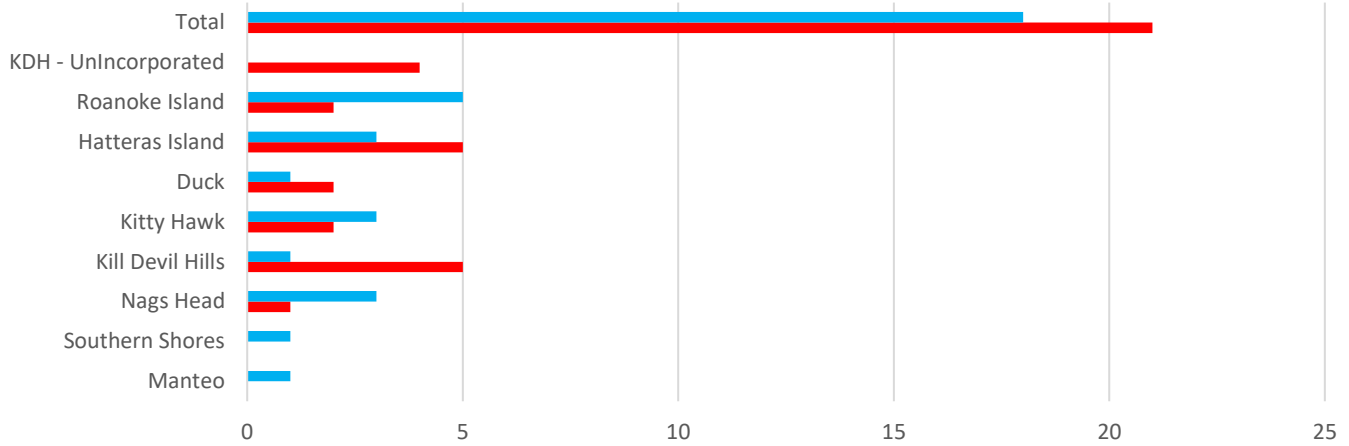
Dare County Only Foreclosures

*Court Ordered Foreclosures

Dare County Foreclosures



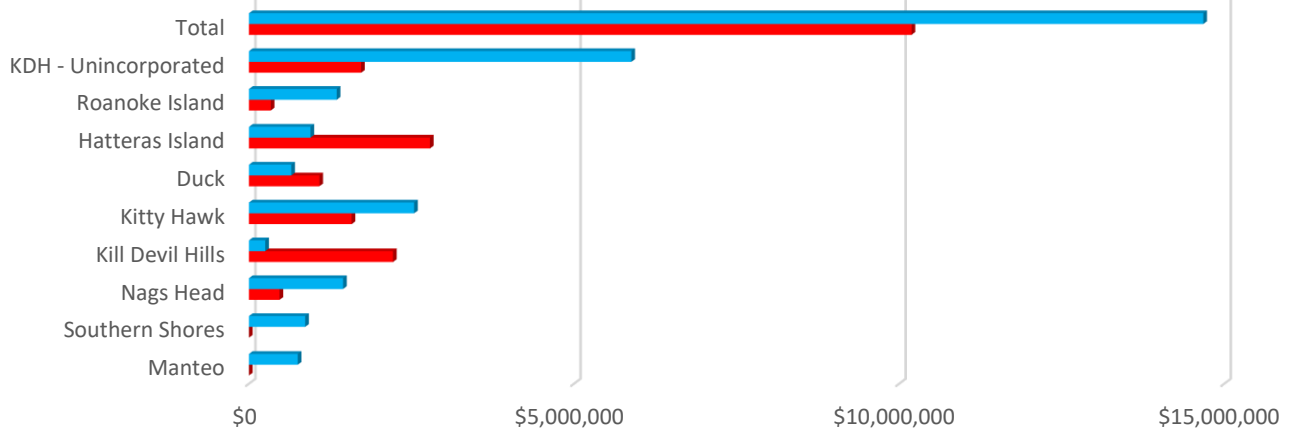
Dare County Building Permits 2024 vs 2025



	Manteo	Southern Shores	Nags Head	Kill Devil Hills	Kitty Hawk	Duck	Hatteras Island	Roanoke Island	KDH - UnIncorporated	Total
■ 2025	1	1	3	1	3	1	3	5	0	18
■ 2024	0	0	1	5	2	2	5	2	4	21

■ 2025 ■ 2024

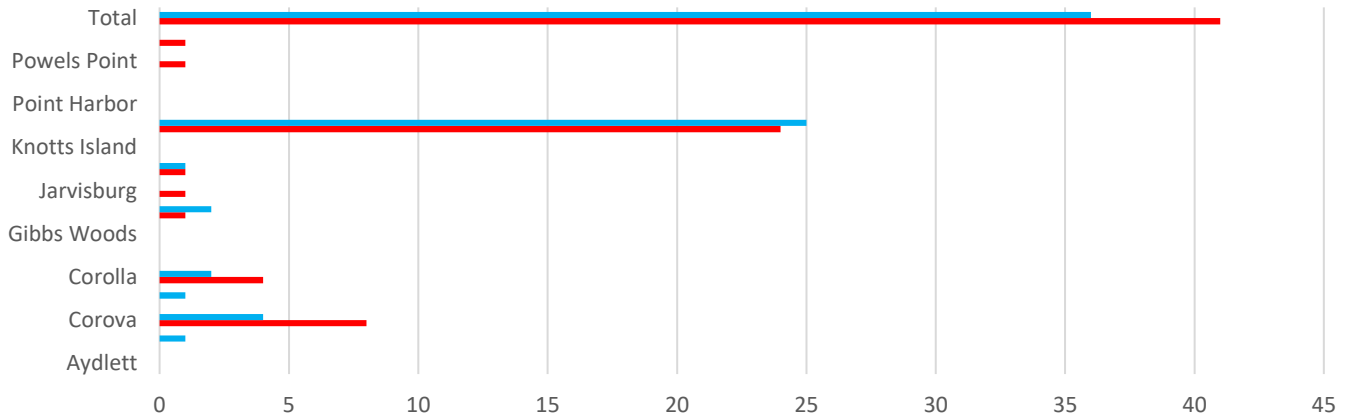
Dare County Building Permit Value 2024 vs 2025



	Manteo	Southern Shores	Nags Head	Kill Devil Hills	Kitty Hawk	Duck	Hatteras Island	Roanoke Island	KDH - Unincorporated	Total
■ 2025	\$750,000	\$864,000	\$1,447,000	\$250,000	\$2,540,191	\$650,000	\$945,000	\$1,350,000	\$5,881,015	\$14,677,200
■ 2024	\$0	\$0	\$469,000	\$2,215,000	\$1,579,100	\$1,083,000	\$2,783,976	\$335,000	\$1,725,000	\$10,190,070

■ 2025 ■ 2024

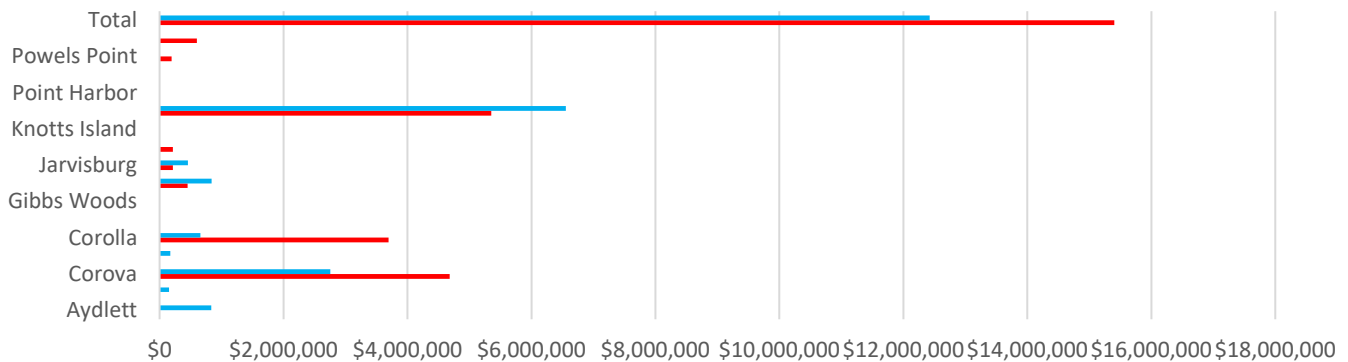
Currituck County Building Permits 2024 vs 2025



	Aydlett	Barco	Corova	Coinjock	Corolla	Currituck	Gibbs Woods	Grandy	Jarvisburg	Harbin	Knotts Island	Moyock	Point Harbor	Poplar Branch	Powels Point	Shawboro	Total
■ 2025	0	1	4	1	2	0	0	2	0	1	0	25	0	0	0	0	36
■ 2024	0	0	8	0	4	0	0	1	1	1	0	24	0	0	1	1	41

■ 2025 ■ 2024

Currituck County Building Permit Value 2024 vs 2025



	Aydlett	Barco	Corova	Coinjock	Corolla	Currituck	Gibbs Woods	Grandy	Jarvisburg	Harbin	Knotts Island	Moyock	Point Harbor	Poplar Branch	Powels Point	Shawboro	Total
■ 2025	\$835,0	\$150,0	\$2,754	\$175,0	\$660,0	\$0	\$0	\$838,0	\$455,5	\$0	\$0	\$6,556	\$0	\$0	\$0	\$0	\$12,42
■ 2024	\$0	\$0	\$4,680	\$0	\$3,694	\$0	\$0	\$450,0	\$216,0	\$216,0	\$0	\$5,350	\$0	\$0	\$194,0	\$600,0	\$15,40

■ 2025 ■ 2024

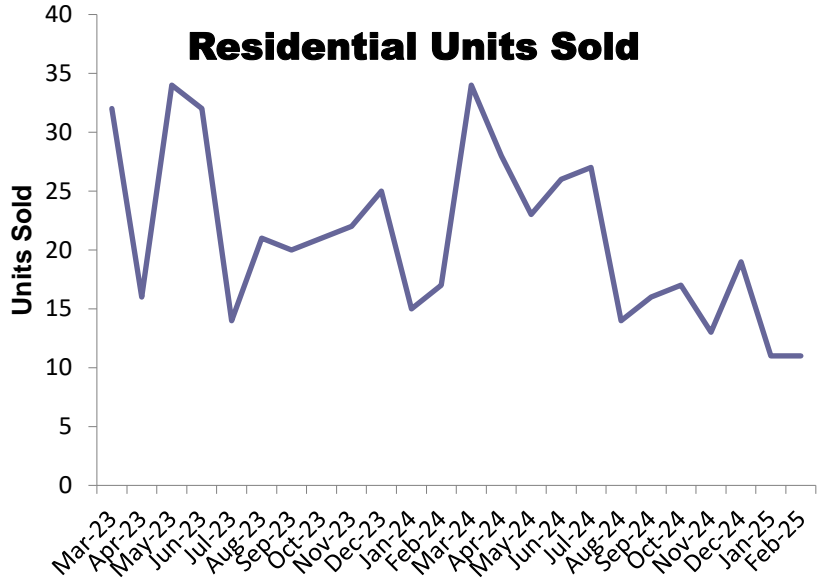
Outer Banks Towns / Areas

Corolla

Average DOM - YTD	
2024	2025
60	106

Year to Date Sales		
Year to Date	Count	%Chg
2025	22	-31%
2024	32	-11%
2023	36	-44%

Median Sales Price		
Year	MSP	%Chg
2025	\$708,750	0%
2024	\$706,000	-13%
2023	\$810,000	-4%

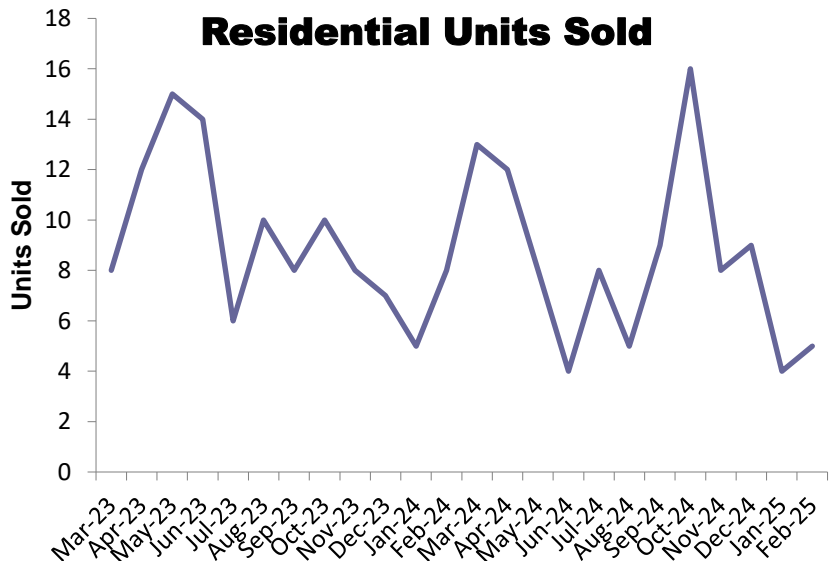


Duck

Average DOM - YTD	
2024	2025
139	76

Year to Date Sales		
Year to Date	Count	%Chg
2025	9	-31%
2024	13	0%
2023	13	-61%

Median Sales Price		
Year	MSP	%Chg
2025	\$1,005,000	18%
2024	\$850,000	6%
2023	\$799,900	-11%

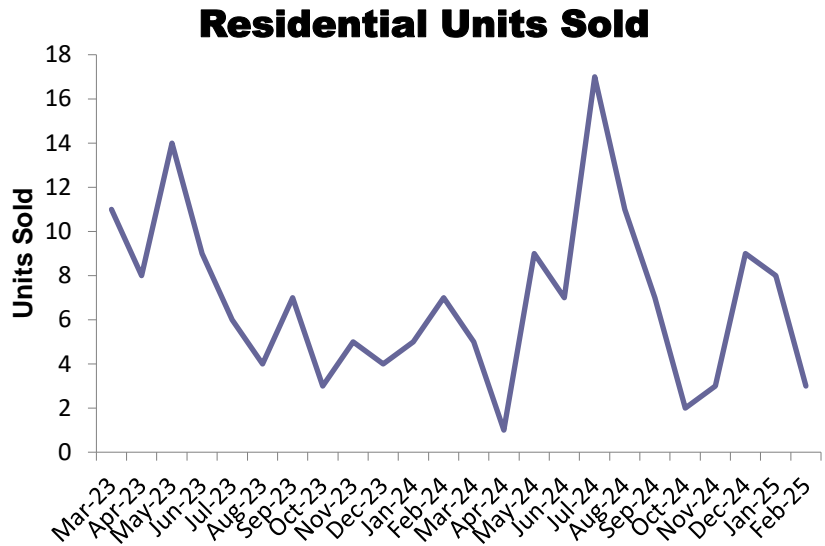


Southern Shores

Average DOM - YTD	
2024	2025
22	30

Year to Date Sales		
Year to Date	Count	%Chg
2025	11	-8%
2024	12	33%
2023	9	-53%

Median Sales Price		
Year	MSP	%Chg
2025	\$750,000	-19%
2024	\$920,750	25%
2023	\$737,450	-5%

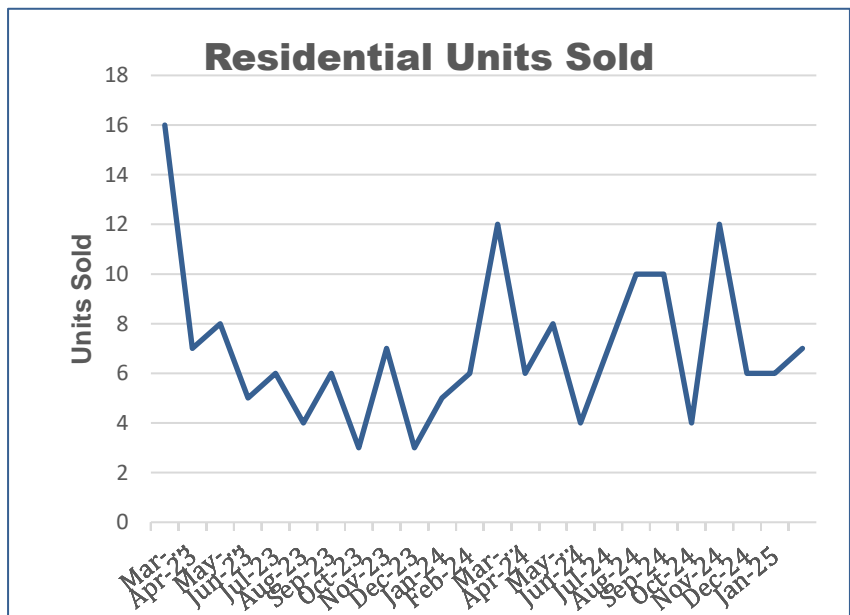


Kitty Hawk

Average DOM - YTD	
2024	2025
34	68

Year to Date Sales		
Year to Date	Count	%Chg
2025	13	18%
2024	11	-8%
2023	12	-29%

Median Sales Price		
Year	MSP	%Chg
2025	\$700,000	47%
2024	\$474,950	-18%
2023	\$580,000	1%



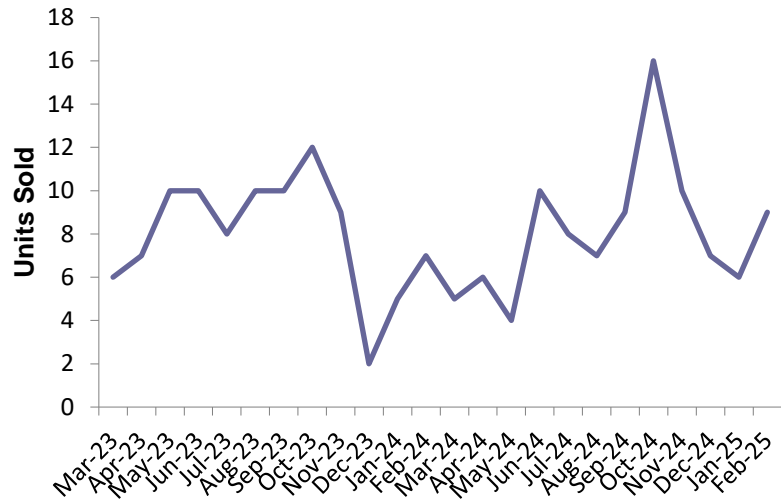
Colington

Average DOM - YTD	
2024	2025
59	71

Year to Date Sales		
Year to Date	Count	%Chg
2025	15	25%
2024	12	71%
2023	7	-63%

Median Sales Price		
Month / Year	MSP	%Chg
2025	\$482,000	1%
2024	\$475,000	1%
2023	\$470,000	-4%

Residential Units Sold



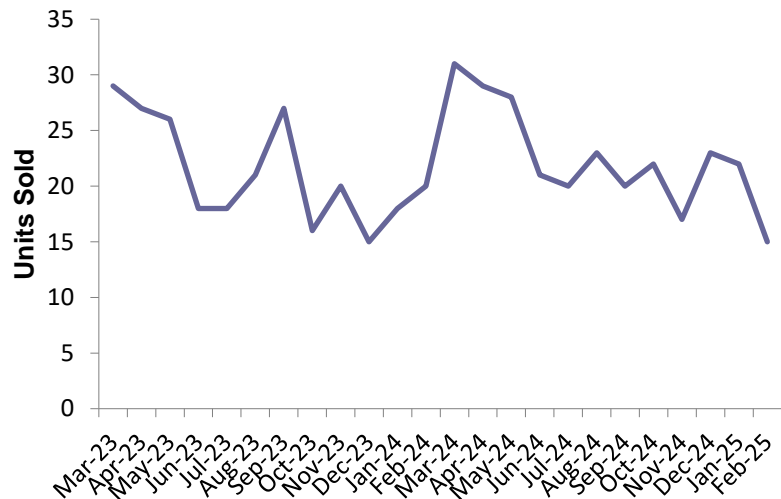
Kill Devil Hills

Average DOM - YTD	
2024	2025
62	39

Year to Date Sales		
Year to Date	Count	%Chg
2025	37	-3%
2024	38	23%
2023	31	-56%

Median Sales Price		
Month / Year	MSP	%Chg
2025	\$595,000	7%
2024	\$555,000	4%
2023	\$533,750	10%

Residential Units Sold

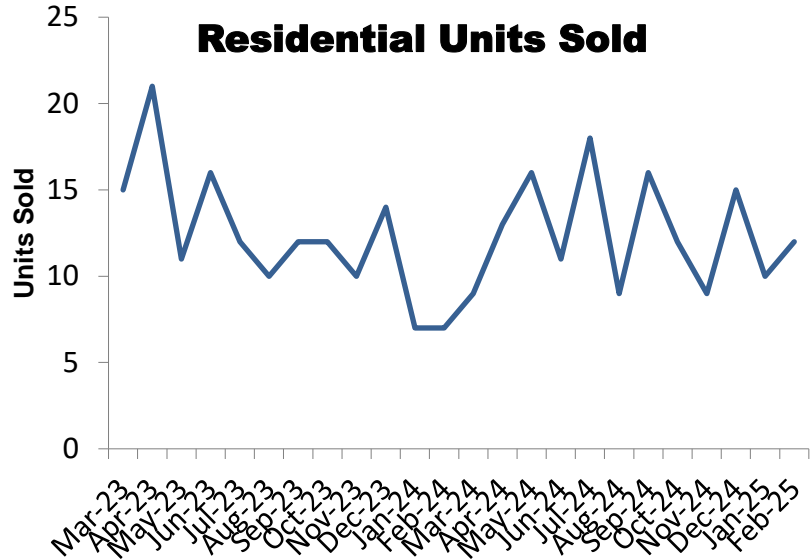


Nags Head

Average DOM - YTD	
2024	2025
48	56

Year to Date Sales		
Year to Date	Count	%Chg
2025	22	57%
2024	14	-42%
2023	24	-40%

Median Sales Price		
Month / Year	MSP	%Chg
2025	\$870,000	6%
2024	\$824,450	21%
2023	\$679,000	-11%

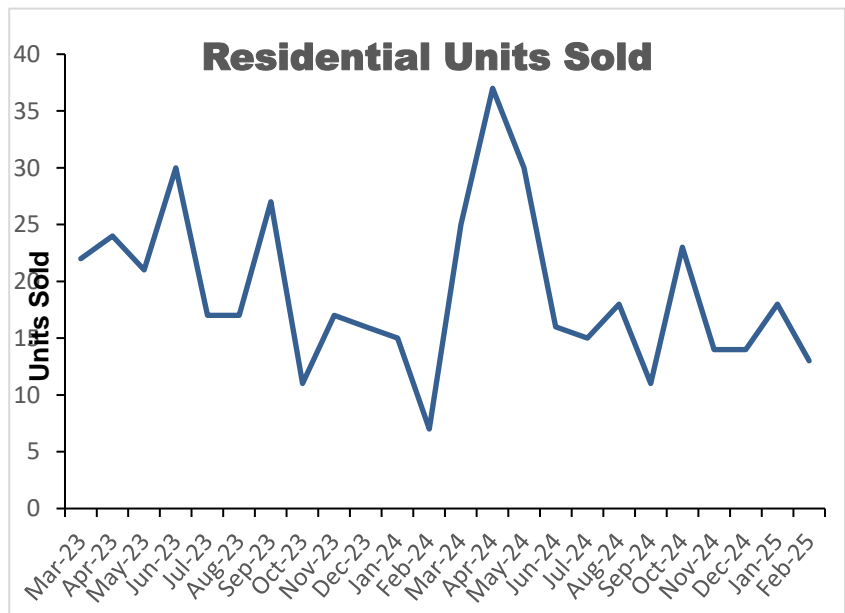


All Hatteras

Average DOM - YTD	
2024	2025
83	84

Year to Date Sales		
Year to Date	Count	%Chg
2025	31	41%
2024	22	-37%
2023	35	-50%

Median Sales Price		
Month / Year	MSP	%Chg
2025	\$664,000	3%
2024	\$643,000	9%
2023	\$590,000	-2%

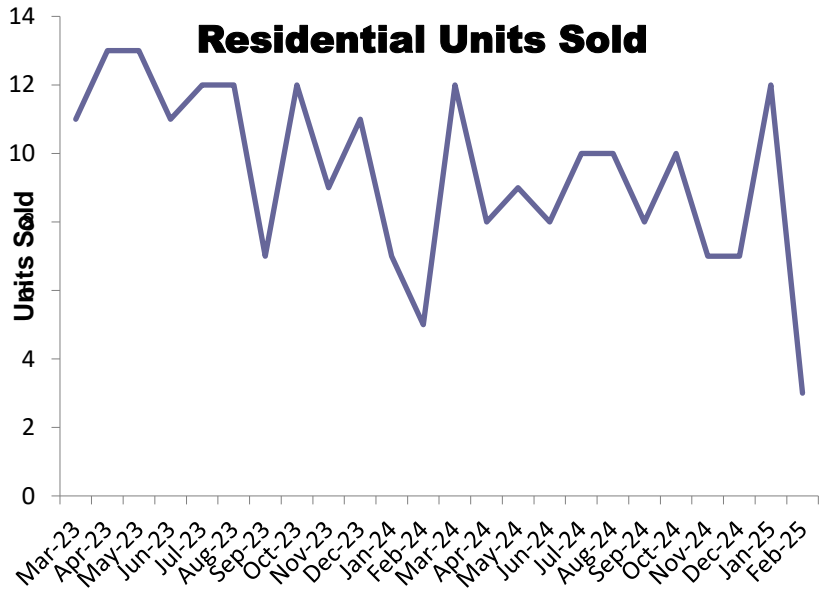


Manteo

Average DOM - YTD	
2024	2025
43	80

Year to Date Sales		
Year to Date	Count	%Chg
2025	15	25%
2024	12	-25%
2023	16	-41%

Median Sales Price		
Month / Year	MSP	%Chg
2025	\$465,000	-17%
2024	\$562,500	16%
2023	\$487,000	8%

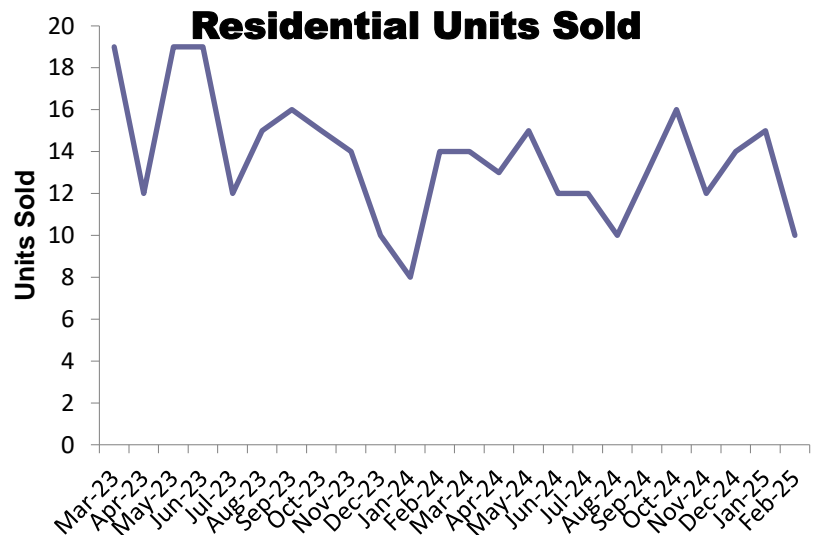


Currituck Mainland

Average DOM - YTD	
2024	2025
28	65

Year to Date Sales		
Year to Date	Count	%Chg
2025	25	14%
2024	22	-21%
2023	28	4%

Median Sales Price		
Month / Year	MSP	%Chg
2025	\$394,677	7%
2024	\$369,000	-4%
2023	\$385,000	1%



Ocracoke Island

Average DOM - YTD	
2024	2025
98	75

Year to Date Sales		
Year to Date	Count	%Chg
2025	3	200%
2024	1	-
2023	0	-100%

Median Sales Price		
Month / Year	MSP	%Chg
2025	\$755,000	33%
2024	\$568,000	15%
2023	\$495,000	-7%

