



April 2026 MLS Statistical Report

Inventory - April 2025 compared with April 2026:

- Residential Inventory – Down 5%
- Lots / Land Inventory – Down 4%

Sales - April 2025 compared with April 2026:

- Residential Sales – Up 18%
 - Single Family – Up 18%
 - Condo – Down 27%
- Lots / Land Sales – Down 15%

Median Sale Price - April 2025 compared with April 2026

- Residential Median Sale Price – Down 3%
- Lots / Land Median Sale Price – Up 56%

Residential Inventory		
Month / Year	Count	%Chg
Apr'26	850	-5%
Apr'25	892	53%
Apr'24	583	57%

Residential Sales		
Month / Year	Count	%Chg
Apr'26	178	18%
Apr'25	151	-15%
Apr'24	177	7%

Lots / Land Inventory		
Month / Year	Count	%Chg
Apr'26	368	-4%
Apr'25	384	-3%
Apr'24	395	6%

Single Family Detached Sales		
Month / Year	Count	%Chg
Apr'26	148	18%
Apr'25	125	-12%
Apr'24	142	7%

Total Inventory		
Month / Year	Count	%Chg
Apr'26	1241	-4%
Apr'25	1299	29%
Apr'24	1006	31%

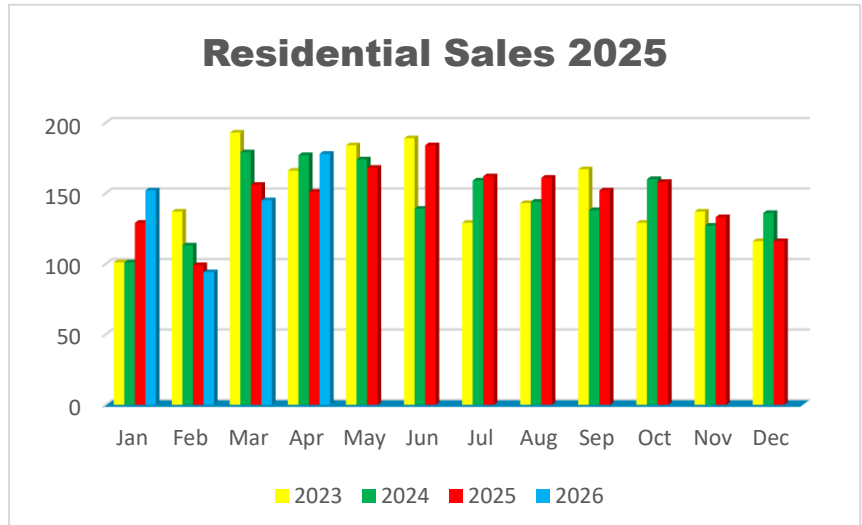
Condo Sales		
Month / Year	Count	%Chg
Apr'26	19	27%
Apr'25	15	-25%
Apr'24	20	-9%

Data Obtained: April 5, 2026

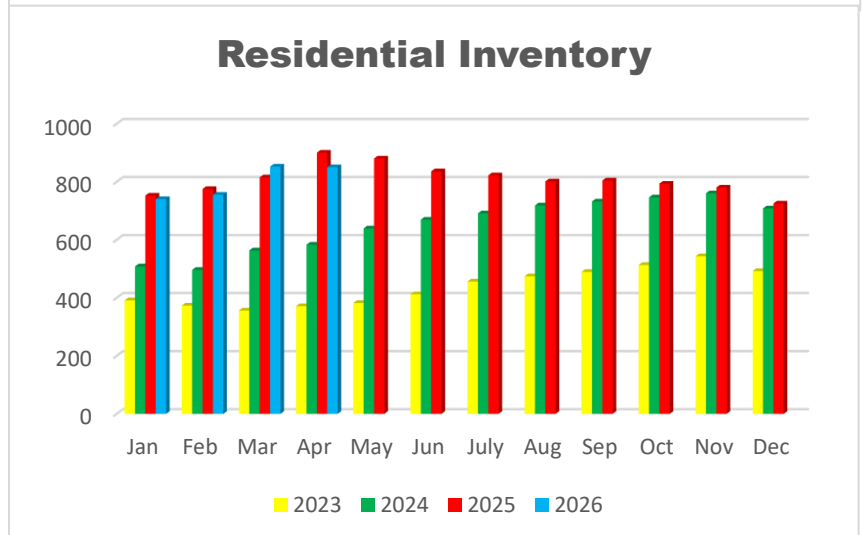
Note: This report reflects updates to previous data.

Residential

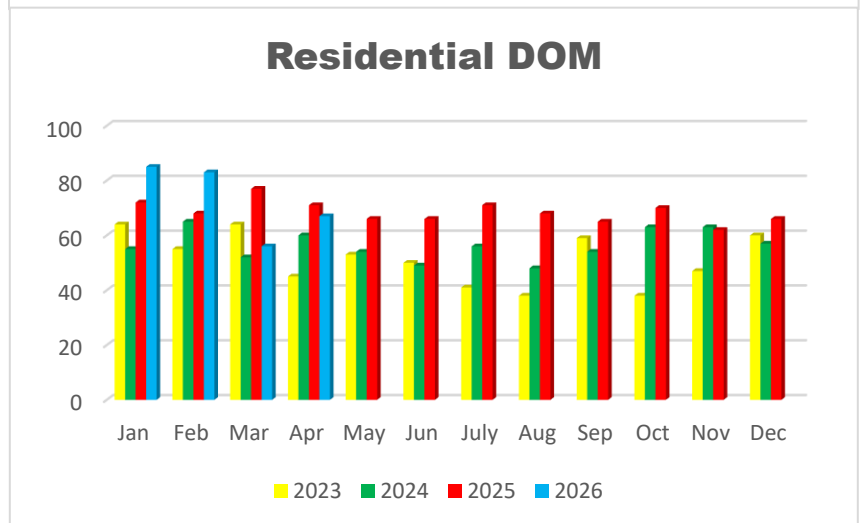
YTD Residential Sales		
YTD	Count	%Chg
2026	569	6%
2025	535	-6%
2024	570	-5%



Residential Inventory		
Month / Year	Count	%Chg
Apr'26	850	-5%
Apr'25	892	53%
Apr'24	583	57%

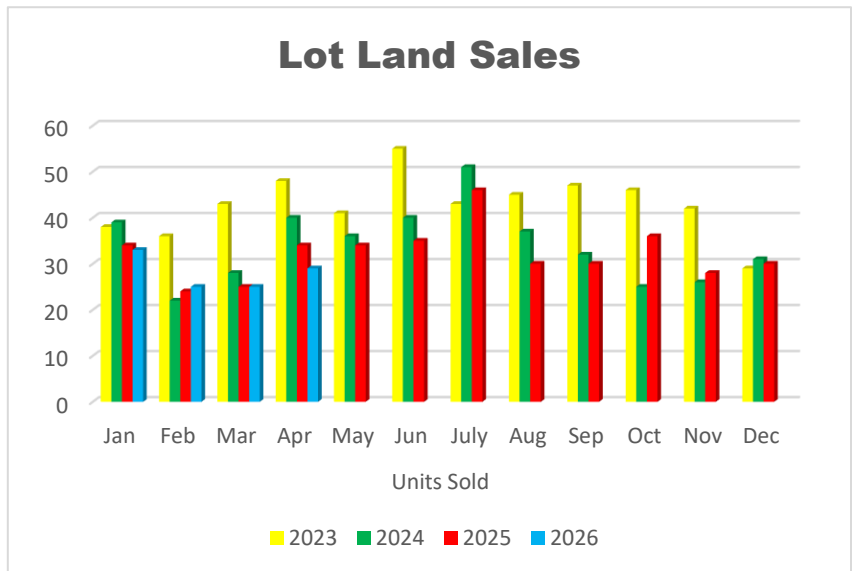


Residential YTD Days on Market		
YTD	2025	2026
Average	72	73
Median	72	75

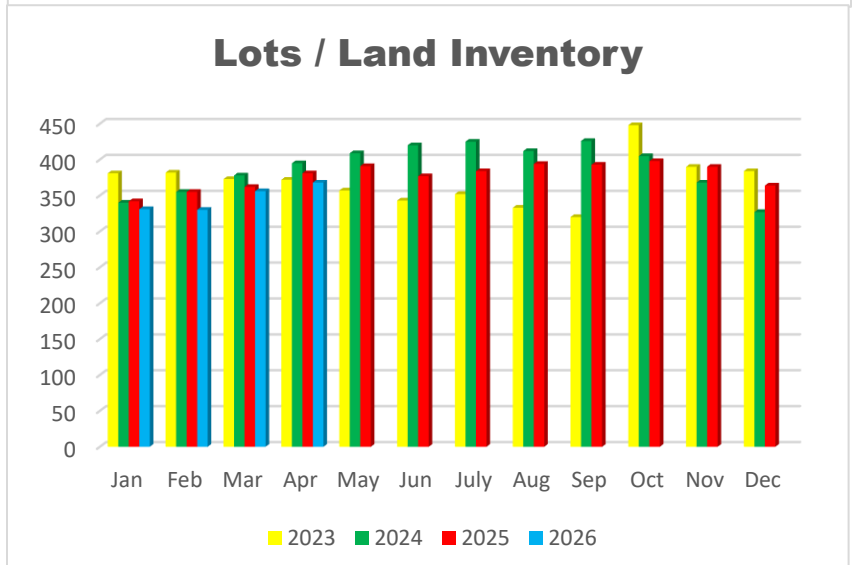


Lots / Land

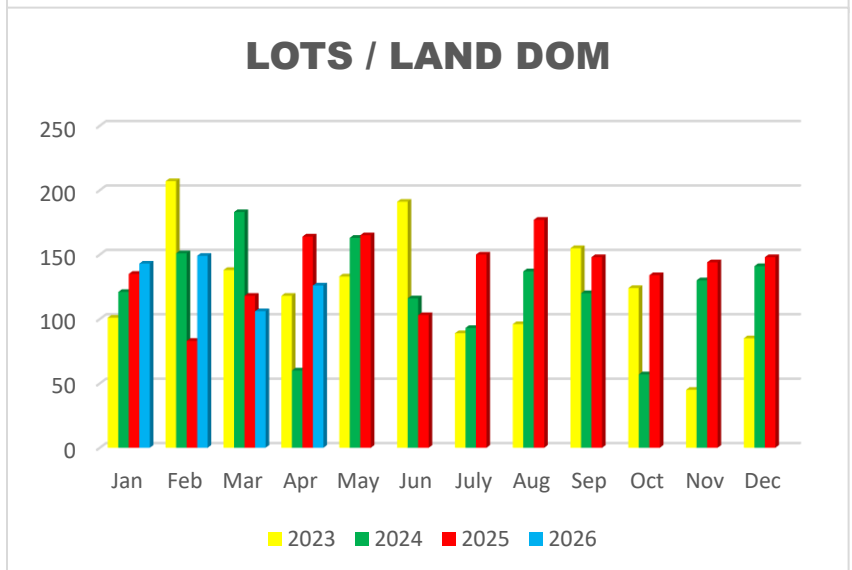
YTD Lot / Land Sales		
YTD	Count	%Chg
2026	112	-4%
2025	117	-9%
2024	129	-22%



Lot / Land Inventory		
Month / Year	Count	%Chg
Apr'26	368	-4%
Apr'25	384	-3%
Apr'24	395	6%



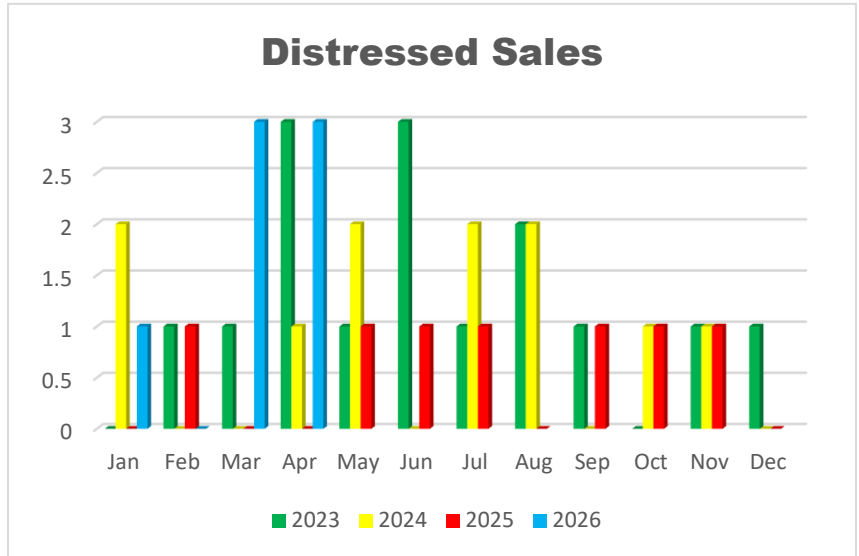
Lots / Land YTD Days on Market		
YTD	2025	2026
Average	125	131
Median	127	135



Distressed Sales

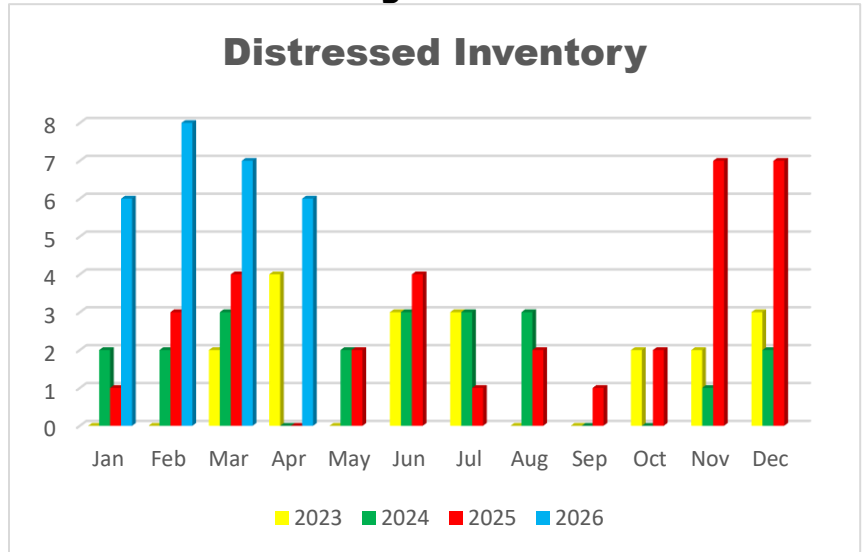
MLS Listed Short Sales / Bank Owned Properties

YTD Distressed Sales		
YTD	Count	%Chg
2026	7	600%
2025	1	-67%
2024	3	-40%



Distressed Inventory

Distressed Sale Inventory		
YTD	Count	%Chg
Apr'26	6	600%
Apr'25	0	-
Apr'24	0	-100%



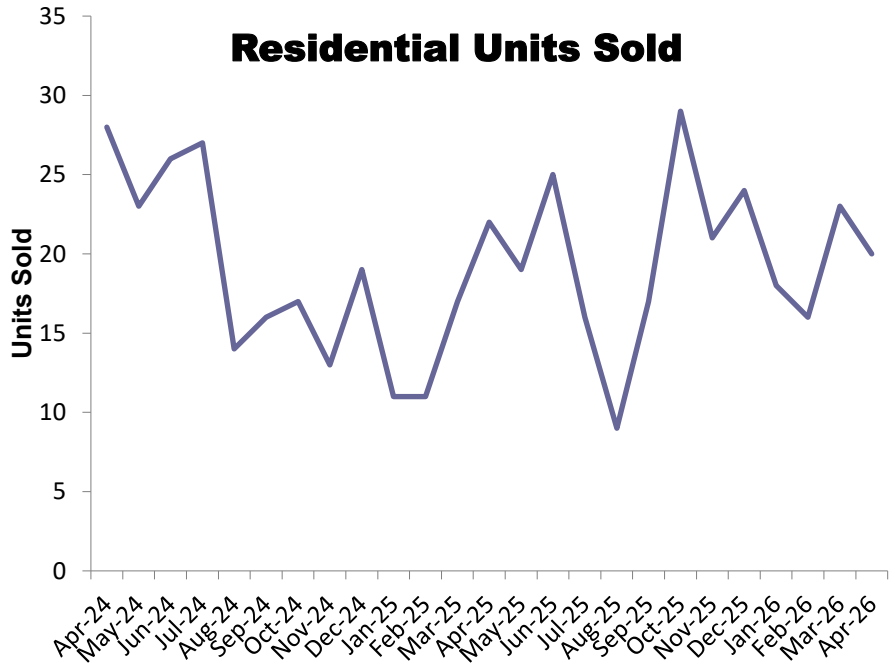
Outer Banks Towns / Areas

Corolla

Average DOM - YTD	
2025	2026
91	78

Year to Date Sales		
Year	Count	%Chg
2026	77	26%
2025	61	-35%
2024	94	12%

Median Sales Price		
Year	MSP	%Chg
2026	\$833,750	10%
2025	\$756,250	-9%
2024	\$828,725	-2%



Duck

Average DOM - YTD	
2025	2026
109	55

Year to Date Sales		
Year	Count	%Chg
2026	32	14%
2025	28	-26%
2024	38	15%

Median Sales Price		
Year	MSP	%Chg
2026	\$858,250	-15%
2025	\$1,008,100	1%
2024	\$993,621	11%

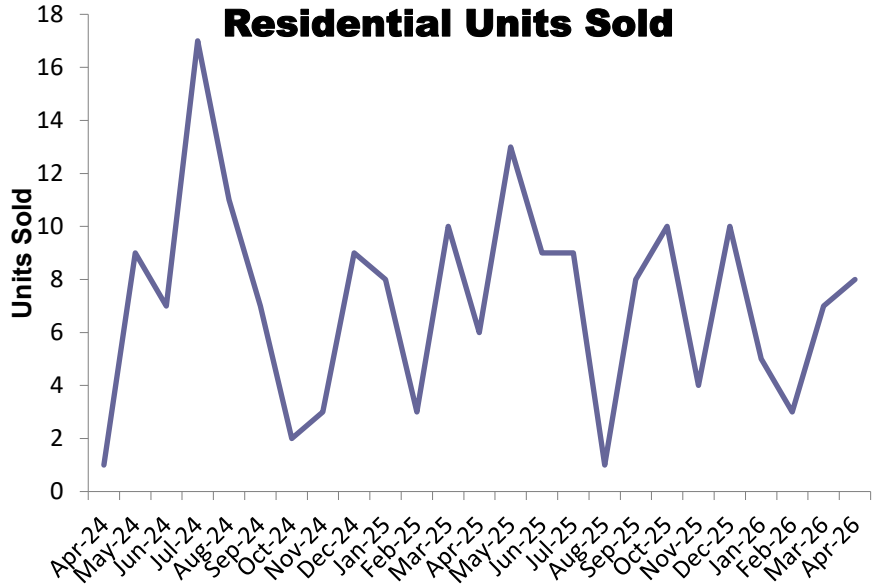


Southern Shores

Average DOM - YTD	
2025	2026
35	75

Year to Date Sales		
Year	Count	%Chg
2026	23	-15%
2025	27	50%
2024	18	-36%

Median Sales Price		
Year	MSP	%Chg
2026	\$718,500	-8%
2025	\$782,475	2%
2024	\$770,000	12%

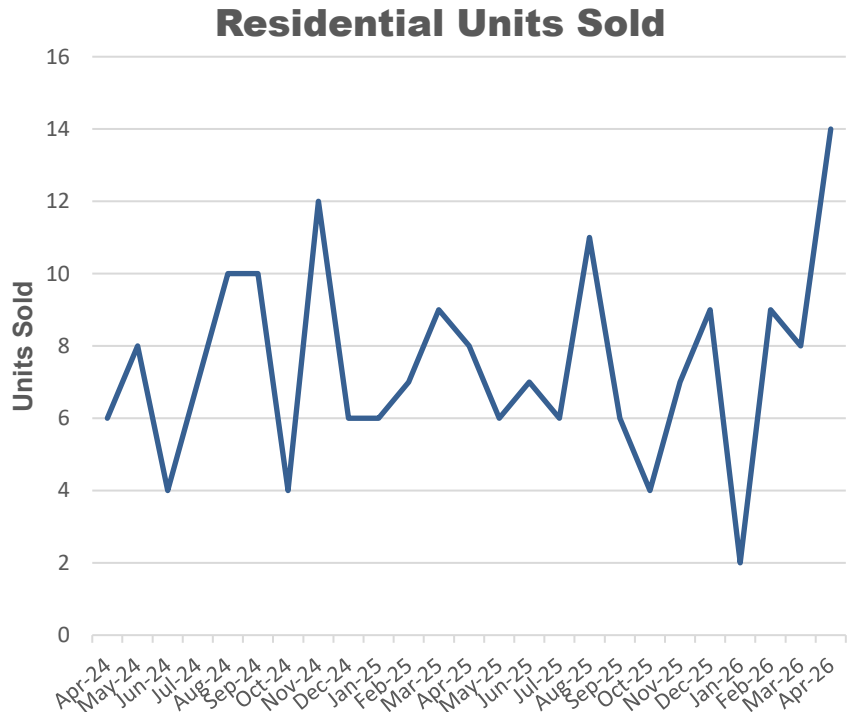


Kitty Hawk

Average DOM - YTD	
2025	2026
65	56

Year to Date Sales		
Year	Count	%Chg
2026	33	10%
2025	30	3%
2024	29	-17%

Median Sales Price		
Year	MSP	%Chg
2026	\$582,500	-10%
2025	\$648,750	14%
2024	\$566,988	3%



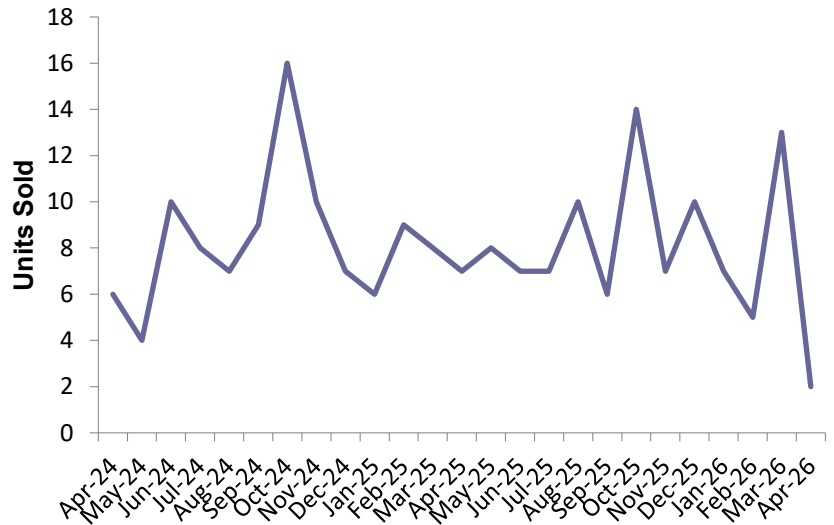
Colington

Average DOM - YTD	
2025	2026
72	32

Year to Date Sales		
Year	Count	%Chg
2026	27	-10%
2025	30	30%
2024	23	15%

Median Sales Price		
Year	MSP	%Chg
2026	\$521,500	-1%
2025	\$526,250	19%
2024	\$440,975	-5%

Residential Units Sold



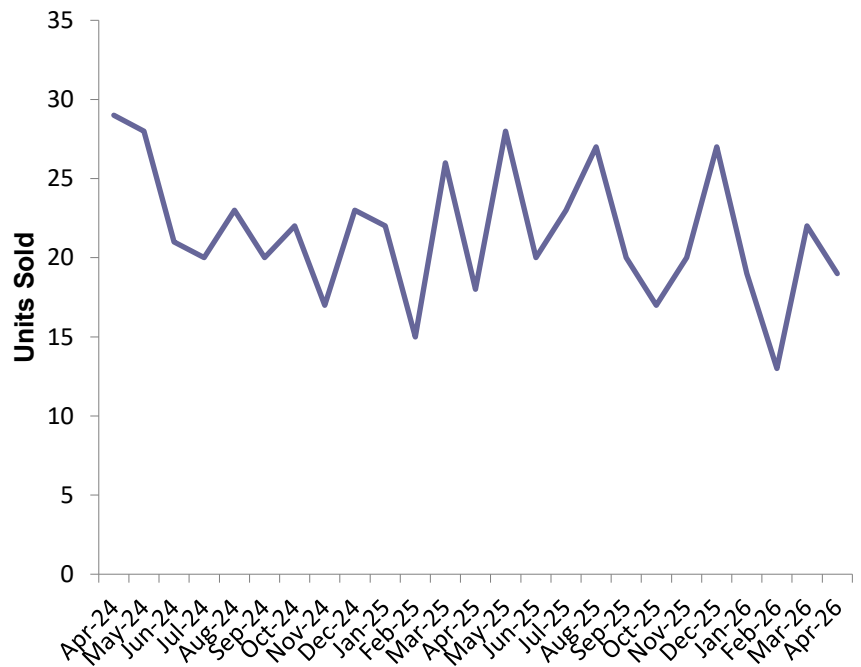
Kill Devil Hills

Average DOM - YTD	
2025	2026
62	63

Year to Date Sales		
Year	Count	%Chg
2026	73	-10%
2025	81	-17%
2024	98	13%

Median Sales Price		
Year	MSP	%Chg
2026	\$592,500	1%
2025	\$588,500	5%
2024	\$561,228	10%

Residential Units Sold

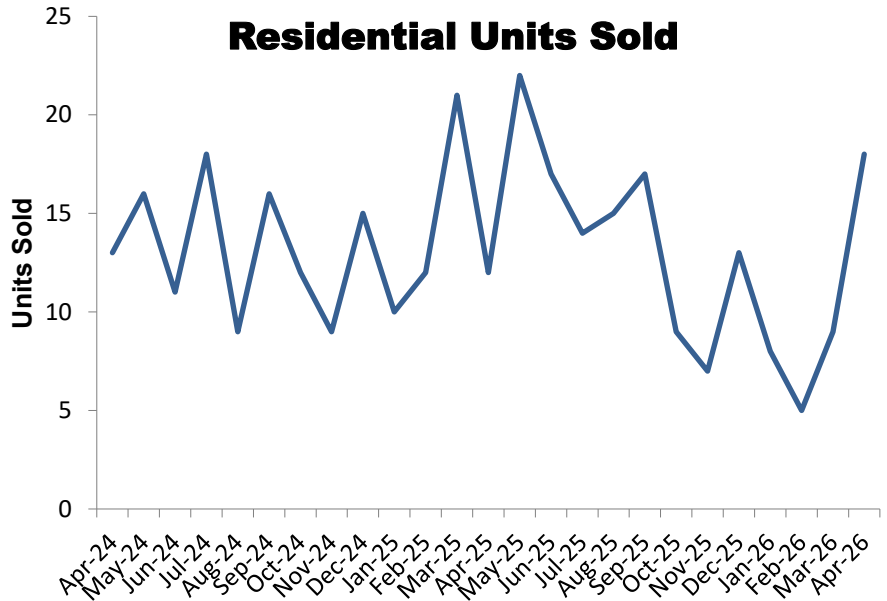


Nags Head

Average DOM - YTD	
2025	2026
66	68

Year to Date Sales		
Year	Count	%Chg
2026	40	-27%
2025	55	53%
2024	36	-40%

Median Sales Price		
Year	MSP	%Chg
2026	\$790,000	0%
2025	\$787,500	-6%
2024	\$834,950	21%

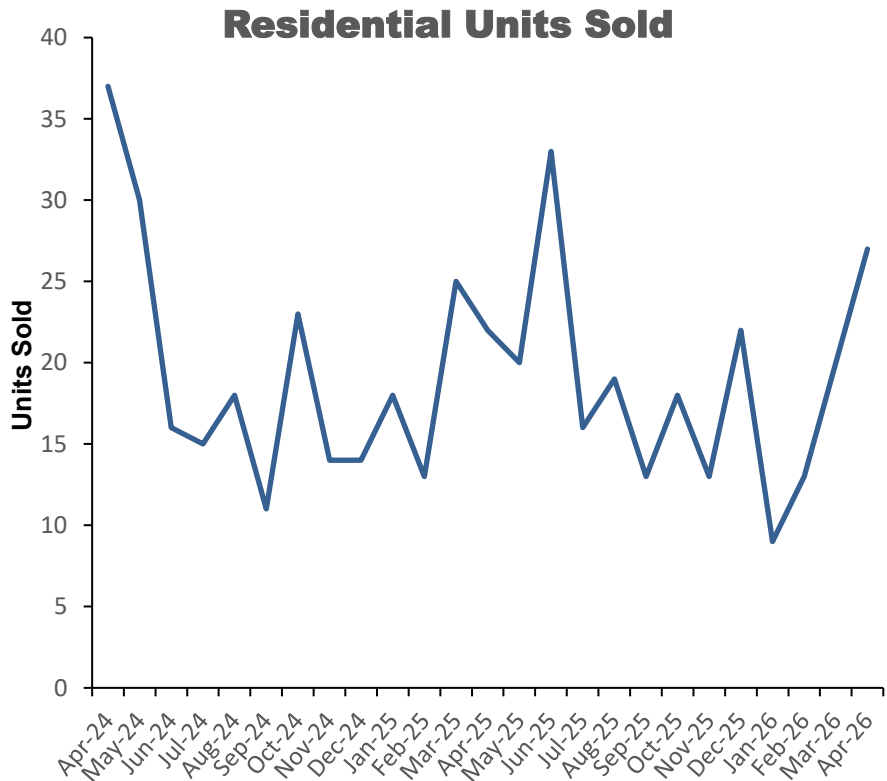


All Hatteras

Average DOM - YTD	
2025	2026
89	72

Year to Date Sales		
Year	Count	%Chg
2026	69	-12%
2025	78	-7%
2024	84	4%

Median Sales Price		
Year	MSP	%Chg
2026	\$558,750	-11%
2025	\$626,300	3%
2024	\$605,500	8%

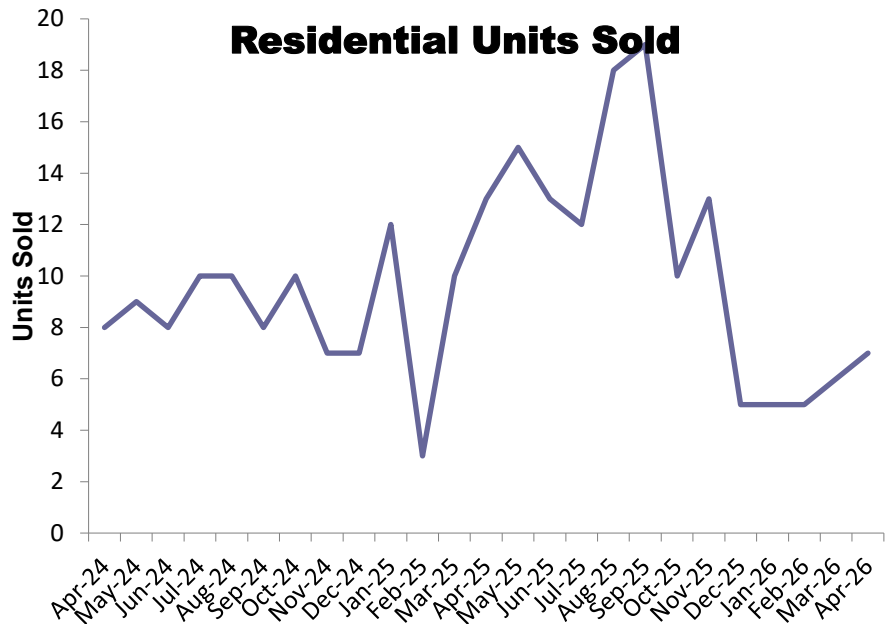


Manteo

Average DOM - YTD	
2025	2026
77	44

Year to Date Sales		
Year	Count	%Chg
2026	23	-39%
2025	38	19%
2024	32	-20%

Median Sales Price		
Year	MSP	%Chg
2026	\$428,169	-17%
2025	\$517,500	-12%
2024	\$586,250	20%

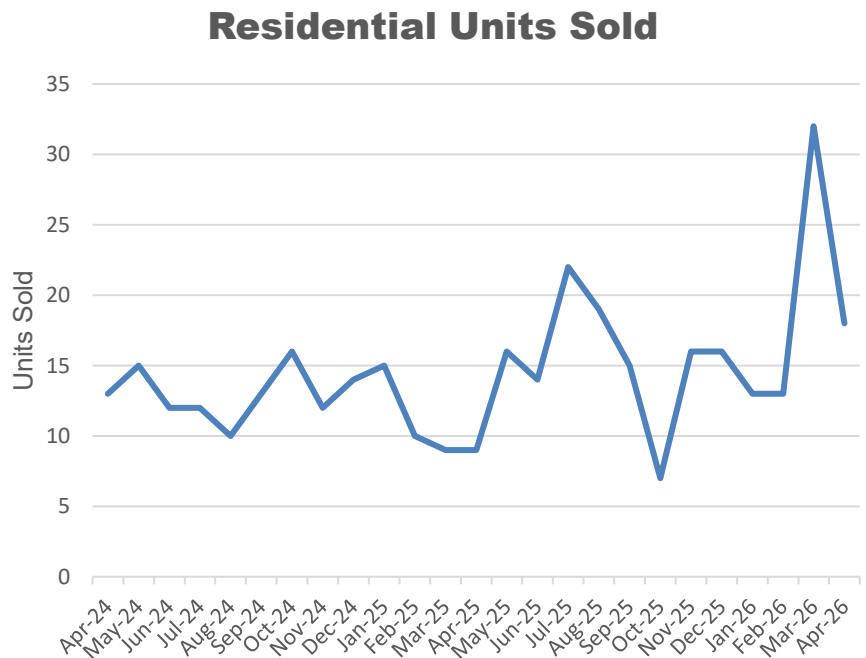


Currituck Mainland

Average DOM - YTD	
2025	2026
73	66

Year to Date Sales		
Year	Count	%Chg
2026	76	77%
2025	43	-12%
2024	49	-17%

Median Sales Price		
Year	MSP	%Chg
2026	\$398,723	0%
2025	\$398,175	1%
2024	\$394,750	9%



Ocracoke Island

Average DOM - YTD	
2025	2026
101	107

Year to Date Sales		
Year	Count	%Chg
2026	8	-33%
2025	12	200%
2024	4	0%

Median Sales Price		
Year	MSP	%Chg
2026	\$571,250	20%
2025	\$478,000	2%
2024	\$470,000	-9%

Residential Units Sold

