



May 2025 MLS Statistical Report

Inventory continues to climb when compared to May 2024. Total inventory is up 20% (2025 1292 units vs 2024 – 1008 units).

- Residential inventory is up 38% (2025 – 880 units vs 2024 – 639 units).
- Lots / Land inventory is down 4% (2025 – 381 units vs 2024 – 395 units).
- Commercial inventory is down 30% (2025 – 21 units vs 2024 – 30 Units).

Overall, sales for 2025 are showing a decline from 2024 sales – down by 6% (2025 – 864 units vs 2024 – 919 units).

- Single Family Detached sales are down by 3% (2025 – 585 units vs 2024 – 605 units).
- Condo sales are down by 14% (2025 – 82 units vs 2024 – 95 units).
- Lots / Land sales are down 8% (2025 – 151 units vs 2024 – 165 units).

Median sale prices are mixed.

- Residential Median Sale Price are up by 6% (2025 - \$609,000 vs 2024 - \$573,728).
- Lots / Land Median Sale Price are down by 4% (2025 - \$127,900 vs 2024 - \$130,000).

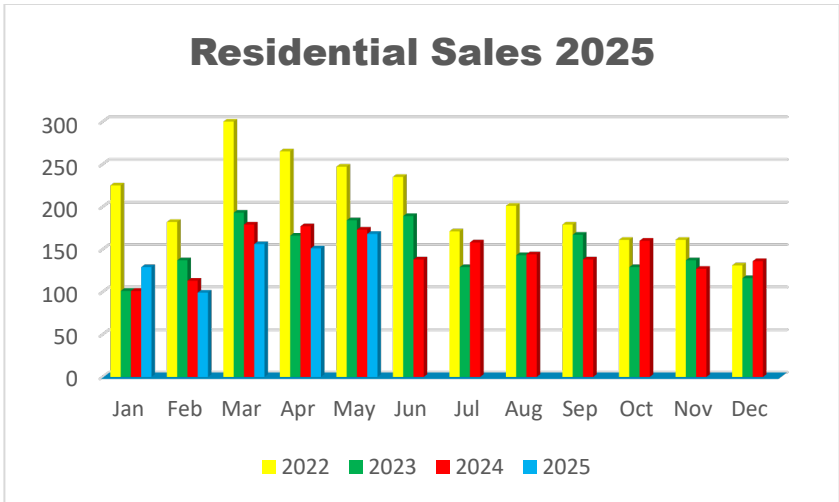
Total Inventory			Total Sales		
Month / Year	Count	%Chg	YTD	Count	% Chg
May'25	1292	20%	2025	864	-6%
May'24	1078	41%	2024	918	-8%
May'23	767	-14%	2023	1000	-37%
Residential Inventory			Total Residential Sales		
Month / Year	Count	%Chg	YTD	Count	% Chg
May'25	880	38%	2025	703	-5%
May'24	639	-8%	2024	743	-5%
May'23	382	-8%	2023	781	-36%
Lots / Land Inventory			Total Lots / Land Sales		
Month / Year	Count	%Chg	YTD	Count	% Chg
May'25	391	-4%	2025	151	-8%
May'24	409	15%	2024	165	-20%
May'23	357	-18%	2023	206	-42%

Data Obtained: June 19, 2025

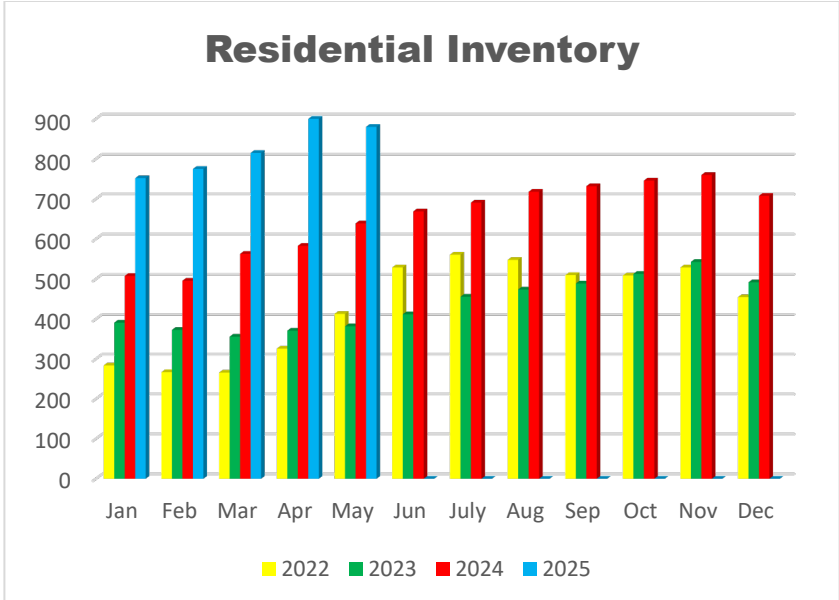
Note: This report reflects updates to previous data.

Residential

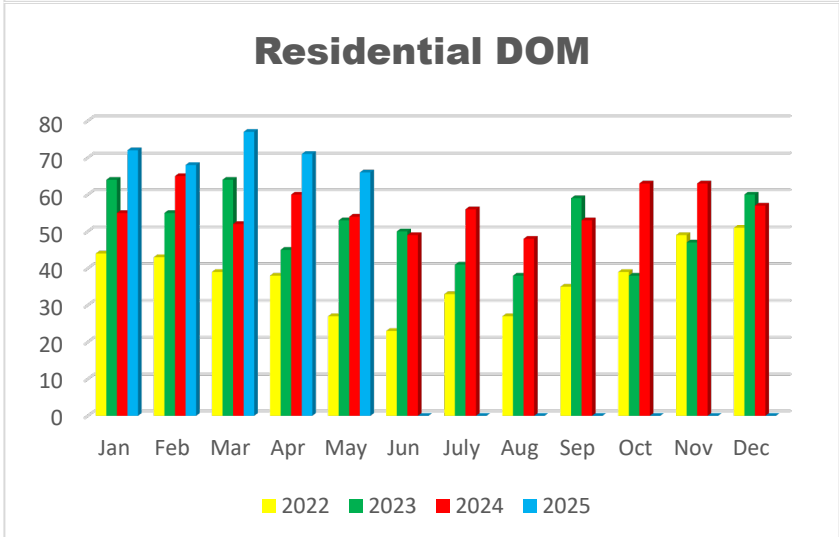
YTD Residential Sales		
Year to Date	Count	%Chg
2025	703	-5%
2024	743	-5%
2023	781	-36%



Residential Inventory		
Month / Year	Count	%Chg
May'25	880	38%
May'24	639	-8%
May'23	382	-8%



YTD	2024	2025
Average	56	71
Median	26	39

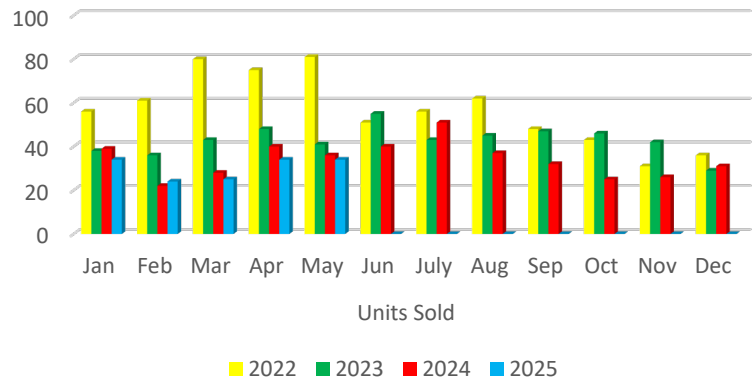


Lots / Land

YTD Lot / Land Sales

Month / Year	Count	%Chg
2025	151	-8%
2024	165	-20%
2023	206	-42%

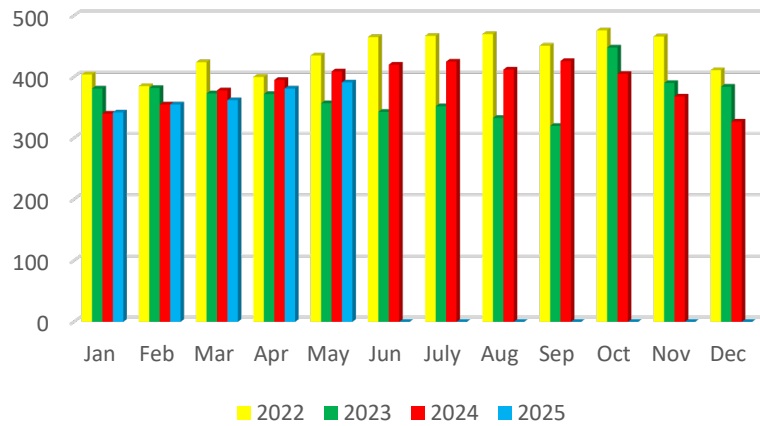
Lot Land Unit Sales



YTD Lot / Land Inventory

Month / Year	Count	%Chg
May'25	391	-4%
May'24	409	15%
May'23	357	-18%

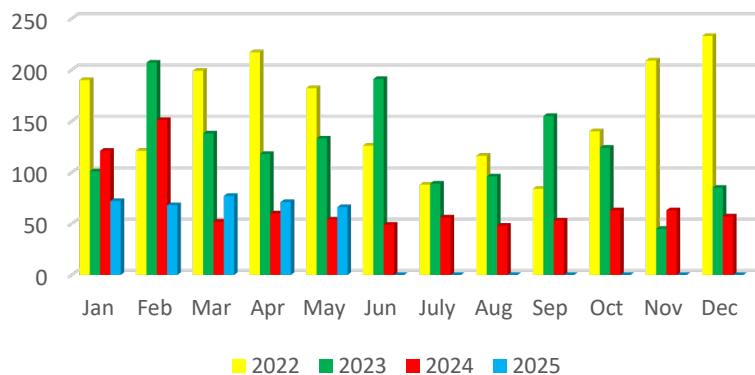
Lots / Land Inventory



Lots / Land YTD Days on Market

YTD	2024	2025
Average	129	136
Median	28	41

LOTS / LAND DOM



Distressed Sales

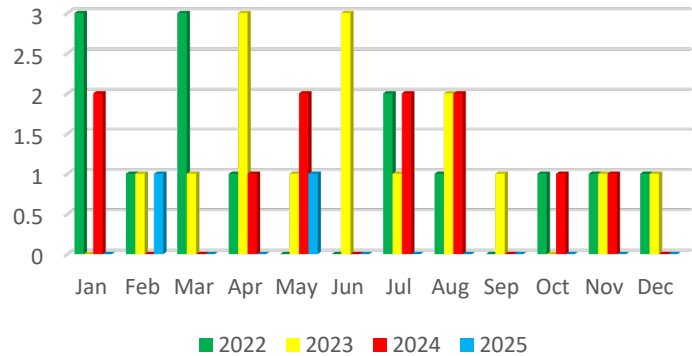
MLS Listed Short Sales / Bank Owned Properties

Dare County & Surrounding Areas

Yearly Distressed Sales

Month / Year	Count	%Chg
May'25	1	-50%
May'24	2	100%
May'23	1	-

Distressed Sales



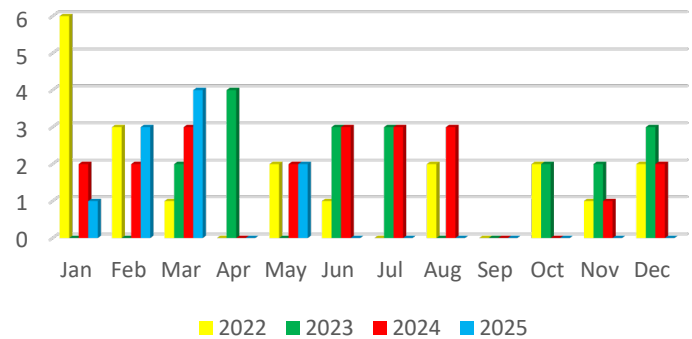
Distressed Inventory

Dare County & Surrounding Areas

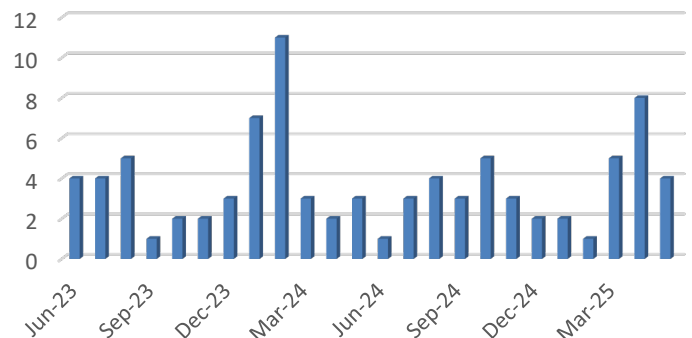
Year to Date Distressed Inventory

Month / Year	Count	%Chg
May'25	1	-50%
May'24	2	100%
May'23	1	-

Distressed Inventory



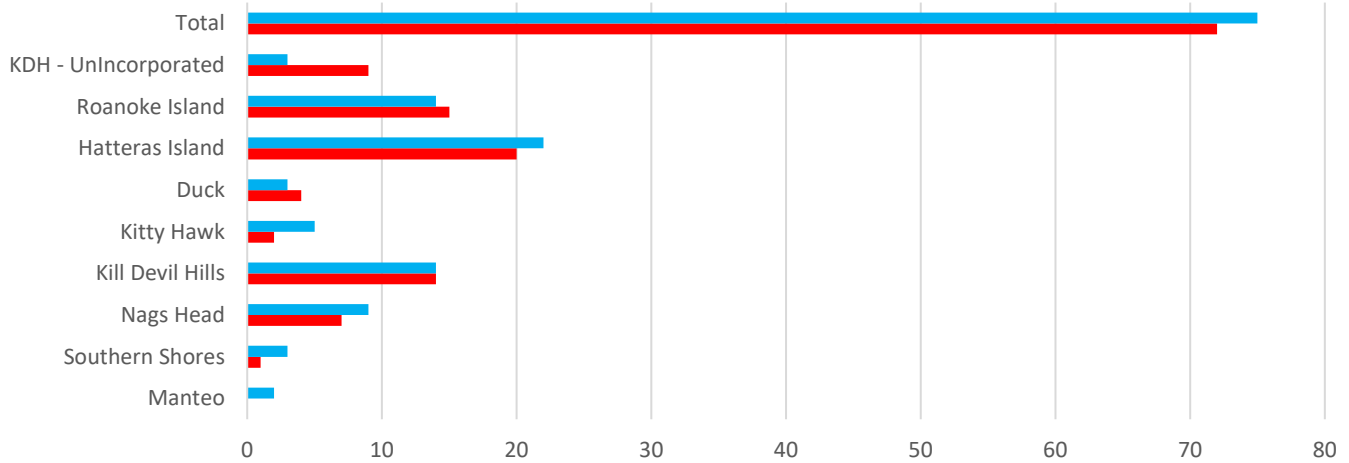
Dare County Foreclosures



Dare County Only Foreclosures

*Court Ordered Foreclosures

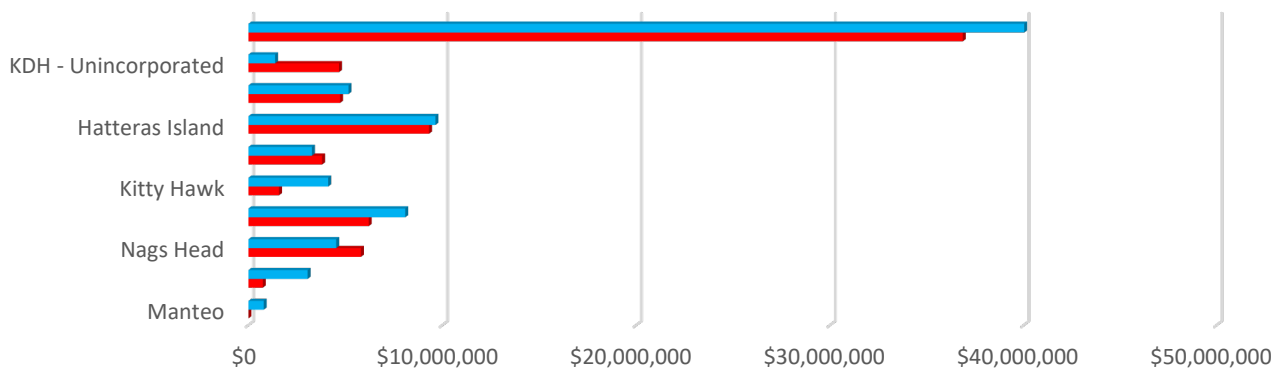
Dare County Building Permits 2024 vs 2025



	Manteo	Southern Shores	Nags Head	Kill Devil Hills	Kitty Hawk	Duck	Hatteras Island	Roanoke Island	KDH - Unincorporated	Total
■ 2025	2	3	9	14	5	3	22	14	3	75
■ 2024	0	1	7	14	2	4	20	15	9	72

■ 2025 ■ 2024

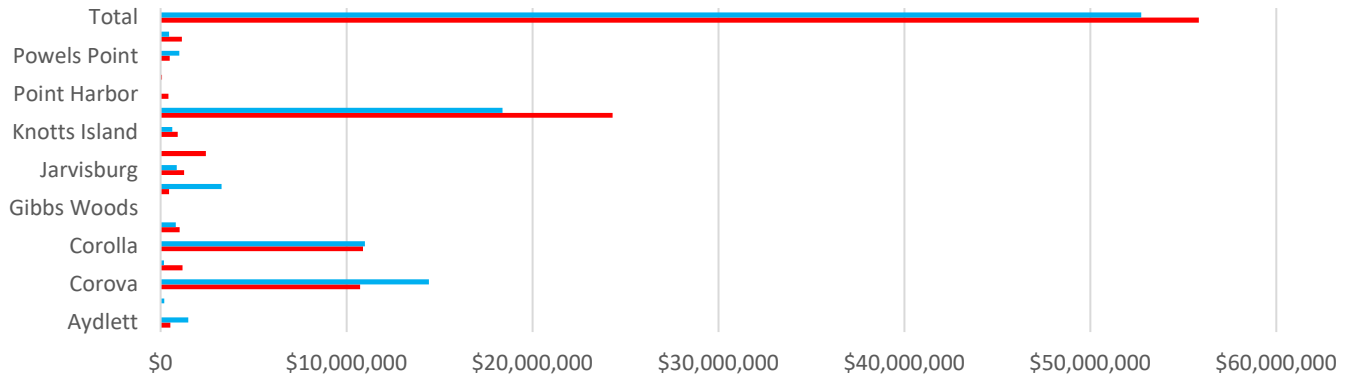
Dare County Building Permit Value 2024 vs 2025 Residential New Constuction



	Manteo	Southern Shores	Nags Head	Kill Devil Hills	Kitty Hawk	Duck	Hatteras Island	Roanoke Island	KDH - Unincorporated	Total
■ 2025	\$789,400	\$3,054,000	\$4,527,000	\$8,087,829	\$4,115,191	\$3,275,000	\$9,644,359	\$5,160,000	\$1,375,000	\$40,027,77
■ 2024	\$0	\$742,472	\$5,801,658	\$6,205,810	\$1,579,100	\$3,800,080	\$9,317,076	\$4,728,000	\$4,671,875	\$36,846,07

■ 2025 ■ 2024

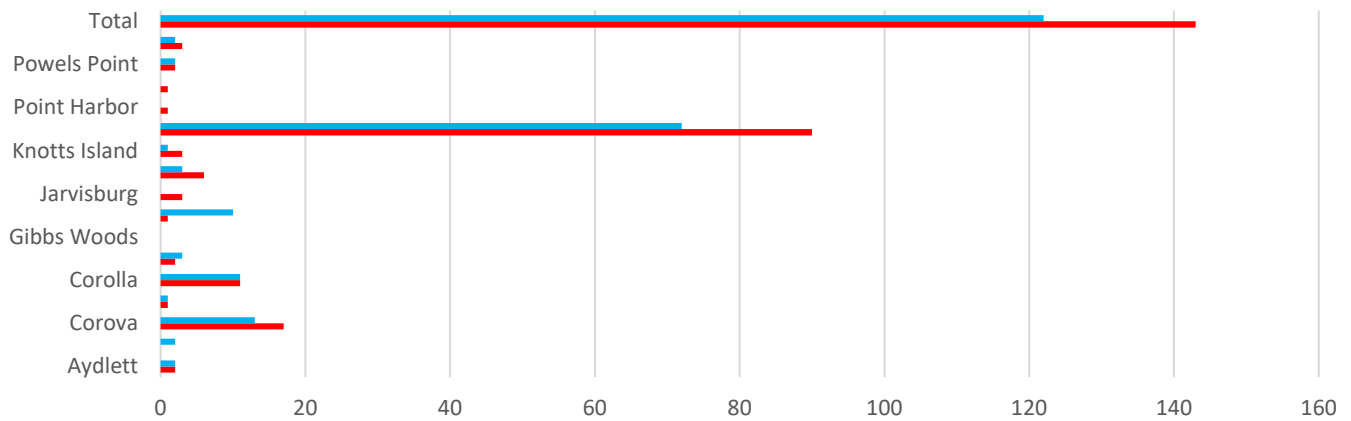
Currituck County Building Permit Value - 2024 vs 2025



	Aydlett	Barco	Corova	Coinjock	Corolla	Currituck	Gibbs Woods	Grandy	Jarvisburg	Harbin ger	Knotts Island	Moyock	Point Harbor	Popula r Branch	Powels Point	Shawboro	Total
■ 2025	\$1,485	\$205,0	\$14,43	\$175,0	\$10,98	\$818,0	\$0	\$3,273	\$875,5	\$0	\$631,0	\$18,39	\$0	\$0	\$1,005	\$450,0	\$52,72
■ 2024	\$520,0	\$0	\$10,72	\$1,172	\$10,87	\$1,015	\$0	\$450,0	\$1,271	\$2,435	\$920,0	\$24,30	\$420,0	\$85,00	\$494,0	\$1,150	\$55,84

■ 2025 ■ 2024

Currituck County Building Permits 2024 vs 2025



	Aydlett	Barco	Corova	Coinjock	Corolla	Currituck	Gibbs Woods	Grandy	Jarvisburg	Harbin ger	Knotts Island	Moyock	Point Harbor	Popula r Branch	Powels Point	Shawboro	Total
■ 2025	2	2	13	1	11	3	0	10	0	3	1	72	0	0	2	2	122
■ 2024	2	0	17	1	11	2	0	1	3	6	3	90	1	1	2	3	143

■ 2025 ■ 2024

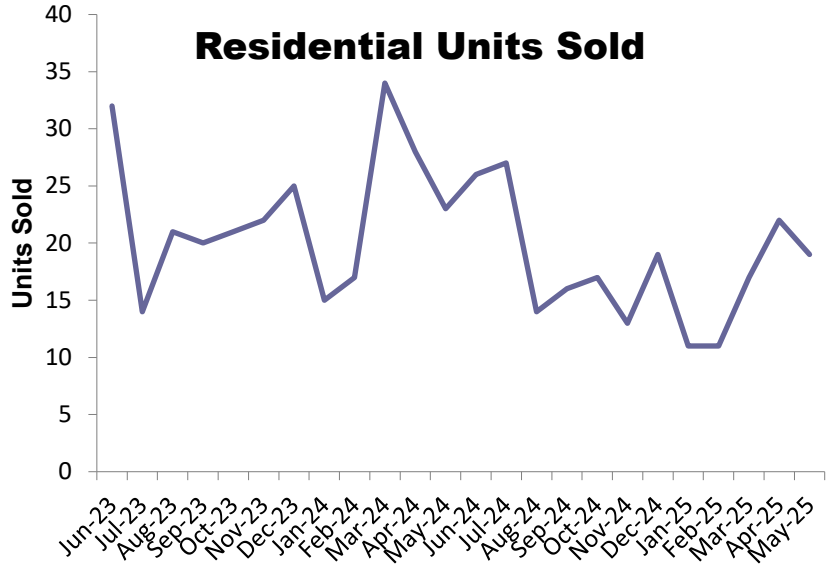
Outer Banks Towns / Areas

Corolla

Average DOM - YTD	
2024	2025
57	86

Year to Date Sales		
Year to Date	Count	%Chg
2025	80	-32%
2024	117	-1%
2023	118	-32%

Median Sales Price		
Year	MSP	%Chg
2025	\$800,000	-6%
2024	\$849,000	5%
2023	\$810,000	-4%

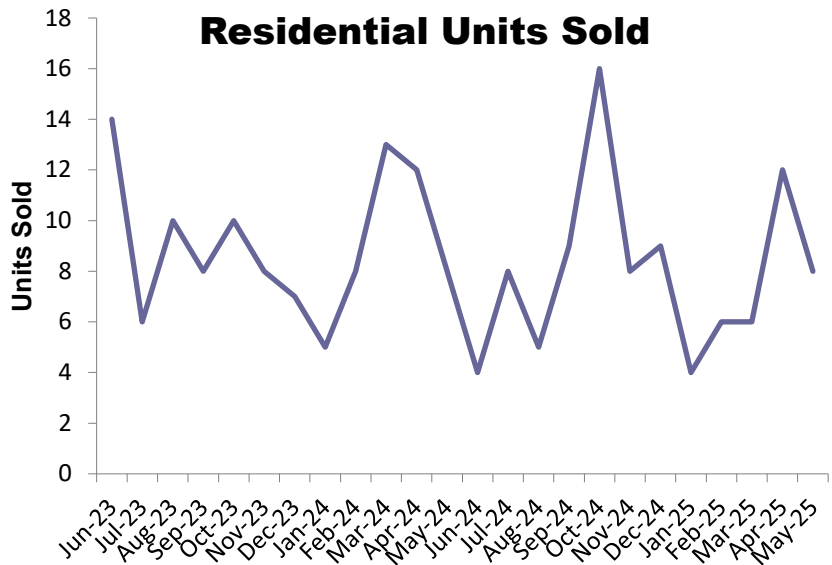


Duck

Average DOM - YTD	
2024	2025
62	99

Year to Date Sales		
Year to Date	Count	%Chg
2025	36	-22%
2024	46	-4%
2023	48	-42%

Median Sales Price		
Year	MSP	%Chg
2025	\$997,575	9%
2024	\$912,500	14%
2023	\$799,900	-11%

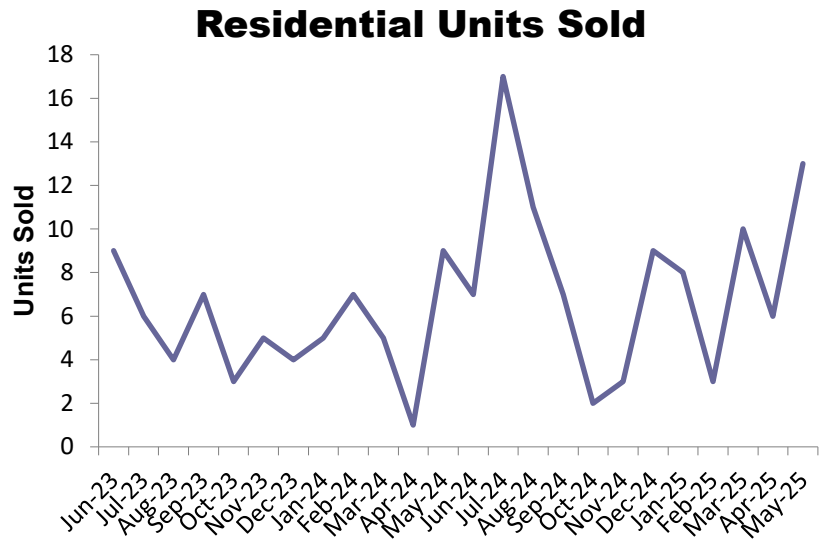


Southern Shores

Average DOM - YTD	
2024	2025
26	43

Year to Date Sales		
Year to Date	Count	%Chg
2025	40	48%
2024	27	-36%
2023	42	-24%

Median Sales Price		
Year	MSP	%Chg
2025	\$799,500	-2%
2024	\$815,000	11%
2023	\$737,450	-5%

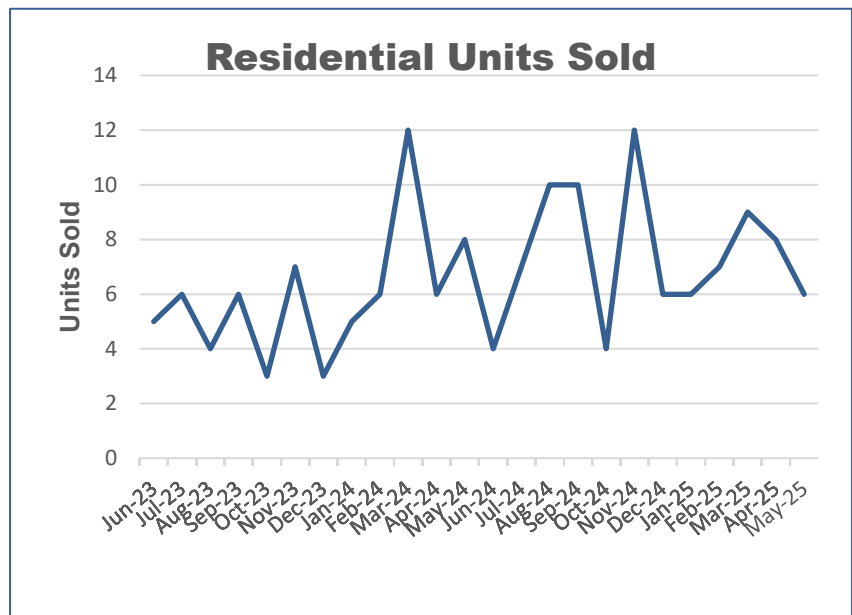


Kitty Hawk

Average DOM - YTD	
2024	2025
38	70

Year to Date Sales		
Year to Date	Count	%Chg
2025	36	-3%
2024	37	-14%
2023	43	-27%

Median Sales Price		
Year	MSP	%Chg
2025	\$616,250	5%
2024	\$585,000	1%
2023	\$580,000	1%



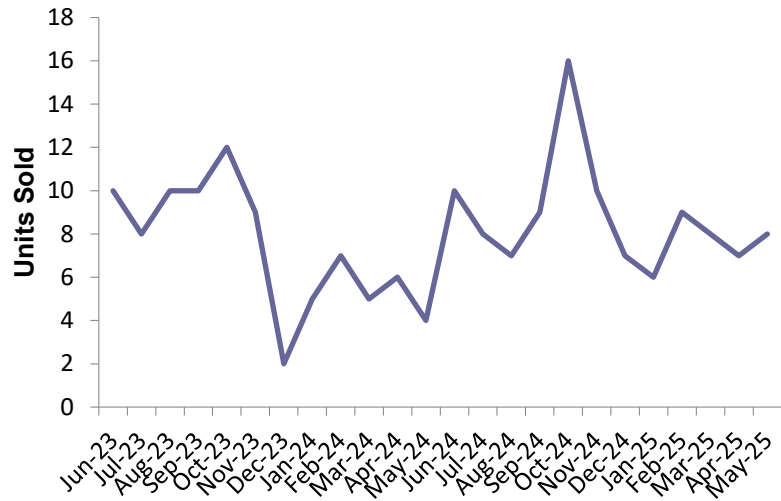
Colington

Average DOM - YTD	
2024	2025
48	70

Year to Date Sales		
Year to Date	Count	%Chg
2025	38	41%
2024	27	-10%
2023	30	-36%

Median Sales Price		
Month / Year	MSP	%Chg
2025	\$490,000	5%
2024	\$465,000	-1%
2023	\$470,000	-4%

Residential Units Sold



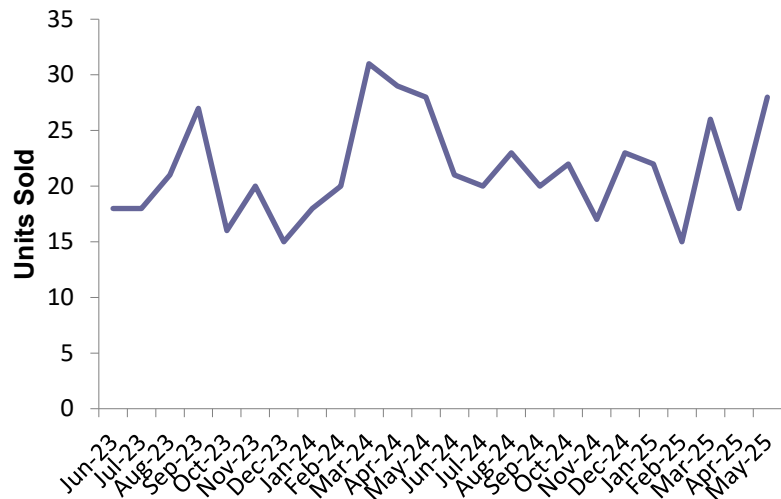
Kill Devil Hills

Average DOM - YTD	
2024	2025
55	60

Year to Date Sales		
Year to Date	Count	%Chg
2025	109	-13%
2024	126	12%
2023	113	-38%

Median Sales Price		
Month / Year	MSP	%Chg
2025	\$570,000	2%
2024	\$557,450	4%
2023	\$533,750	10%

Residential Units Sold

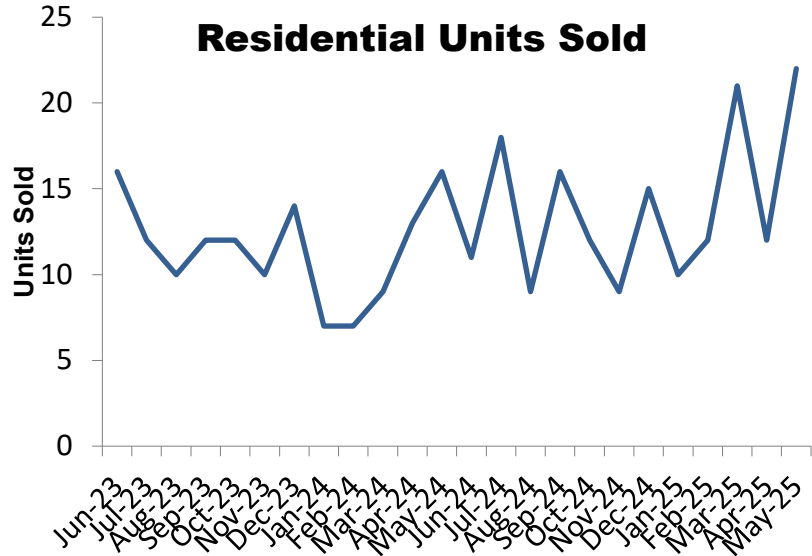


Nags Head

Average DOM - YTD	
2024	2025
52	59

Year to Date Sales		
Year to Date	Count	%Chg
2025	77	48%
2024	52	-27%
2023	71	-38%

Median Sales Price		
Month / Year	MSP	%Chg
2025	\$729,000	-13%
2024	\$834,950	23%
2023	\$679,000	-11%

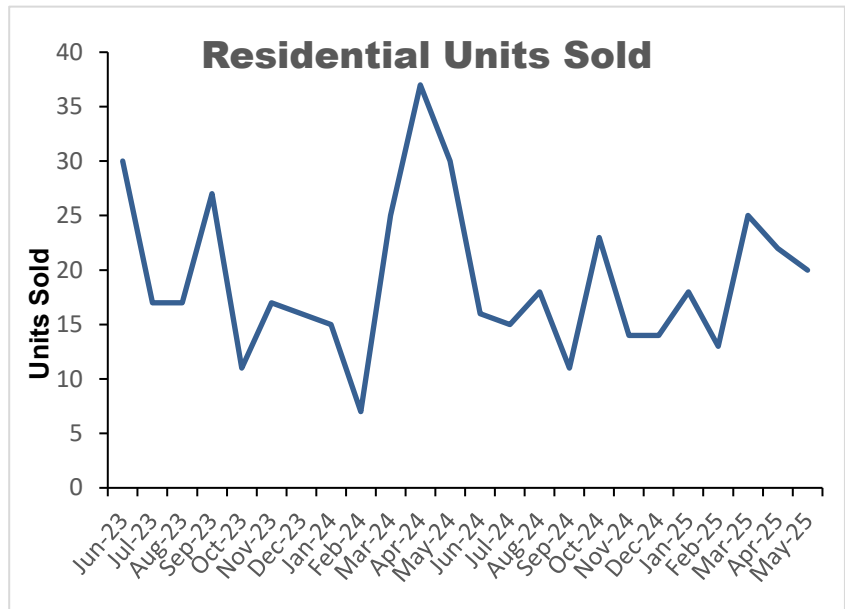


All Hatteras

Average DOM - YTD	
2024	2025
80	98

Year to Date Sales		
Year to Date	Count	%Chg
2025	98	-14%
2024	114	12%
2023	102	-53%

Median Sales Price		
Month / Year	MSP	%Chg
2025	\$636,250	21%
2024	\$524,500	-11%
2023	\$590,000	-2%

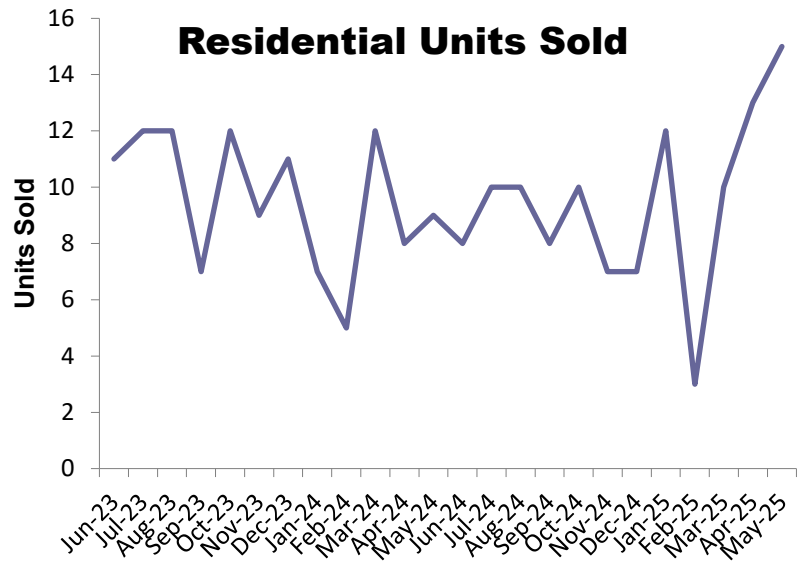


Manteo

Average DOM - YTD	
2024	2025
40	71

Year to Date Sales		
Year to Date	Count	%Chg
2025	53	29%
2024	41	-23%
2023	53	-43%

Median Sales Price		
Month / Year	MSP	%Chg
2025	\$487,500	-15%
2024	\$575,000	18%
2023	\$487,000	8%

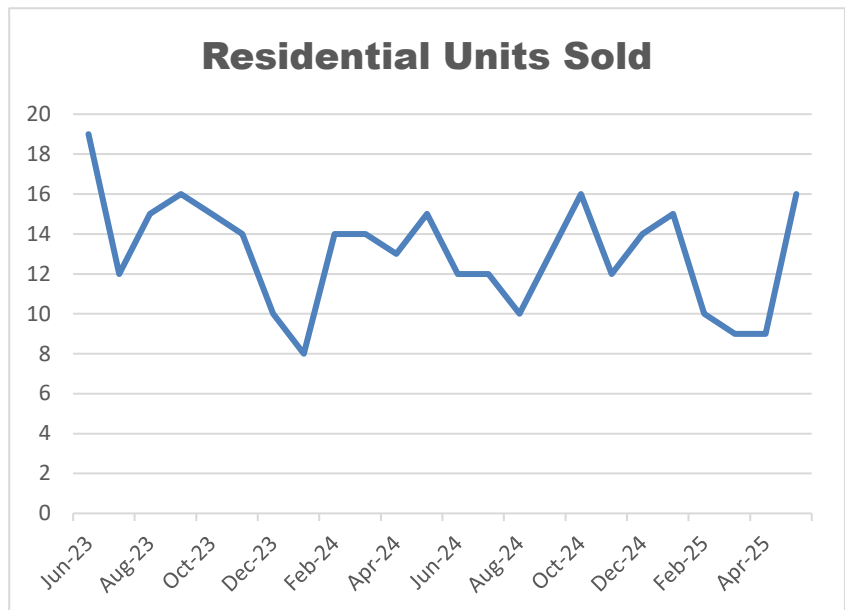


Currituck Mainland

Average DOM - YTD	
2024	2025
53	70

Year to Date Sales		
Year to Date	Count	%Chg
2025	59	-8%
2024	64	-18%
2023	78	-23%

Median Sales Price		
Month / Year	MSP	%Chg
2025	\$405,000	7%
2024	\$379,000	-2%
2023	\$385,000	1%



Ocracoke Island

Average DOM - YTD	
2024	2025
67	101

Year to Date Sales		
Year to Date	Count	%Chg
2025	12	100%
2024	6	-14%
2023	7	-36%

Median Sales Price		
Month / Year	MSP	%Chg
2025	\$483,500	-7%
2024	\$522,500	6%
2023	\$495,000	-7%

