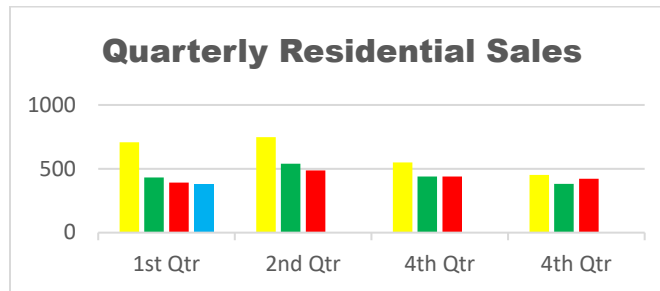


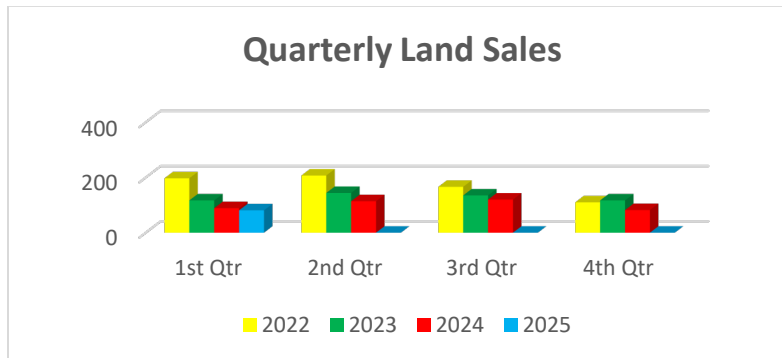


## First Quarter 2025 MLS Statistical Report

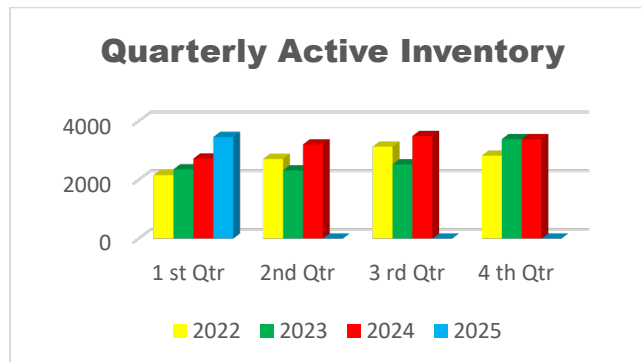
Quarterly Residential Sales – First Quarter Residential sales are down by 3% (2025 – 44 units vs 2024 – 47 units).



Quarterly Lots / Land Sales – First Quarter Lots / Land Sales are down by 9% (2025 - 81 units vs 2024 - 89 units).



Quarterly Total Inventory – Total Active Inventory is up by 23% (2025 – 3458 units vs 2024 – 2357 units).



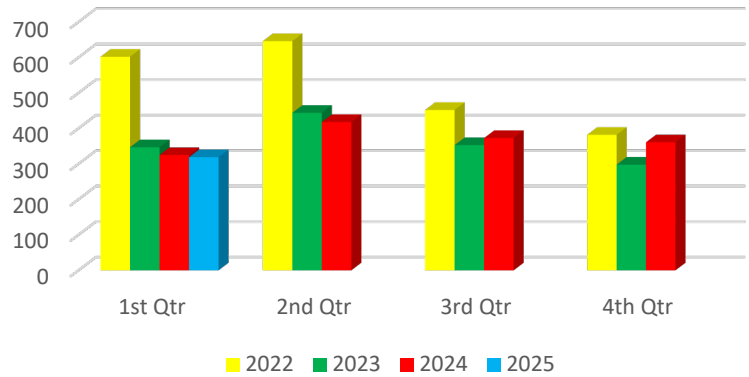
Data Obtained: April 7, 2025  
 Note: This report reflects updates to previous data.

# Residential

## Quarterly SFD Median Sales Price

Year to Date	Count	%Chg
1st Qtr'25	\$621,250	13%
1st Qtr'24	\$550,000	5%
1st Qtr'23	\$524,900	-9%

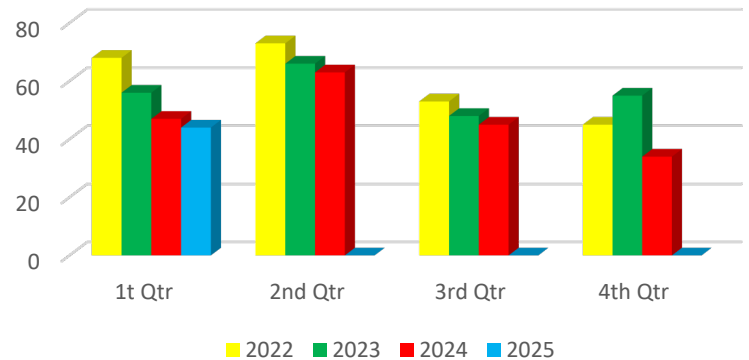
## Quarterly SFD Sales



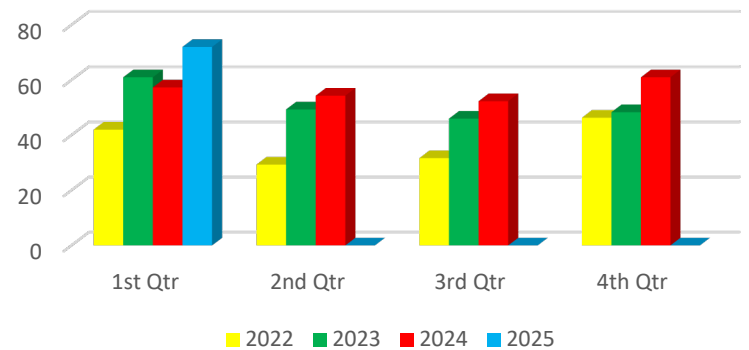
## Condo Median Sales Price

Month / Year	Count	%Chg
1st Qtr'25	\$445,000	-6%
1st Qtr'24	\$475,000	14%
1st Qtr'23	\$415,000	17%

## Quarterly Condo Sales Price



## Quarterly Average Residential DOM



YTD	2024	2025
Average	56	72
Median	29	46

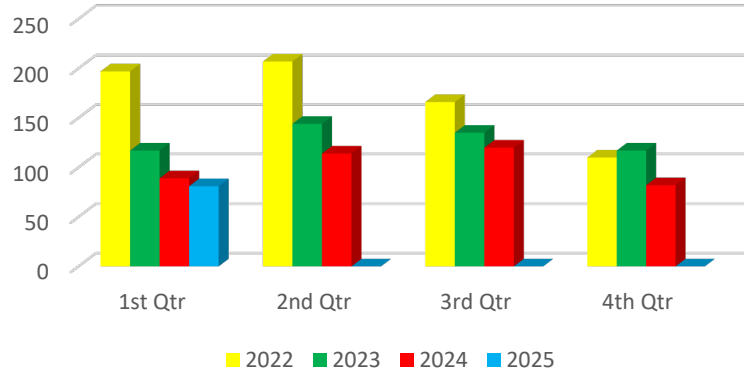
Data Obtained: April 7, 2025  
 Note: This report reflects updates to previous data.

## Lots / Land

### YTD Lot / Land Sales

Month / Year	Count	%Chg
1st Qtr'25	81	-9%
1st Qtr'24	89	-24%
1st Qtr'23	117	-41%

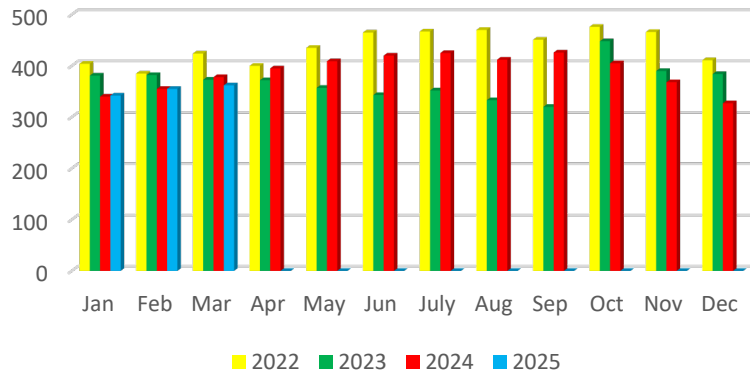
### Quarterly Land Sales



### YTD Lot / Land Inventory

Month / Year	Count	%Chg
Mar'25	362	-4%
Mar'24	378	1%
Mar'23	373	-12%

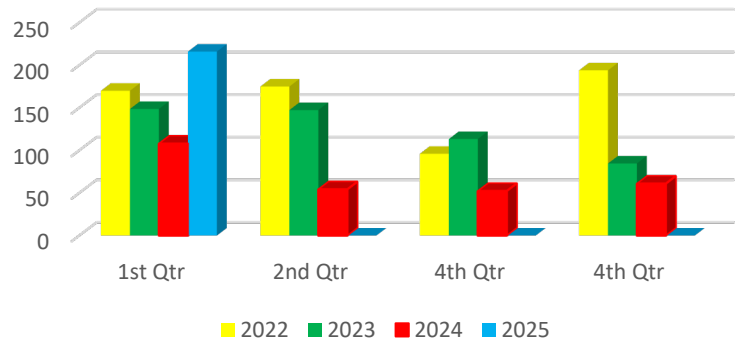
### Lots / Land Inventory



### Lots / Land YTD Days on Market

YTD	2024	2025
Average	147	114
Median	47	29

### Quarterly Average Lots / Land DOM



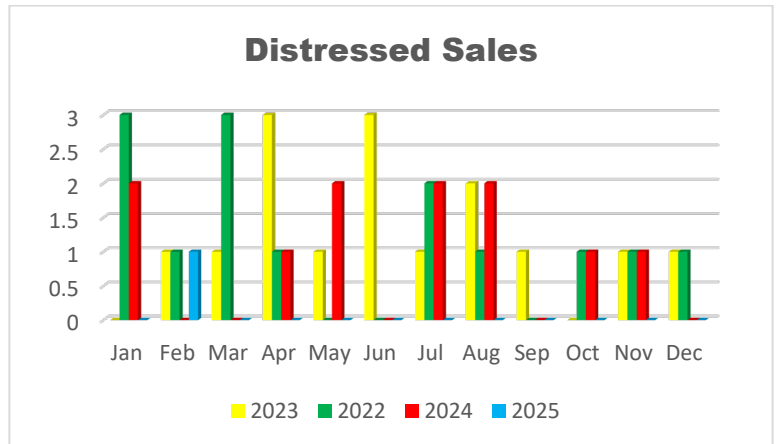
Data Obtained: April 7, 2025  
 Note: This report reflects updates to previous data.

## Distressed Sales

MLS Listed Short Sales / Bank Owned Properties

### Dare County & Surrounding Areas Yearly Distressed Sales

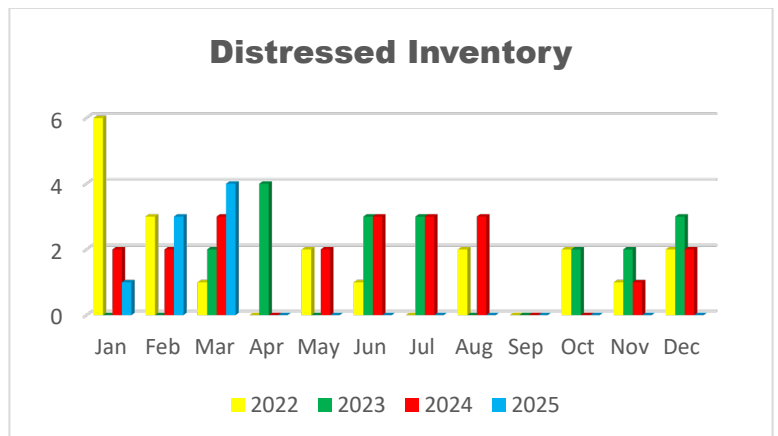
Month / Year	Count	%Chg
Mar'25	0	-
Mar'24	0	-100%
Mar'23	1	-67%



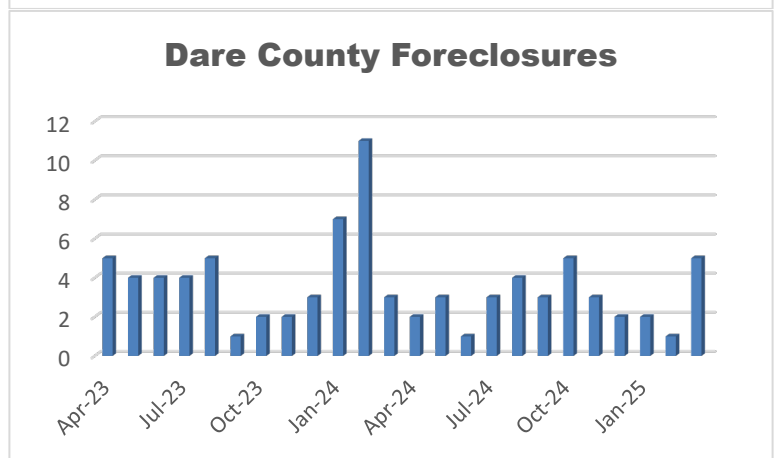
## Distressed Inventory

### Dare County & Surrounding Areas Year to Date Distressed Inventory

Month / Year	Count	%Chg
Mar'25	4	33%
Mar'24	3	50%
Mar'23	2	100%

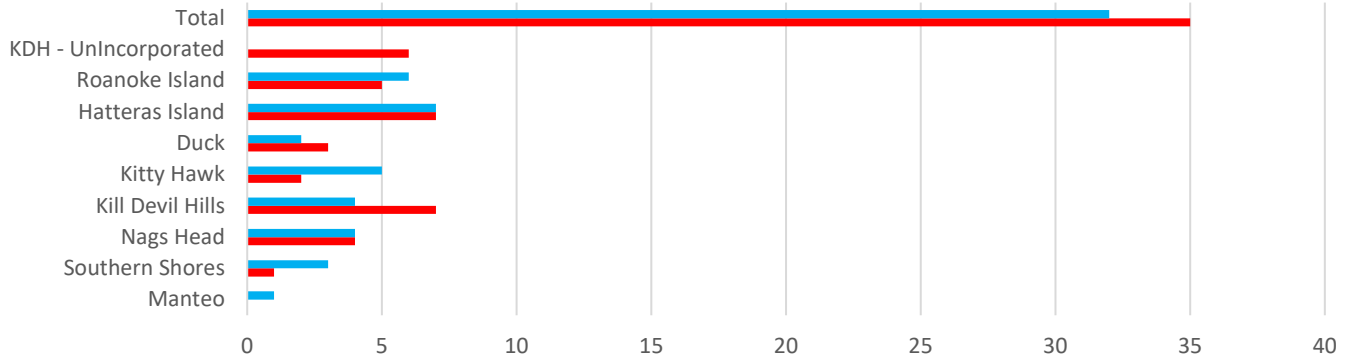


### Dare County Only Foreclosures *\*Court Ordered Foreclosures*



Data Obtained: April 7, 2025  
Note: This report reflects updates to previous data.

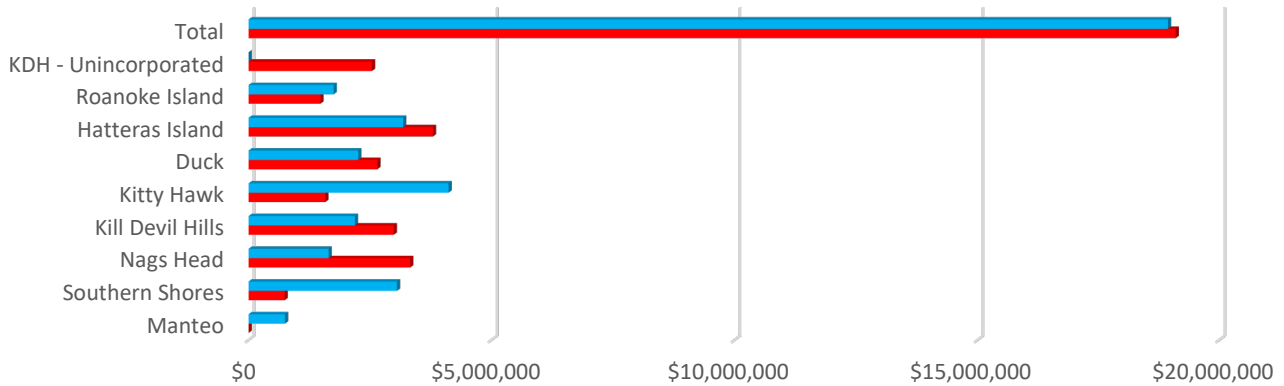
### Building Permits 2024 vs 2025



	Manteo	Southern Shores	Nags Head	Kill Devil Hills	Kitty Hawk	Duck	Hatteras Island	Roanoke Island	KDH - UnIncorporated	Total
■ 2025	1	3	4	4	5	2	7	6	0	32
■ 2024	0	1	4	7	2	3	7	5	6	35

■ 2025 ■ 2024

### Dare County Building Permit Value 2024 vs 2025 Residential New Constuction



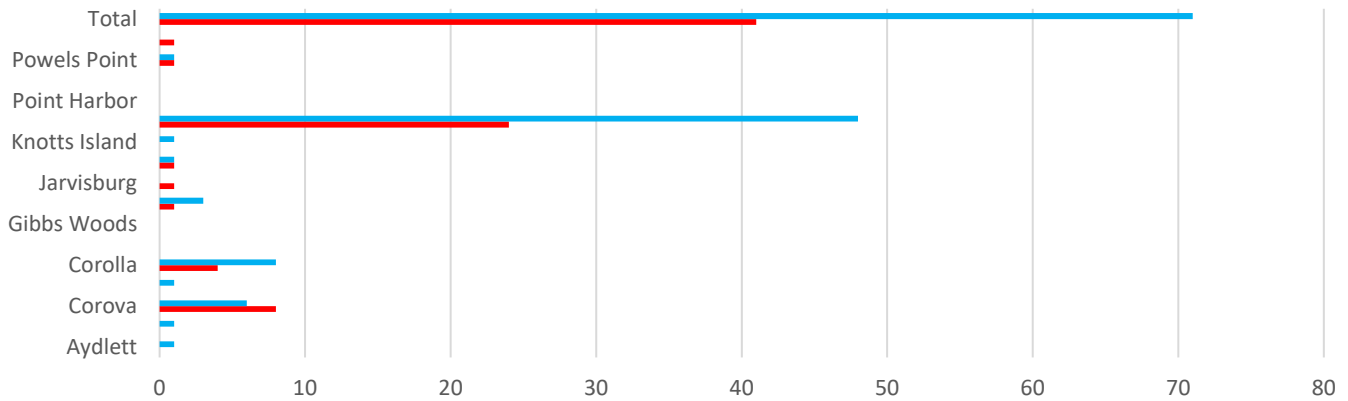
	Manteo	Southern Shores	Nags Head	Kill Devil Hills	Kitty Hawk	Duck	Hatteras Island	Roanoke Island	KDH - Unincorporated	Total
■ 2025	\$750,000	\$3,054,000	\$1,647,000	\$2,187,829	\$4,115,191	\$2,255,000	\$3,179,335	\$1,750,000	\$0	\$18,938,350
■ 2024	\$0	\$742,472	\$3,326,158	\$2,988,566	\$1,579,100	\$2,649,930	\$3,794,476	\$1,478,000	\$2,540,000	\$19,098,700

■ 2025 ■ 2024

Data Obtained: April 7, 2025

Note: This report reflects updates to previous data.

### Currituck County Building Permits 2024 vs 2025

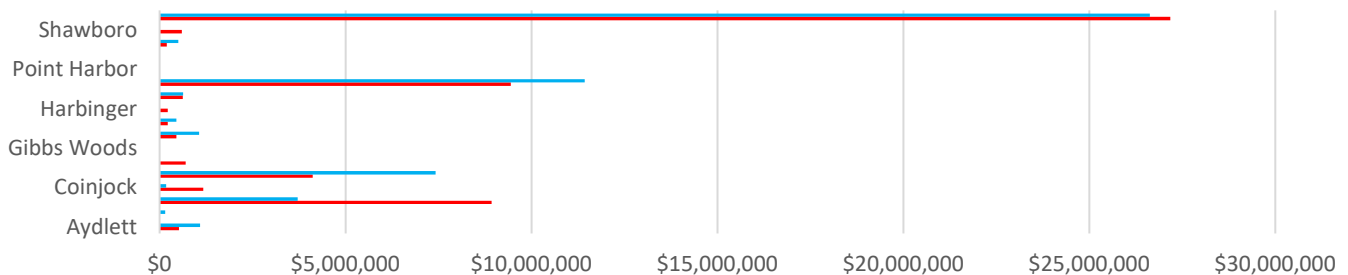


	Aydlett	Barco	Corova	Coinjock	Corolla	Currituck	Gibbs Woods	Grandy	Jarvisburg	Harbinger	Knotts Island	Moyock	Point Harbor	Poplar Branch	Powels Point	Shawboro	Total
■ 2025	1	1	6	1	8	0	0	3	0	1	1	48	0	0	1	0	71
■ 2024	0	0	8	0	4	0	0	1	1	1	0	24	0	0	1	1	41

■ 2025 ■ 2024

### Currituck County Building Permit Value - 2024 vs 2025

#### Residential New Construction



	Aydlett	Barco	Corova	Coinjock	Corolla	Currituck	Gibbs Woods	Grandy	Jarvisburg	Harbinger	Knotts Island	Moyock	Point Harbor	Poplar Branch	Powels Point	Shawboro	Total
■ 2025	\$1,085	\$150,0	\$3,714	\$175,0	\$7,420	\$0	\$0	\$1,063	\$455,5	\$0	\$631,0	\$11,43	\$0	\$0	\$505,4	\$0	\$26,63
■ 2024	\$520,0	\$0	\$8,925	\$1,172	\$4,119	\$700,0	\$0	\$450,0	\$216,0	\$216,0	\$620,0	\$9,441	\$0	\$0	\$194,0	\$600,0	\$27,17

■ 2025 ■ 2024

Data Obtained: April 7, 2025

Note: This report reflects updates to previous data.

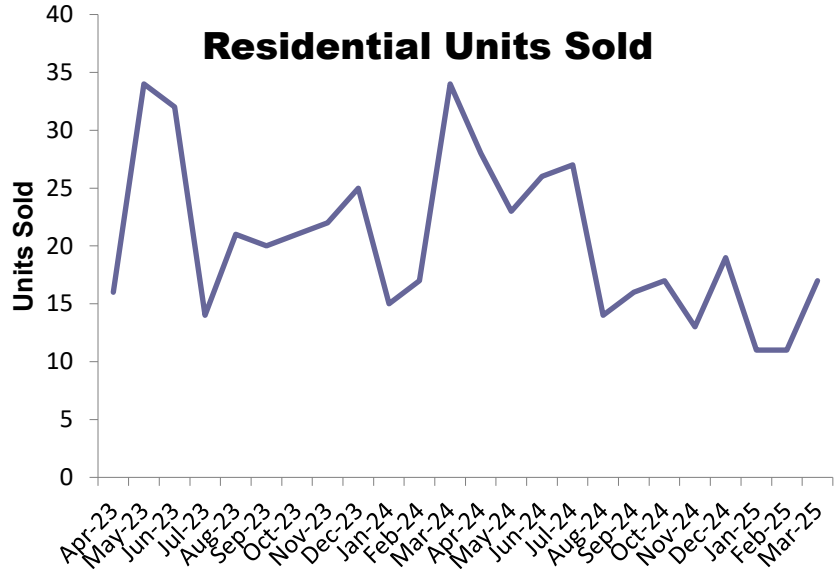
## Outer Banks Towns / Areas

### Corolla

Average DOM - YTD	
2024	2025
61	93

Year to Date Sales		
Year to Date	Count	%Chg
2025	39	-41%
2024	66	-3%
2023	68	-36%

Median Sales Price		
Year	MSP	%Chg
2025	\$780,000	-12%
2024	\$887,000	10%
2023	\$810,000	-4%



### Duck

Average DOM - YTD	
2024	2025
87	93

Year to Date Sales		
Year to Date	Count	%Chg
2025	16	-38%
2024	26	24%
2023	21	-64%

Median Sales Price		
Year	MSP	%Chg
2025	\$913,700	7%
2024	\$857,500	7%
2023	\$799,900	-11%



Data Obtained: April 7, 2025

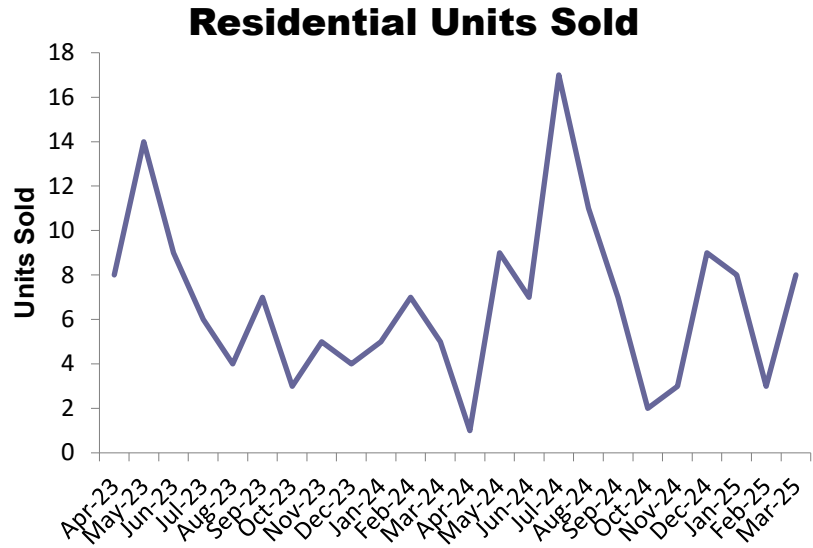
Note: This report reflects updates to previous data.

## Southern Shores

Average DOM - YTD	
2024	2025
23	40

Year to Date Sales		
Year to Date	Count	%Chg
2025	19	12%
2024	17	-15%
2023	20	-41%

Median Sales Price		
Year	MSP	%Chg
2025	\$750,000	-8%
2024	\$815,000	11%
2023	\$737,450	-5%

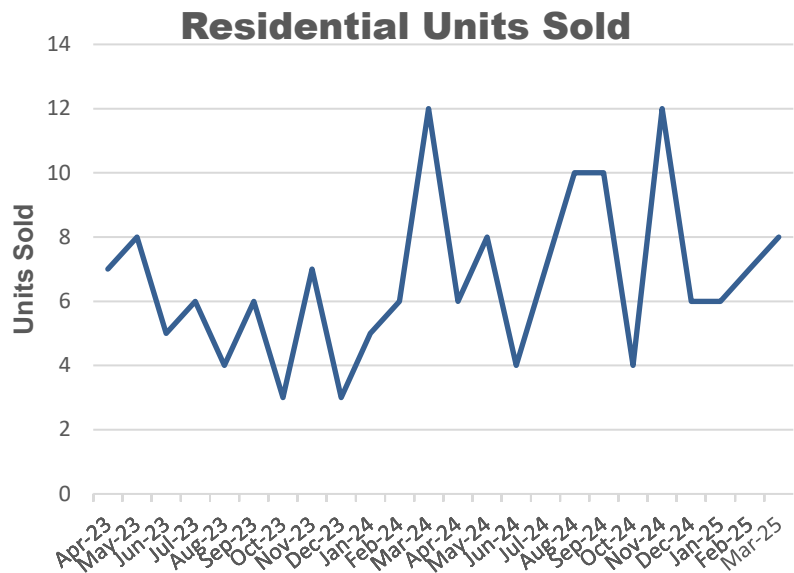


## Kitty Hawk

Average DOM - YTD	
2024	2025
44	63

Year to Date Sales		
Year to Date	Count	%Chg
2025	21	-9%
2024	23	-18%
2023	28	-3%

Median Sales Price		
Year	MSP	%Chg
2025	\$690,000	19%
2024	\$579,000	0%
2023	\$580,000	1%



Data Obtained: April 7, 2025

Note: This report reflects updates to previous data.



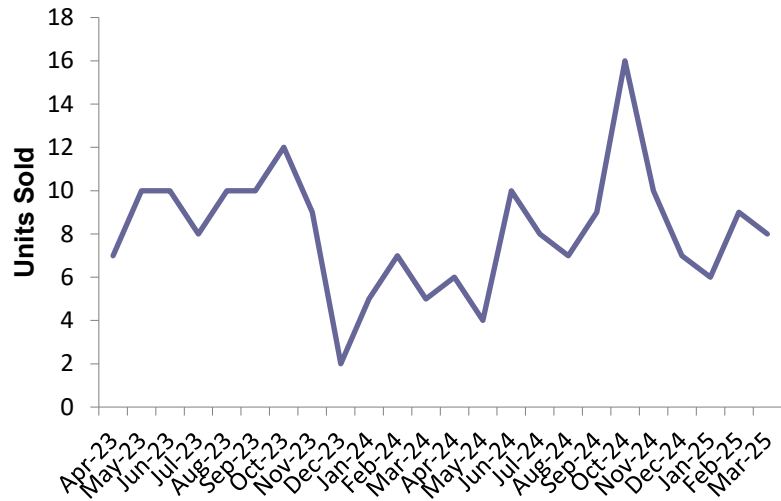
## Colington

Average DOM - YTD	
2024	2025
62	70

Year to Date Sales		
Year to Date	Count	%Chg
2025	23	35%
2024	17	31%
2023	13	-57%

Median Sales Price		
Month / Year	MSP	%Chg
2025	\$495,000	6%
2024	\$465,000	-1%
2023	\$470,000	-4%

### Residential Units Sold



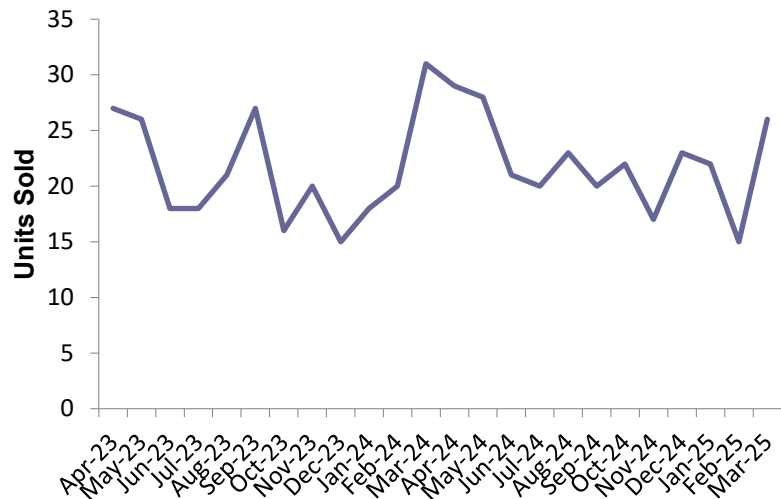
## Kill Devil Hills

Average DOM - YTD	
2024	2025
57	65

Year to Date Sales		
Year to Date	Count	%Chg
2025	63	-9%
2024	69	15%
2023	60	-47%

Median Sales Price		
Month / Year	MSP	%Chg
2025	\$595,000	8%
2024	\$550,000	3%
2023	\$533,750	10%

### Residential Units Sold



Data Obtained: April 7, 2025

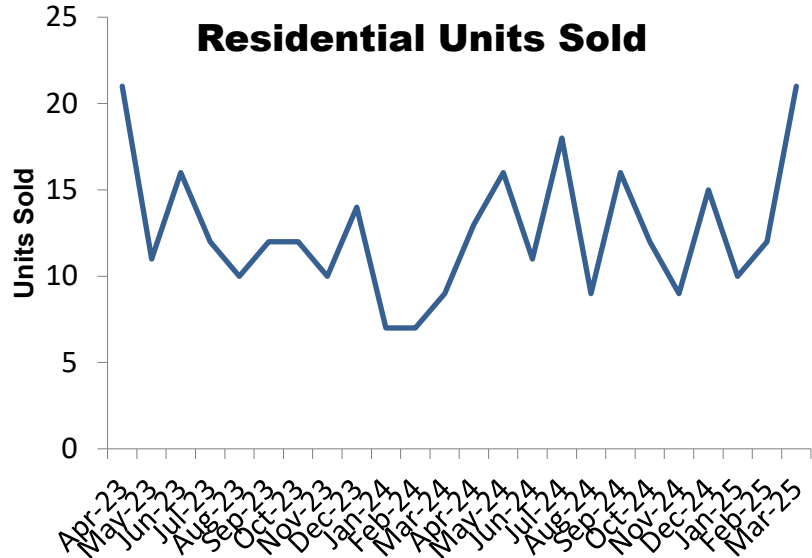
Note: This report reflects updates to previous data.

## Nags Head

Average DOM - YTD	
2024	2025
46	57

Year to Date Sales		
Year to Date	Count	%Chg
2025	43	87%
2024	23	-41%
2023	39	-41%

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

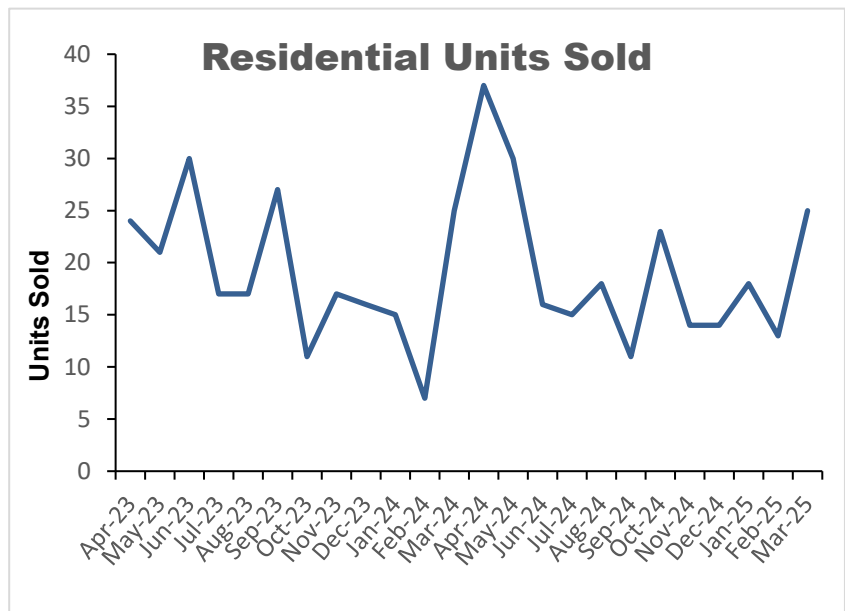


## All Hatteras

Average DOM - YTD	
2024	2025
68	88

Year to Date Sales		
Year to Date	Count	%Chg
2025	56	19%
2024	47	-18%
2023	57	-53%

Median Sales Price		
Month / Year	MSP	%Chg
2025	\$655,000	27%
2024	\$515,000	-13%
2023	\$590,000	-2%



Data Obtained: April 7, 2025

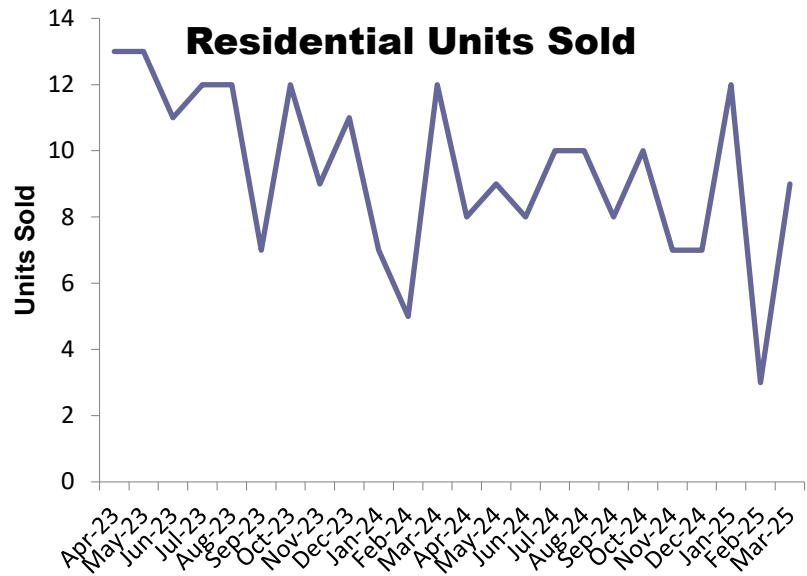
Note: This report reflects updates to previous data.

## Manteo

Average DOM - YTD	
2024	2025
44	89

Year to Date Sales		
Year to Date	Count	%Chg
2025	24	0%
2024	24	-11%
2023	27	-43%

Median Sales Price		
Month / Year	MSP	%Chg
2025	\$538,750	-8%
2024	\$587,500	21%
2023	\$487,000	8%

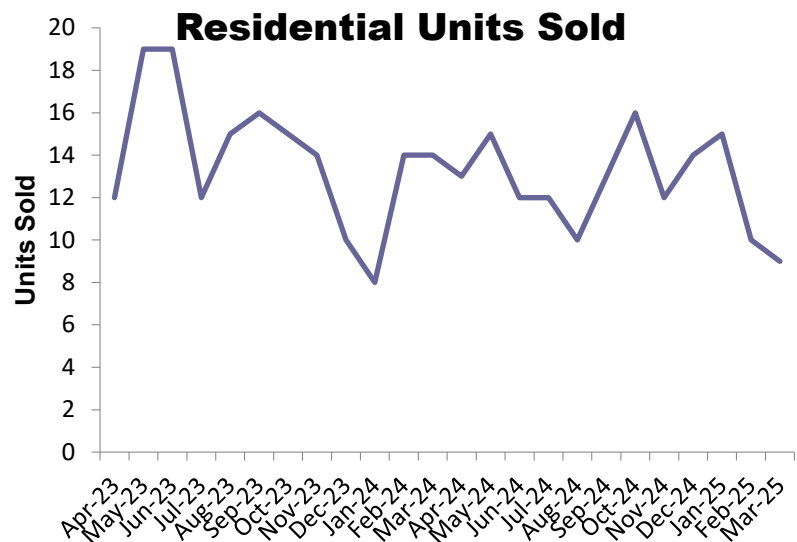


## Currituck Mainland

Average DOM - YTD	
2024	2025
55	82

Year to Date Sales		
Year to Date	Count	%Chg
2025	34	-6%
2024	36	-23%
2023	47	-6%

Median Sales Price		
Month / Year	MSP	%Chg
2025	\$393,738	7%
2024	\$369,000	-4%
2023	\$385,000	1%



Data Obtained: April 7, 2025

Note: This report reflects updates to previous data.

## Ocracoke Island

Average DOM - YTD	
2024	2025
56	91

Year to Date Sales		
Year to Date	Count	%Chg
2025	9	800%
2024	1	-50%
2023	2	-67%

Median Sales Price		
Month / Year	MSP	%Chg
2025	\$492,000	-11%
2024	\$550,000	11%
2023	\$495,000	-7%

