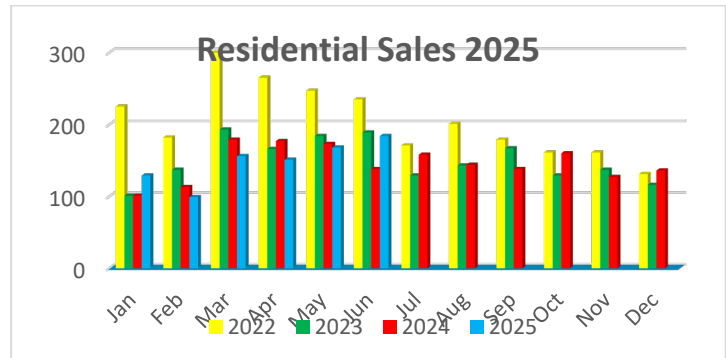
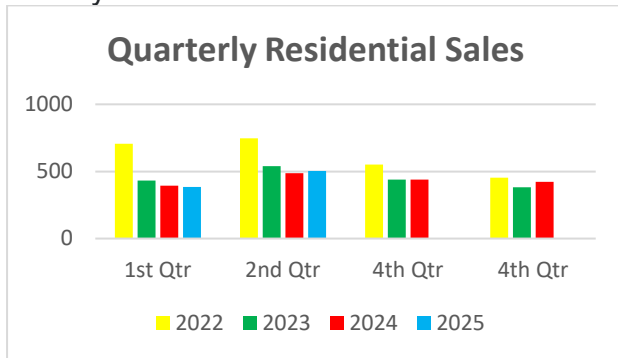


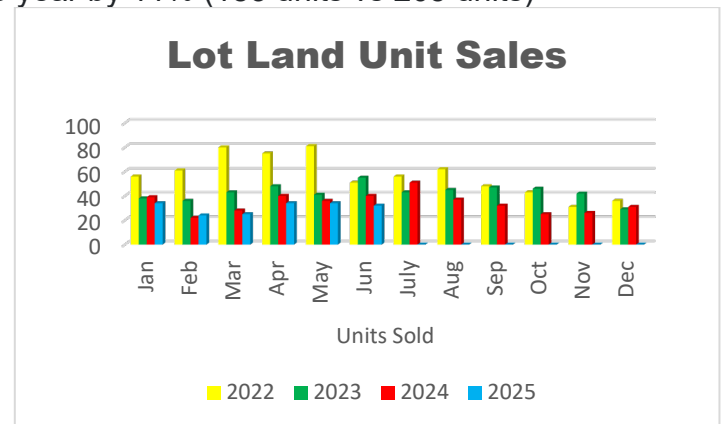
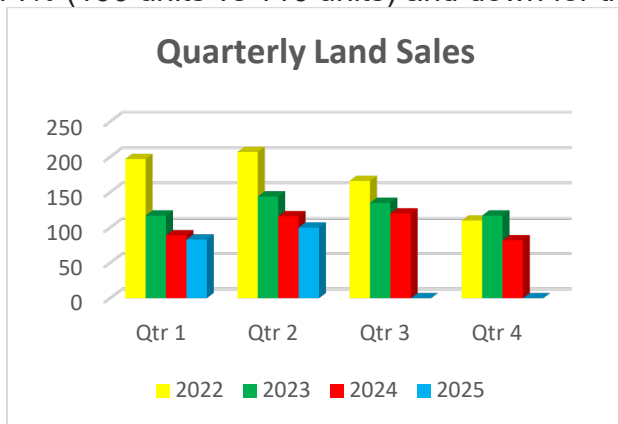


Second Quarter 2025 MLS Statistical Report

Residential Sales – There appears to be some good news for the second quarter. Residential sales are up by 3% (503 units vs 488 units) and, for the year, residential sales are up by 1%. (887 units vs 881 units) Small changes for sure, but this is the first positive change in over a year.



Quarterly Lot / Land Sales – Lot / Land Sales, on the other hand, are down from last year by 14% (100 units vs 116 units) and down for the year by 11% (183 units vs 205 units)



Quarterly New Listings – In the second quarter of 2025 983 new properties have been added to the MLS. That's down 3% from 2024 when 1011 new properties have been added to the MLS. For 2025 there has been a decline of 1% (1951 units vs 1966 units)

Data Obtained: July 7, 2025

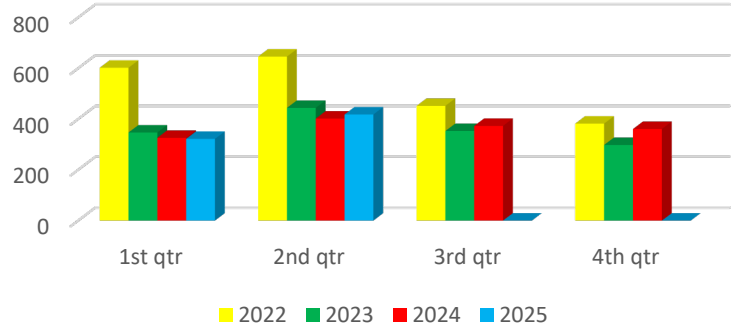
Note: This report reflects updates to previous data.

Residential

2nd Quarter Single Family Detached Sales

Quarter	Count	%Chg
2nd Qtr'25	418	4%
2nd Qtr'24	402	-9%
2nd Qtr'23	444	-31%

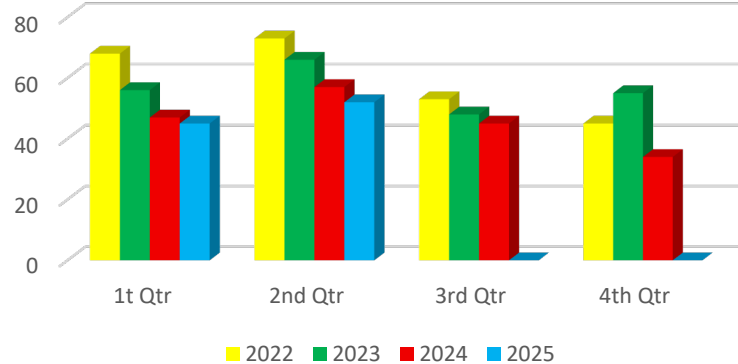
Quarterly Single Family Detached Sales



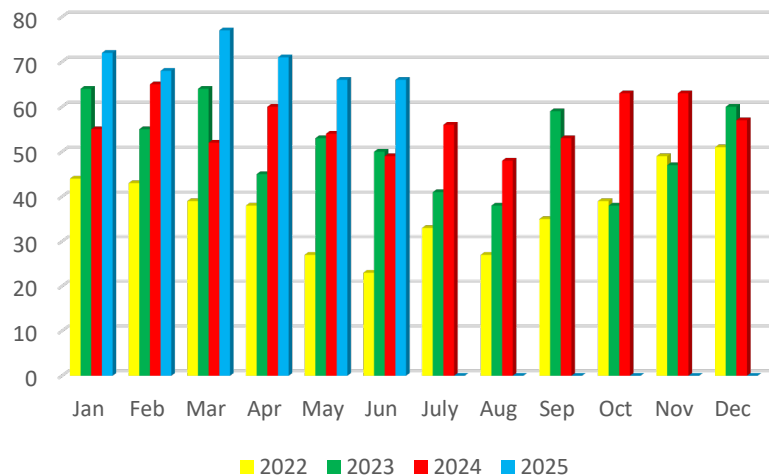
2nd Quarter Condo Sales

Quarter	Count	%Chg
2nd Qtr'25	52	-9%
2nd Qtr'24	57	-14%
2nd Qtr'23	66	-10%

Quarterly Condo Sales



Residential DOM



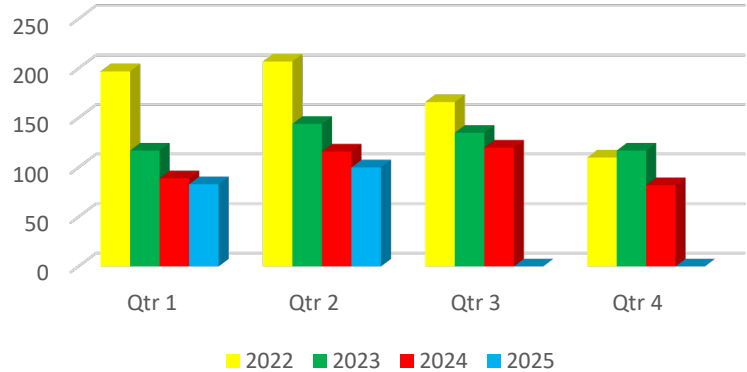
YTD	2024	2025
Average	55	70
Median	25	38

Lots / Land

2nd Quarter Lot / Land Sales

Quarter	Count	%Chg
2nd Qtr'25	100	-14%
2nd Qtr'24	116	-19%
2nd Qtr'23	144	-30%

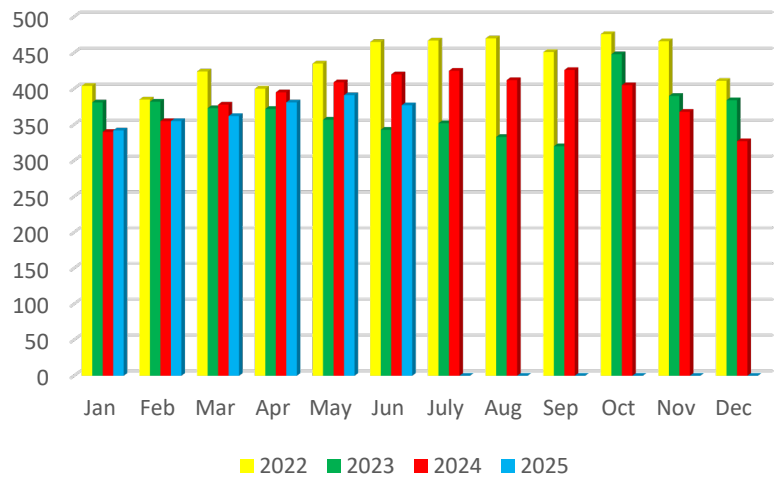
Quarterly Land Sales



2nd Quarter Lot / Land Inventory

Quarter	Count	%Chg
2nd Qtr'25	1149	-6%
2nd Qtr-24	1224	14%
2nd Qtr'23	1072	-18%

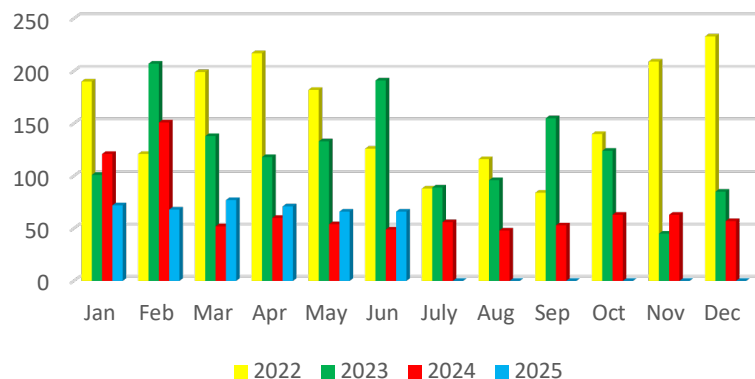
Lots / Land Inventory



Lots / Land YTD Days on Market

YTD	2024	2025
Average	126	130
Median	29	30

LOTS / LAND DOM



Distressed Sales

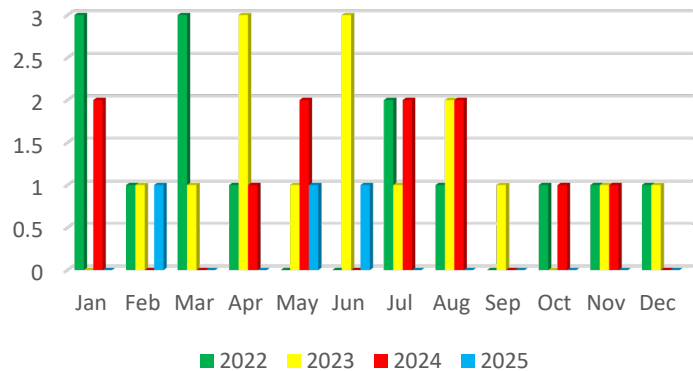
MLS Listed Short Sales / Bank Owned Properties

Dare County & Surrounding Areas

Yearly Distressed Sales

Month / Year	Count	%Chg
June'25	1	-
June'24	0	-100%
June'23	3	-

Distressed Sales



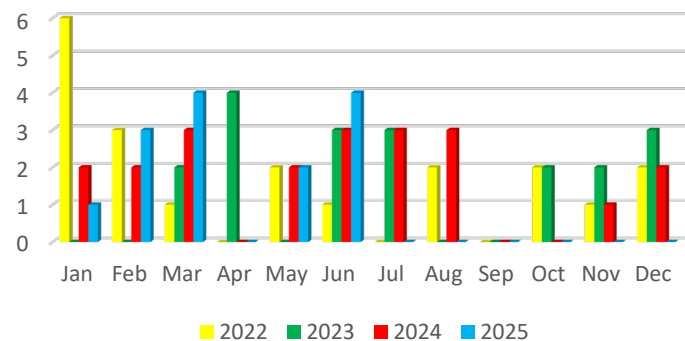
Distressed Inventory

Dare County & Surrounding Areas

Year to Date Distressed Inventory

Month / Year	Count	%Chg
June'25	4	33%
June'24	3	0%
June'23	3	200%

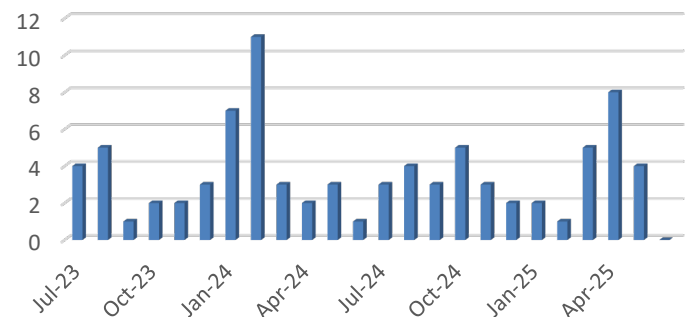
Distressed Inventory



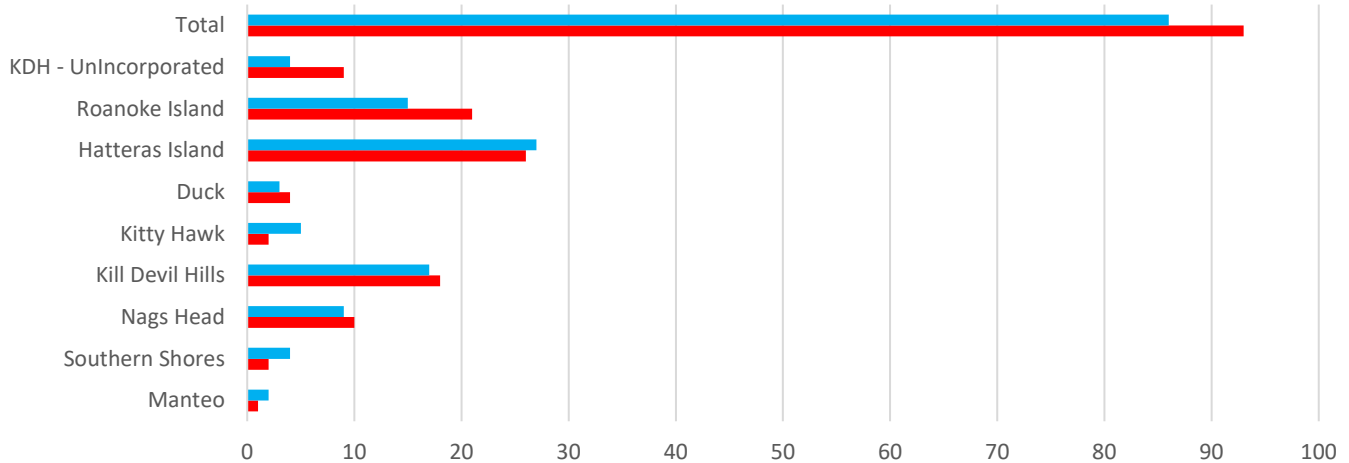
Dare County Only Foreclosures

*Court Ordered Foreclosures

Dare County Foreclosures



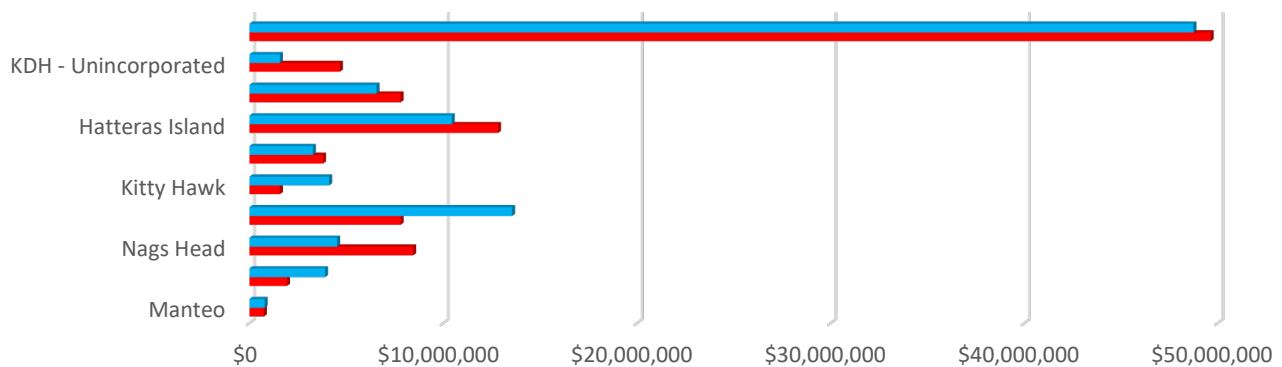
Dare County Building Permits 2024 vs 2025



	Manteo	Southern Shores	Nags Head	Kill Devil Hills	Kitty Hawk	Duck	Hatteras Island	Roanoke Island	KDH - UnIncorporated	Total
2025	2	4	9	17	5	3	27	15	4	86
2024	1	2	10	18	2	4	26	21	9	93

2025 2024

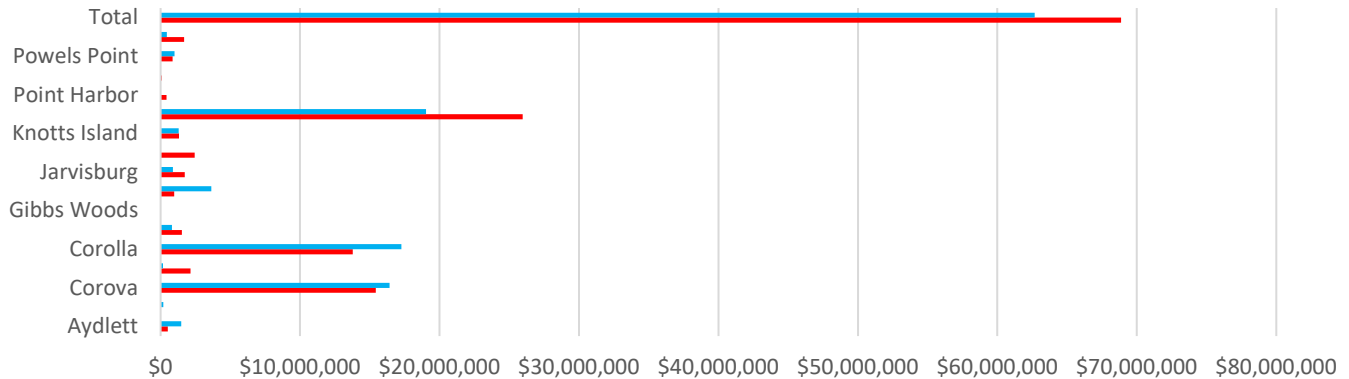
Dare County Building Permit Value 2024 vs 2025 Residential New Constuction



	Manteo	Southern Shores	Nags Head	Kill Devil Hills	Kitty Hawk	Duck	Hatteras Island	Roanoke Island	KDH - Unincorporated	Total
2025	\$789,400	\$3,904,000	\$4,527,000	\$13,559,02	\$4,115,191	\$3,275,000	\$10,444,35	\$6,560,000	\$1,575,000	\$48,748,97
2024	\$750,000	\$1,942,472	\$8,451,658	\$7,808,810	\$1,579,100	\$3,800,080	\$12,833,87	\$7,805,000	\$4,671,875	\$49,642,87

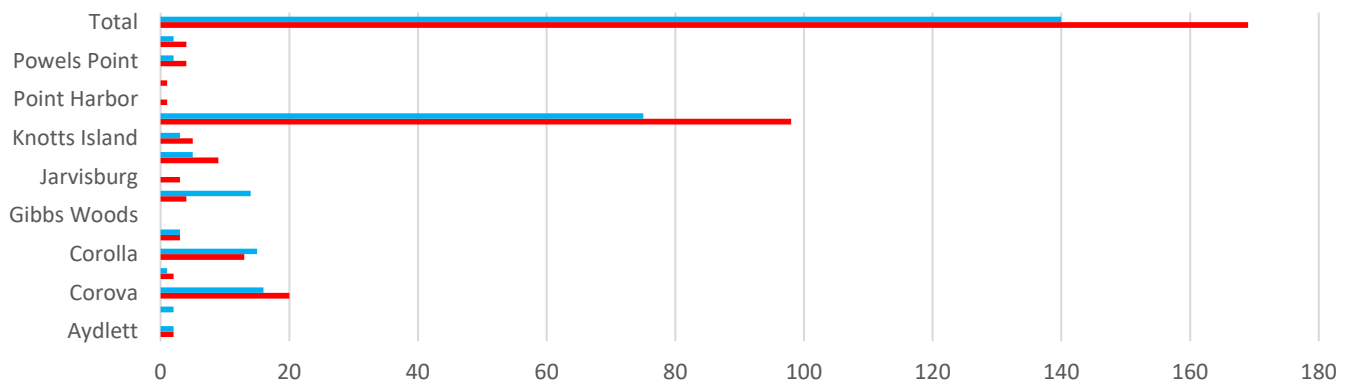
2025 2024

Currituck County Building Permit Value - 2024 vs 2025



2025 2024

Currituck County Building Permits 2024 vs 2025



2025 2024

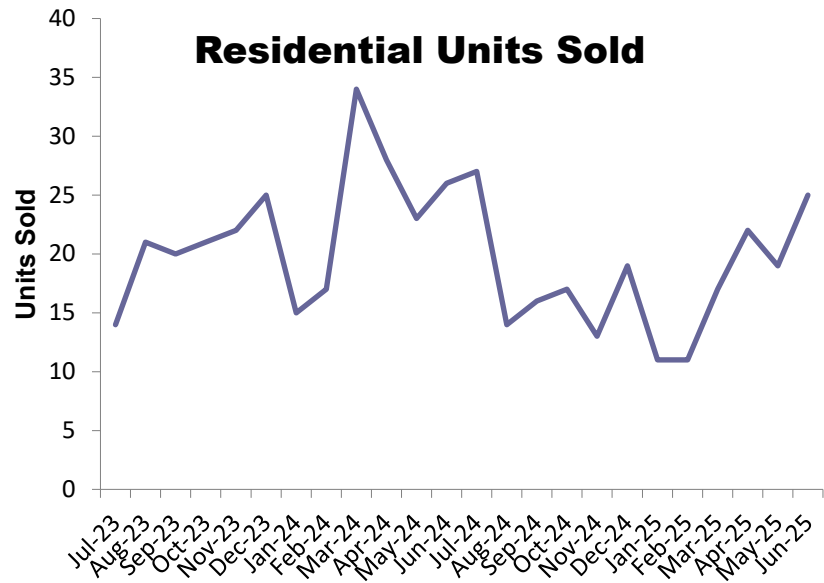
Outer Banks Towns / Areas

Corolla

Average DOM - YTD	
2024	2025
58	94

Year to Date Sales		
Year to Date	Count	%Chg
2025	105	-27%
2024	143	-5%
2023	150	-31%

Median Sales Price		
Year	MSP	%Chg
2025	\$815,000	-5%
2024	\$855,000	6%
2023	\$810,000	-4%

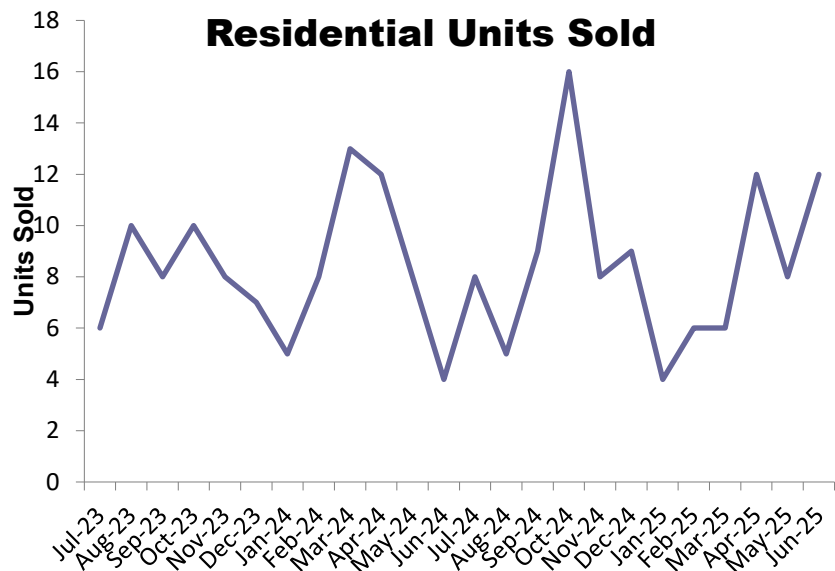


Duck

Average DOM - YTD	
2024	2025
59	89

Year to Date Sales		
Year to Date	Count	%Chg
2025	48	-4%
2024	50	-19%
2023	62	-30%

Median Sales Price		
Year	MSP	%Chg
2025	\$997,575	1%
2024	\$987,242	23%
2023	\$799,900	-11%

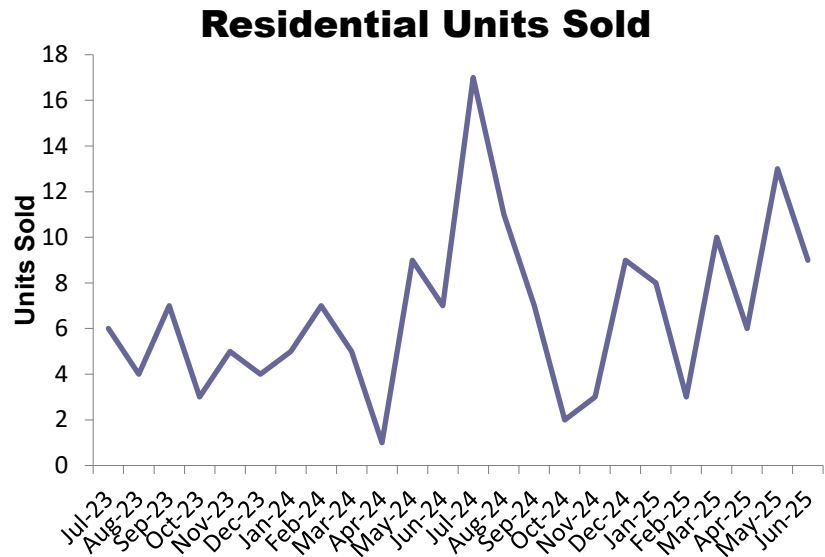


Southern Shores

Average DOM - YTD	
2024	2025
29	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	\$787,500	-2%
2024	\$804,999	9%
2023	\$737,450	-5%

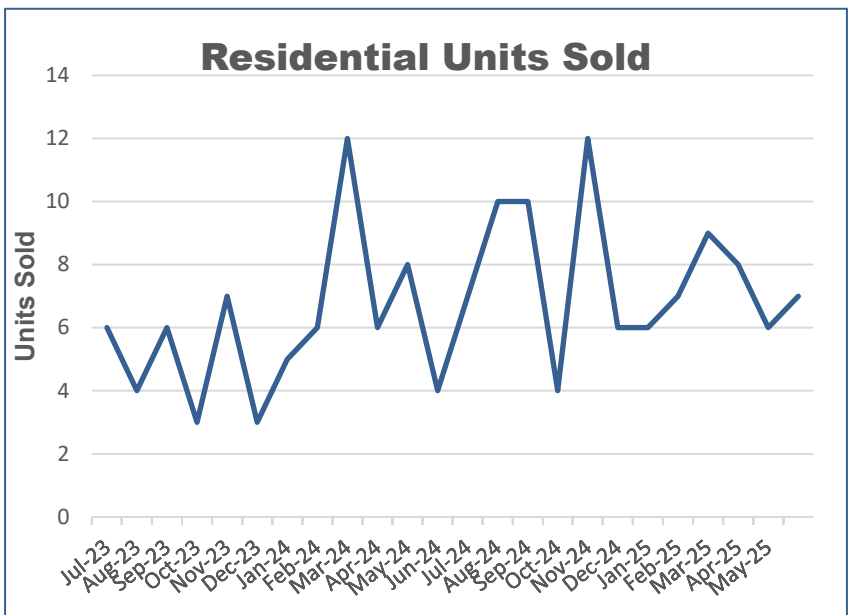


Kitty Hawk

Average DOM - YTD	
2024	2025
36	69

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	\$617,500	7%
2024	\$579,000	0%
2023	\$580,000	1%



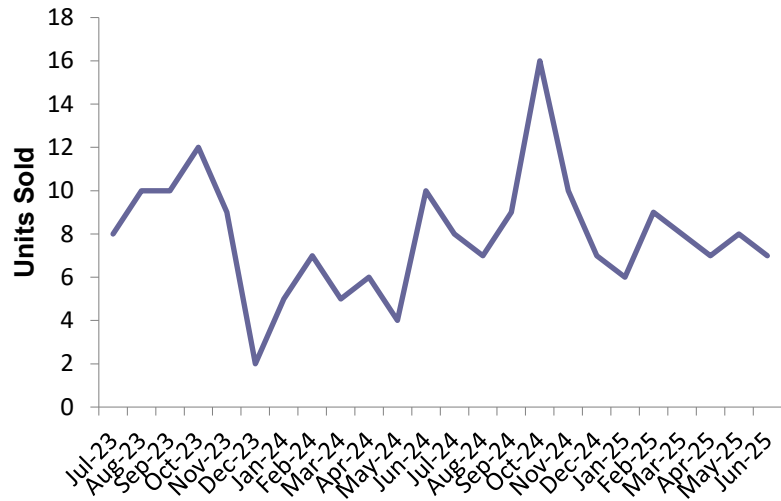
Colington

Average DOM - YTD	
2024	2025
43	71

Year to Date Sales		
Year to Date	Count	%Chg
2025	45	22%
2024	37	-8%
2023	40	-33%

Median Sales Price		
Month / Year	MSP	%Chg
2025	\$490,000	1%
2024	\$484,900	3%
2023	\$470,000	-4%

Residential Units Sold



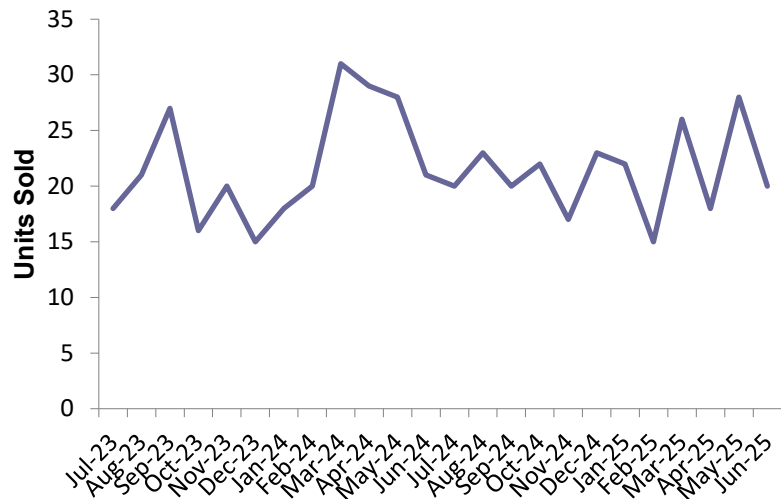
Kill Devil Hills

Average DOM - YTD	
2024	2025
54	61

Year to Date Sales		
Year to Date	Count	%Chg
2025	129	-12%
2024	147	12%
2023	131	-41%

Median Sales Price		
Month / Year	MSP	%Chg
2025	\$555,000	-1%
2024	\$560,000	5%
2023	\$533,750	10%

Residential Units Sold

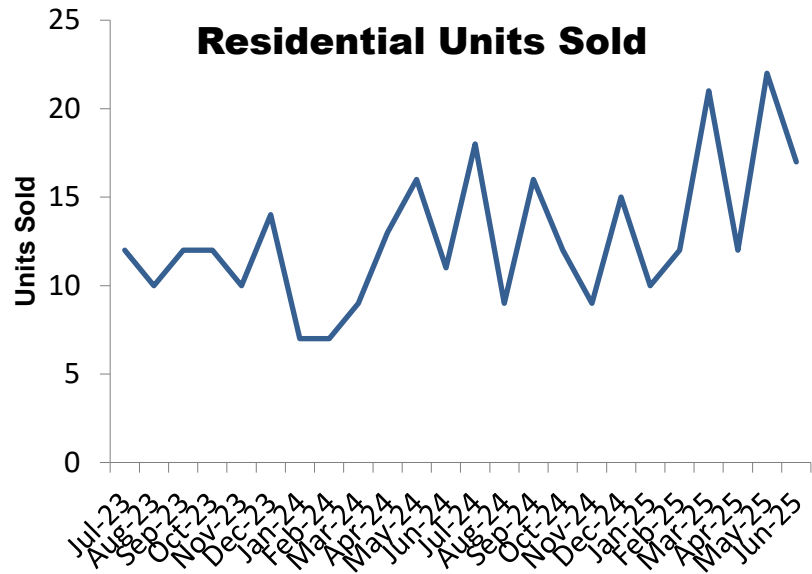


Nags Head

Average DOM - YTD	
2024	2025
56	55

Year to Date Sales		
Year to Date	Count	%Chg
2025	94	49%
2024	63	-28%
2023	87	-35%

Median Sales Price		
Month / Year	MSP	%Chg
2025	\$731,825	-13%
2024	\$839,900	24%
2023	\$679,000	-11%

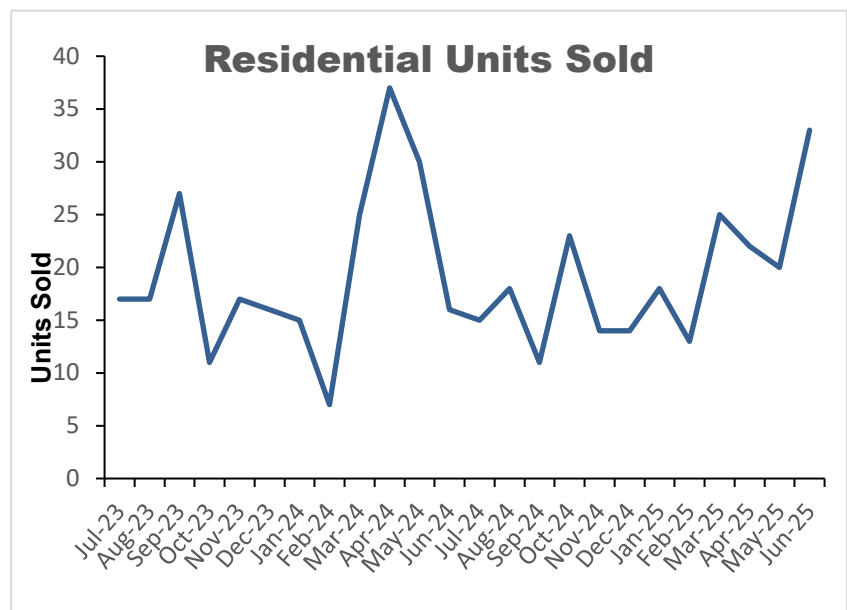


All Hatteras

Average DOM - YTD	
2024	2025
77	89

Year to Date Sales		
Year to Date	Count	%Chg
2025	131	1%
2024	130	-2%
2023	132	-45%

Median Sales Price		
Month / Year	MSP	%Chg
2025	\$640,000	17%
2024	\$545,000	-8%
2023	\$590,000	-2%

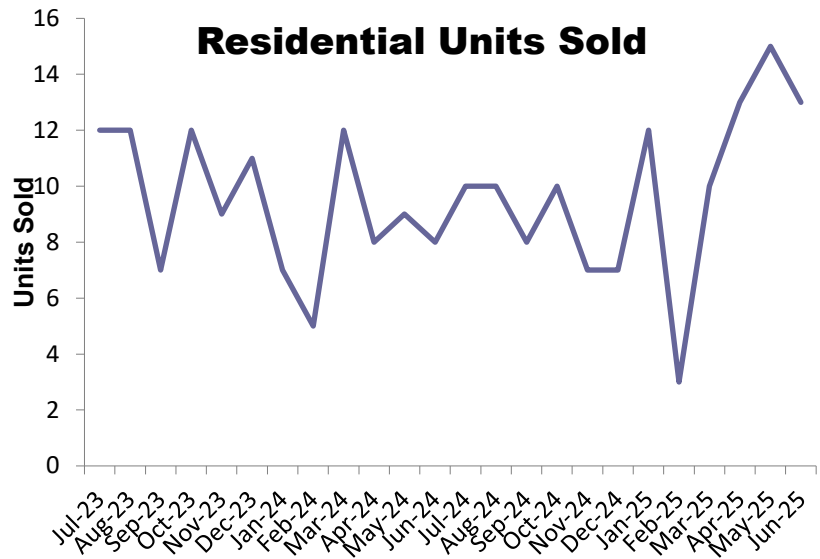


Manteo

Average DOM - YTD	
2024	2025
36	52

Year to Date Sales		
Year to Date	Count	%Chg
2025	66	35%
2024	49	-23%
2023	64	-40%

Median Sales Price		
Month / Year	MSP	%Chg
2025	\$500,000	-11%
2024	\$562,500	16%
2023	\$487,000	8%

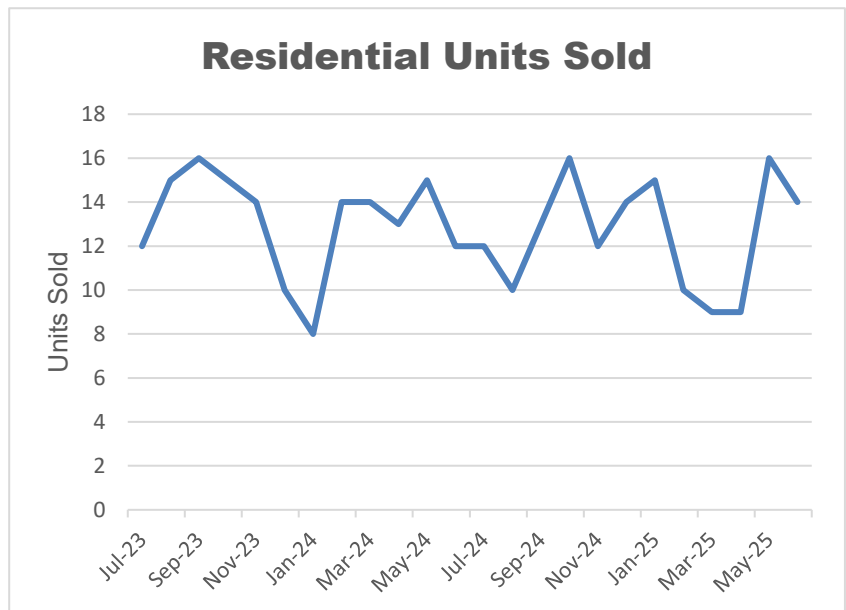


Currituck Mainland

Average DOM - YTD	
2024	2025
53	71

Year to Date Sales		
Year to Date	Count	%Chg
2025	73	-4%
2024	76	-22%
2023	97	-26%

Median Sales Price		
Month / Year	MSP	%Chg
2025	\$413,000	9%
2024	\$379,000	-2%
2023	\$385,000	1%



Ocracoke Island

Average DOM - YTD	
2024	2025
52	122

Year to Date Sales		
Year to Date	Count	%Chg
2025	13	86%
2024	7	-22%
2023	9	-44%

Median Sales Price		
Month / Year	MSP	%Chg
2025	\$492,000	-6%
2024	\$522,500	6%
2023	\$495,000	-7%

