



March 2026 MLS Statistical Report

Inventory - March 2025 compared with March 2026:

- Residential Inventory – Up 4%
- Lots / Land Inventory – Down 2%

Sales - March 2025 compared with March 2026:

- Residential Sales – Down 7%
 - Single Family – Up 6%
 - Condo – Down 57%
- Lots / Land Sales – The same 0%

Median Sale Price - March 2025 compared with March 2026

- Residential Median Sale Price – Down 13%
- Lots / Land Median Sale Price – Down 19%

Residential Inventory		
Month / Year	Count	%Chg
Mar'26	846	4%
Mar'25	815	45%
Mar'24	563	58%

Residential Sales		
Month / Year	Count	%Chg
Mar'26	145	-7%
Mar'25	156	-13%
Mar'24	179	-7%

Lots / Land Inventory		
Month / Year	Count	%Chg
Mar'26	356	-2%
Mar'25	362	-4%
Mar'24	378	1%

Single Family Detached Sales		
Month / Year	Count	%Chg
Mar'26	130	6%
Mar'25	123	-17%
Mar'24	148	-9%

Total Inventory		
Month / Year	Count	%Chg
Mar'26	1226	3%
Mar'25	1193	21%
Mar'24	986	30%

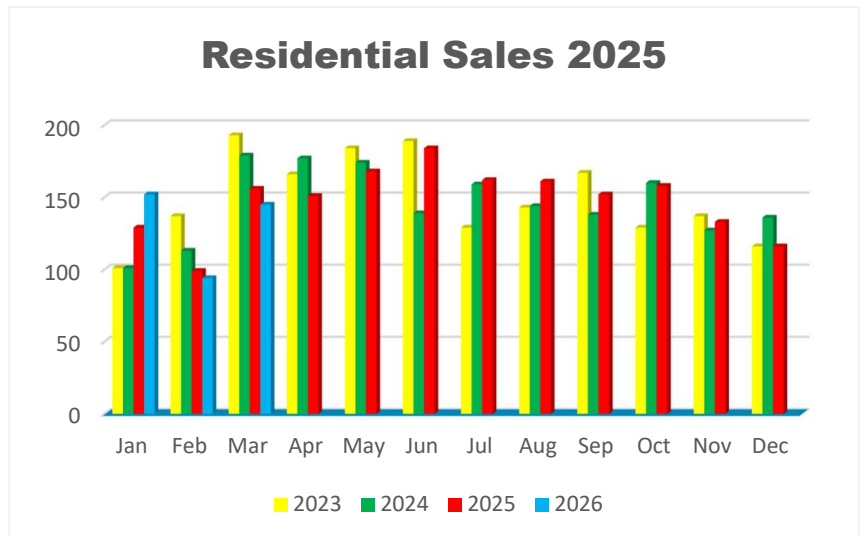
Condo Sales		
Month / Year	Count	%Chg
Mar'26	9	-57%
Mar'25	21	-9%
Mar'24	23	-8%

Data Obtained: April 5, 2026

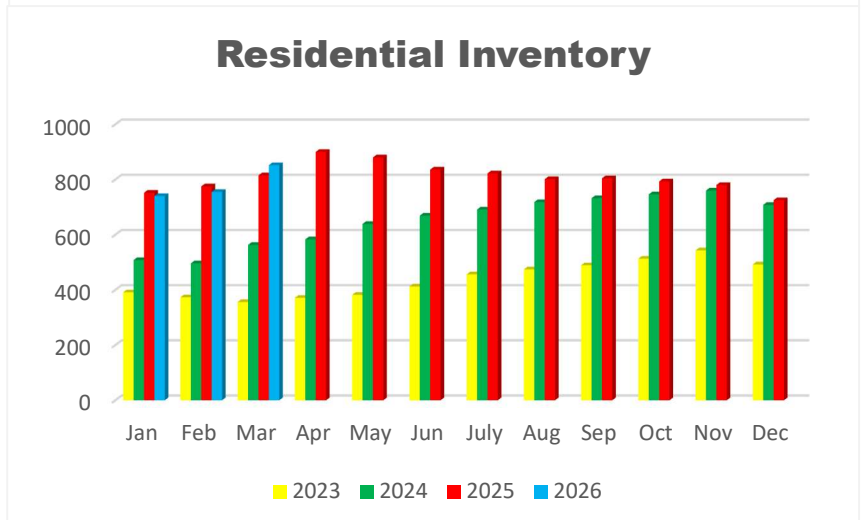
Note: This report reflects updates to previous data.

Residential

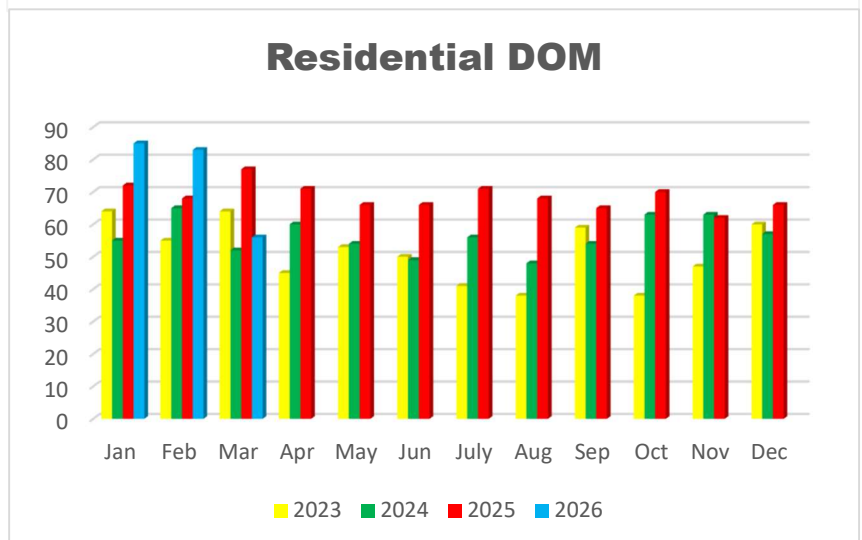
YTD Residential Sales		
YTD	Count	%Chg
2026	391	2%
2025	384	-2%
2024	393	-9%



Residential Inventory		
Month / Year	Count	%Chg
Mar'26	846	4%
Mar'25	815	45%
Mar'24	563	58%

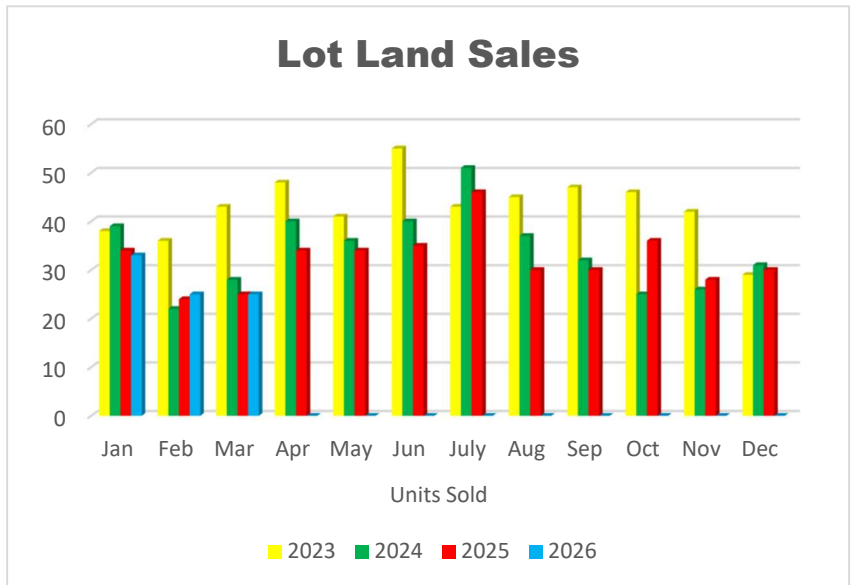


Residential YTD Days on Market		
YTD	2025	2026
Average	72	75
Median	72	83

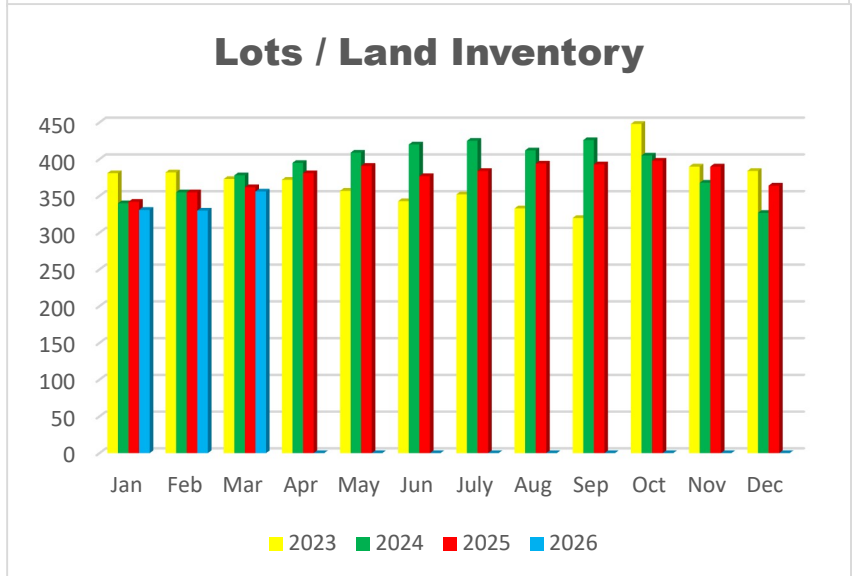


Lots / Land

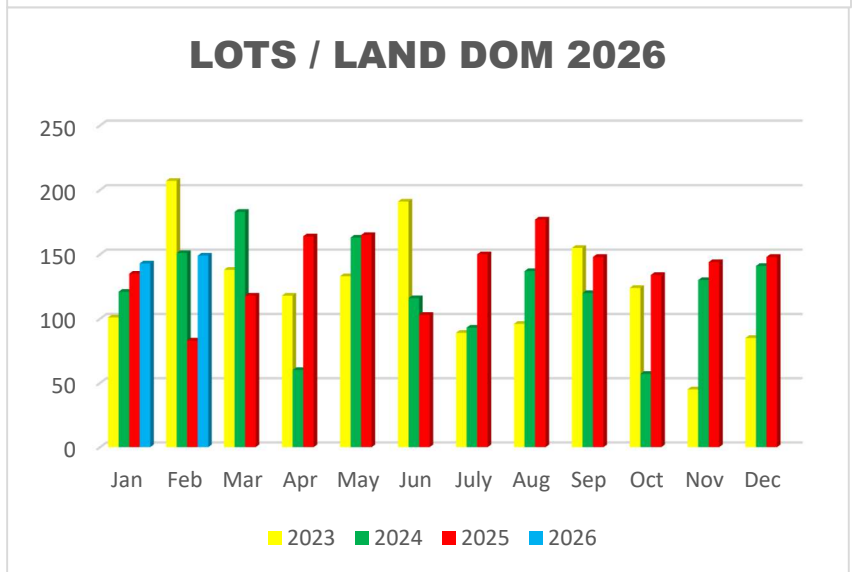
YTD Lot / Land Sales		
YTD	Count	%Chg
2026	92	11%
2025	83	-7%
2024	89	-24%



Lot / Land Inventory		
Month / Year	Count	%Chg
Mar'26	356	-2%
Mar'25	362	-4%
Mar'24	378	1%



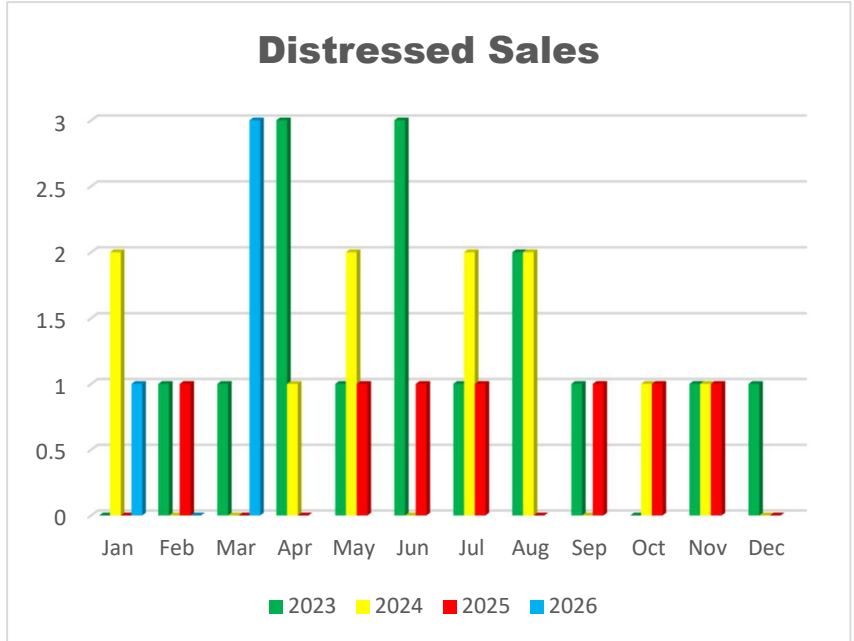
Lots / Land YTD Days on Market		
YTD	2025	2026
Average	112	133
Median	118	143



Distressed Sales

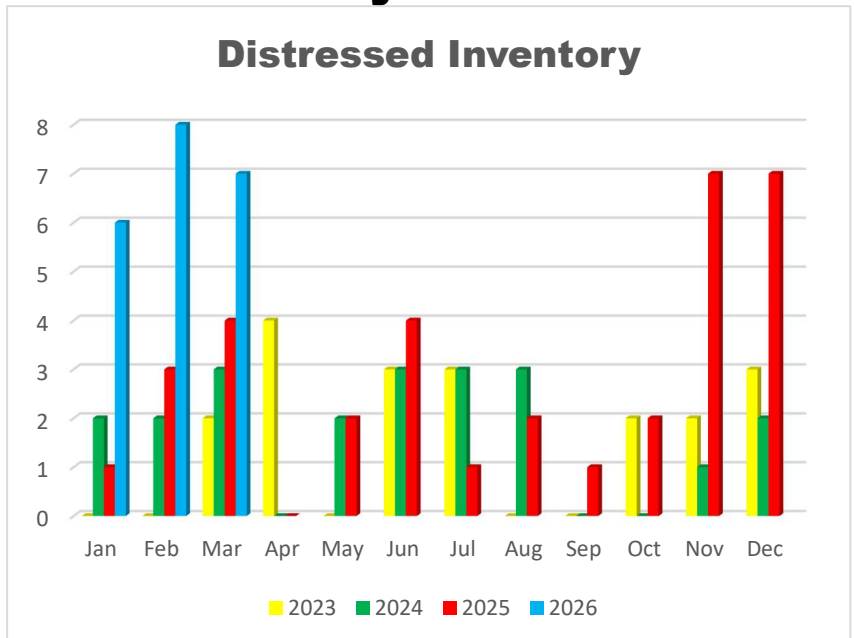
MLS Listed Short Sales / Bank Owned Properties

YTD Distressed Sales		
YTD	Count	%Chg
2026	4	300%
2025	1	-50%
2024	2	0%



Distressed Inventory

Distressed Sale Inventory		
YTD	Count	%Chg
Mar'26	7	75%
Mar'25	4	33%
Mar'24	3	50%



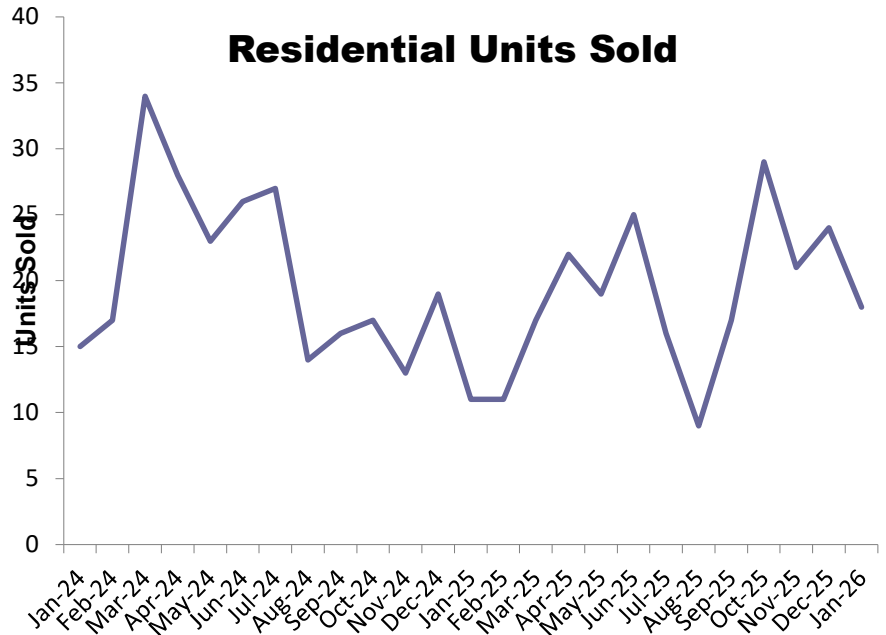
Outer Banks Towns / Areas

Corolla

Average DOM - YTD	
2025	2026
93	89

Year to Date Sales		
Year	Count	%Chg
2026	57	46%
2025	39	-41%
2024	66	-3%

Median Sales Price		
Year	MSP	%Chg
2026	\$899,000	3%
2025	\$870,000	0%
2024	\$868,500	7%

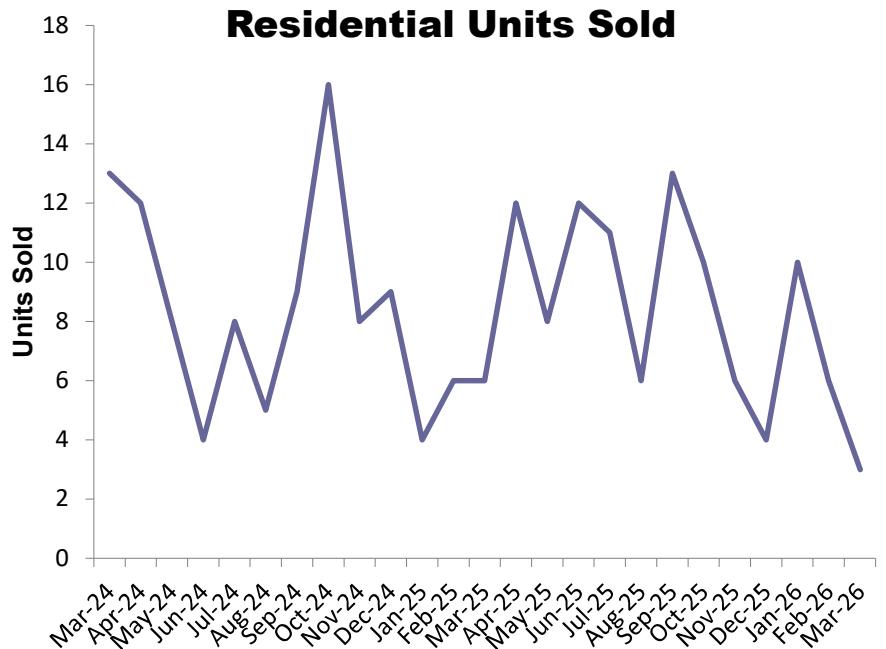


Duck

Average DOM - YTD	
2025	2026
93	42

Year to Date Sales		
Year	Count	%Chg
2026	19	19%
2025	16	-38%
2024	26	24%

Median Sales Price		
Year	MSP	%Chg
2026	\$922,500	-3%
2025	\$949,500	11%
2024	\$857,500	7%

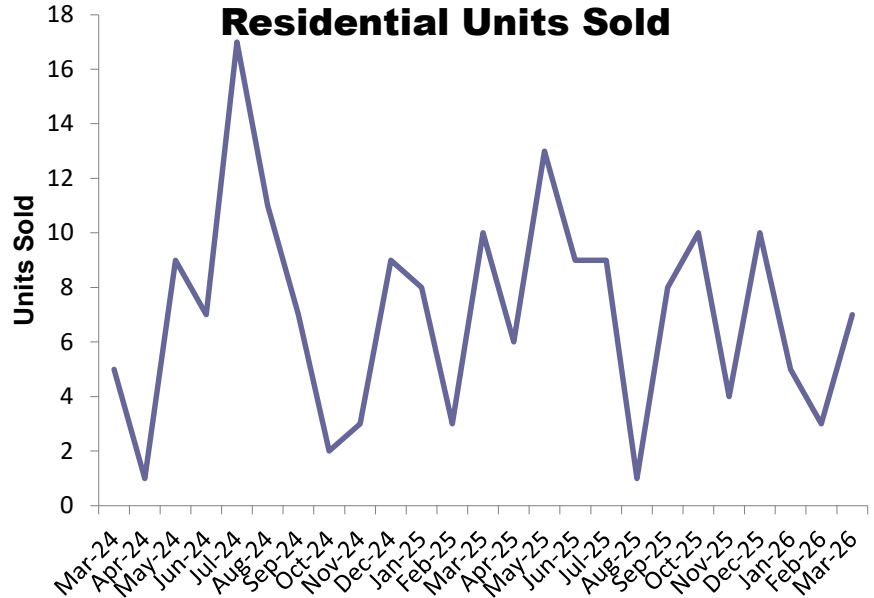


Southern Shores

Average DOM - YTD	
2025	2026
40	41

Year to Date Sales		
Year	Count	%Chg
2026	15	-29%
2025	21	24%
2024	17	-15%

Median Sales Price		
Year	MSP	%Chg
2026	\$718,500	-8%
2025	\$782,000	-3%
2024	\$804,999	9%

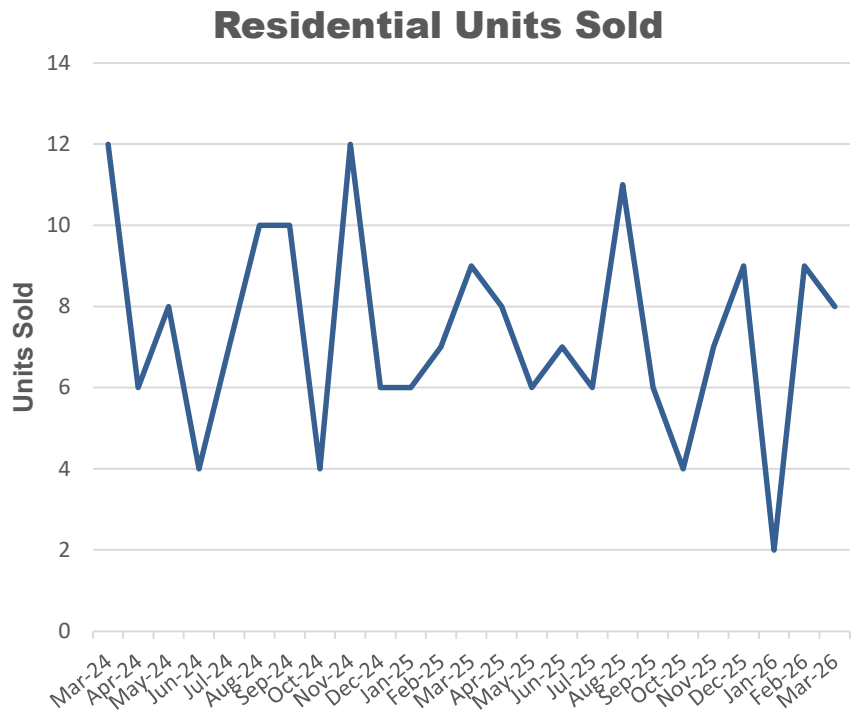


Kitty Hawk

Average DOM - YTD	
2025	2026
63	52

Year to Date Sales		
Year	Count	%Chg
2026	19	-14%
2025	22	-4%
2024	23	-18%

Median Sales Price		
Year	MSP	%Chg
2026	\$605,000	1%
2025	\$600,000	-4%
2024	\$625,000	8%

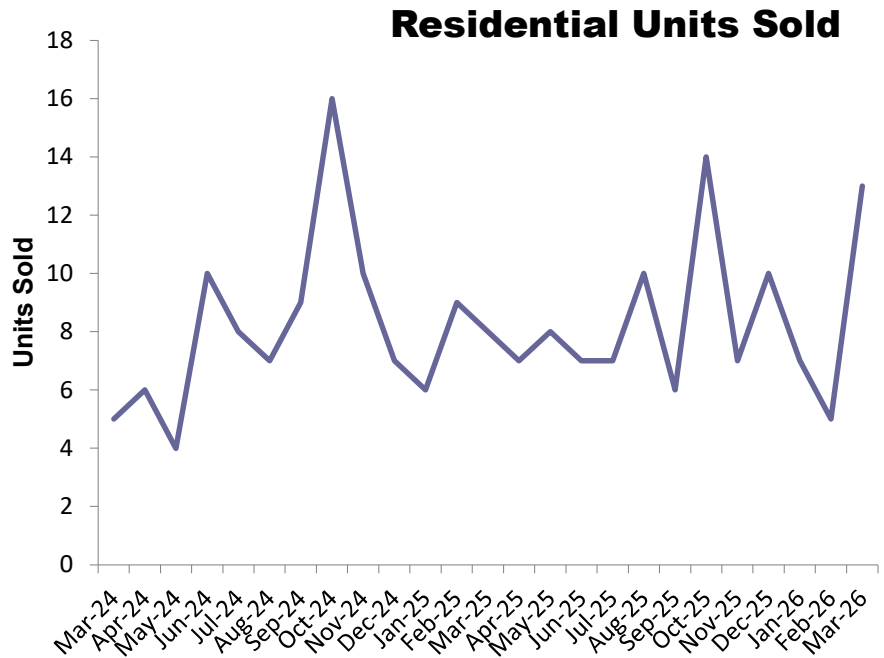


Colington

Average DOM - YTD	
2025	2026
70	52

Year to Date Sales		
Year	Count	%Chg
2026	25	9%
2025	23	35%
2024	17	31%

Median Sales Price		
Year	MSP	%Chg
2026	\$521,500	7%
2025	\$489,000	1%
2024	\$485,000	3%

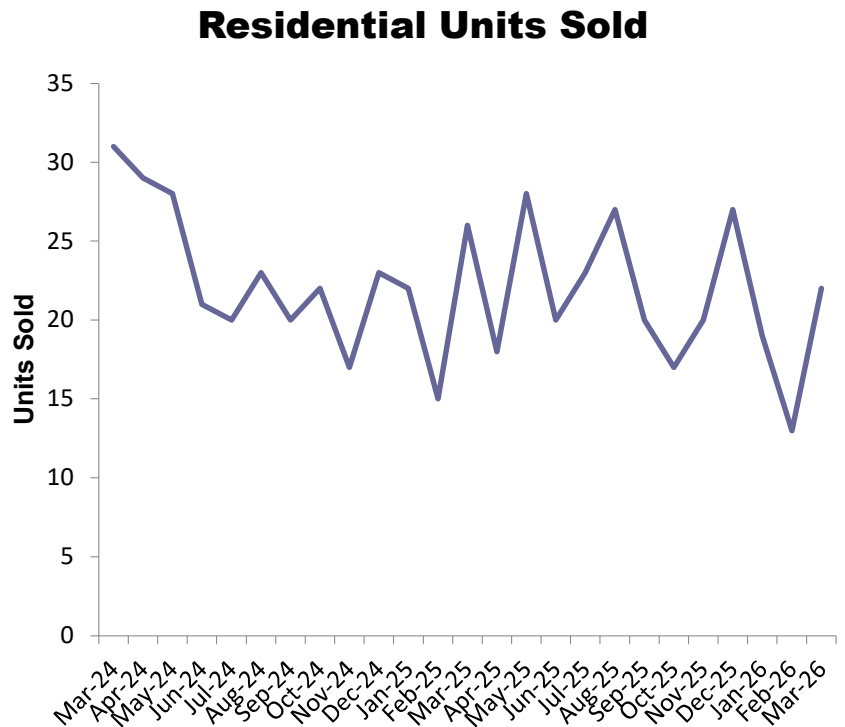


Kill Devil Hills

Average DOM - YTD	
2025	2026
65	57

Year to Date Sales		
Year	Count	%Chg
2026	54	-14%
2025	63	-9%
2024	69	15%

Median Sales Price		
Year	MSP	%Chg
2026	\$592,000	6%
2025	\$559,000	3%
2024	\$545,000	2%

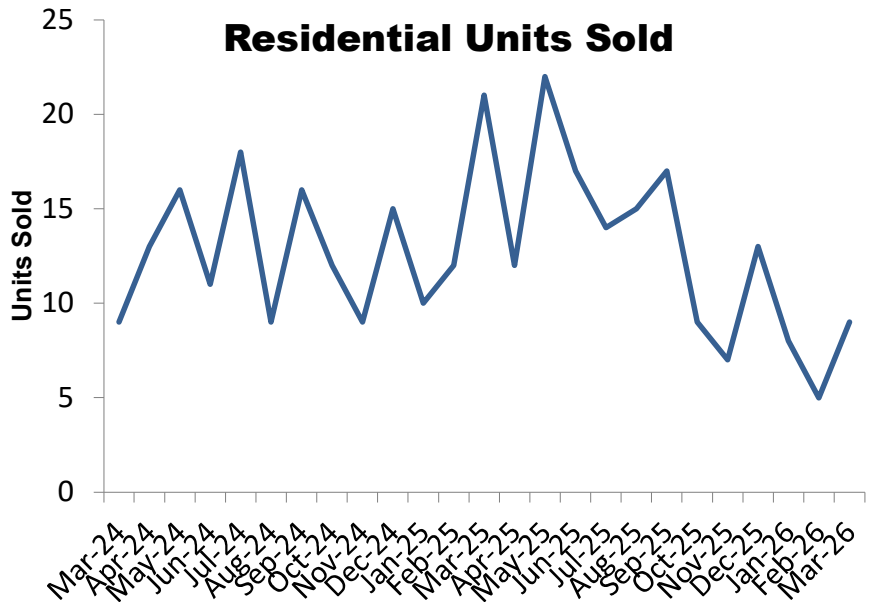


Nags Head

Average DOM - YTD	
2025	2026
57	73

Year to Date Sales		
Year	Count	%Chg
2026	22	-49%
2025	43	87%
2024	23	-41%

Median Sales Price		
Year	MSP	%Chg
2026	\$741,500	4%
2025	\$715,000	-15%
2024	\$840,000	24%

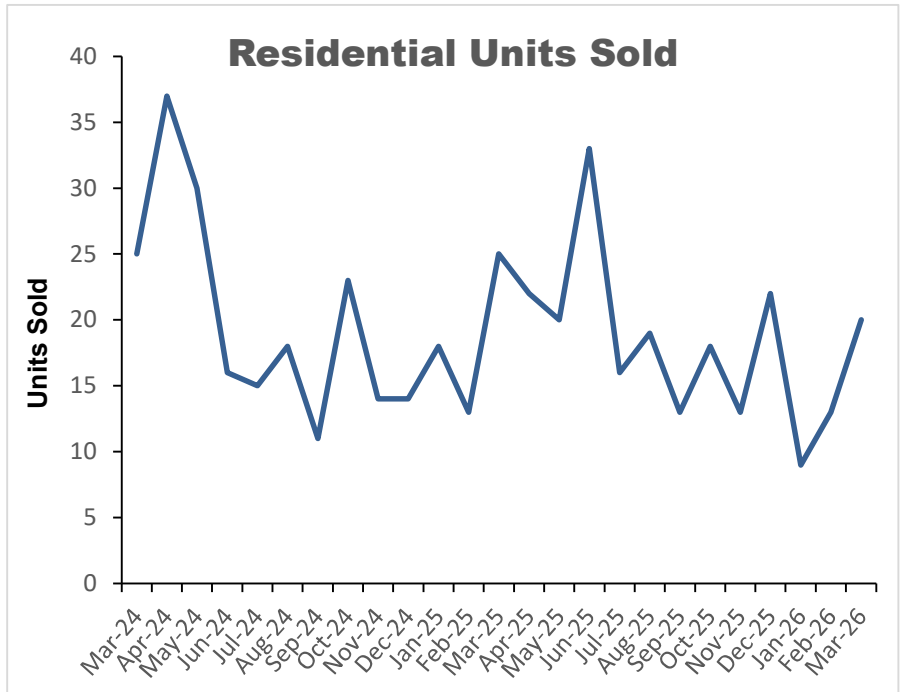


All Hatteras

Average DOM - YTD	
2025	2026
88	110

Year to Date Sales		
Year	Count	%Chg
2026	42	-25%
2025	56	19%
2024	47	-18%

Median Sales Price		
Year	MSP	%Chg
2026	\$565,000	-3%
2025	\$580,000	1%
2024	\$575,000	-3%

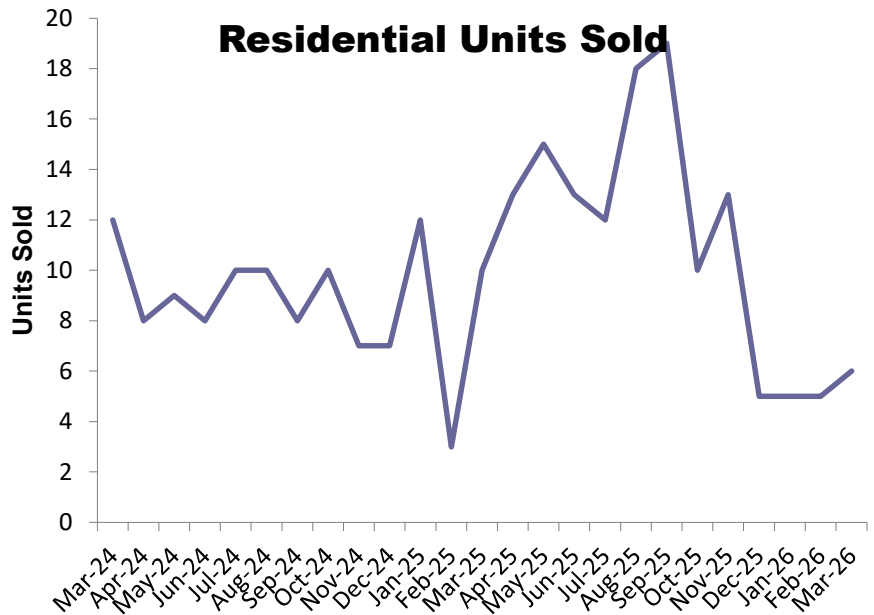


Manteo

Average DOM - YTD	
2025	2026
89	52

Year to Date Sales		
Year	Count	%Chg
2026	16	-36%
2025	25	4%
2024	24	-11%

Median Sales Price		
Year	MSP	%Chg
2026	\$399,500	-29%
2025	\$559,900	0%
2024	\$558,000	15%

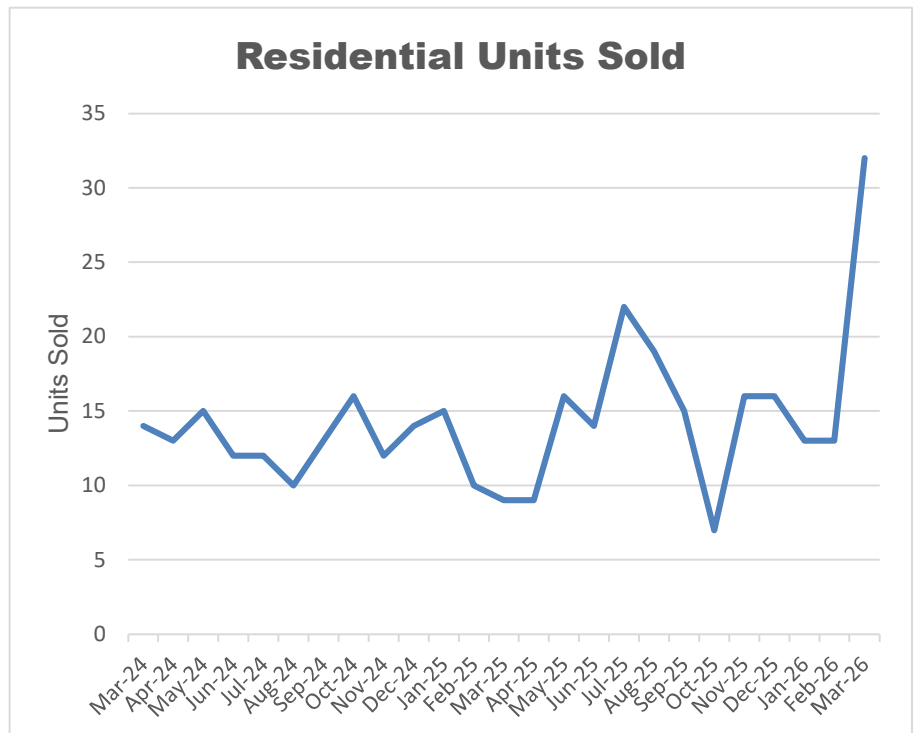


Currituck Mainland

Average DOM - YTD	
2025	2026
82	81

Year to Date Sales		
Year	Count	%Chg
2026	58	71%
2025	34	-6%
2024	36	-23%

Median Sales Price		
Year	MSP	%Chg
2026	\$406,000	-3%
2025	\$420,000	8%
2024	\$388,000	1%



Ocracoke Island

Average DOM - YTD	
2025	2026
91	104

Year to Date Sales		
Year	Count	%Chg
2026	6	-33%
2025	9	800%
2024	1	-50%

Median Sales Price		
Year	MSP	%Chg
2026	\$587,500	24%
2025	\$475,000	-16%
2024	\$565,000	14%

