



January 2026 MLS Statistical Report

Inventory - January 2025 compared with January 2026:

- Residential Inventory – Down 2%
- Lots / Land Inventory – Down 3%

Sales - January 2025 compared with January 2026:

- Residential Sales – Up 18%
 - Single Family – Up 21%
 - Condo – Down 26%
- Lots / Land Sales – Down 3%

Median Sale Price - January 2025 compared with January 2026

- Residential Median Sale Price – Down 4%
- Lots / Land Median Sale Price – Up 2%

Residential Inventory		
Month / Year	Count	%Chg
Jan'26	740	-2%
Jan'25	752	48%
Jan'24	508	30%

Residential Sales		
Month / Year	Count	%Chg
Jan'26	152	18%
Jan'25	129	28%
Jan'24	101	0%

Lots / Land Inventory		
Month / Year	Count	%Chg
Jan'26	331	-3%
Jan'25	342	1%
Jan'24	340	-11%

Single Family Detached Sales		
Month / Year	Count	%Chg
Jan'26	131	21%
Jan'25	108	27%
Jan'24	85	8%

Total Inventory		
Month / Year	Count	%Chg
Jan'26	1086	-3%
Jan'25	1115	27%
Jan'24	877	9%

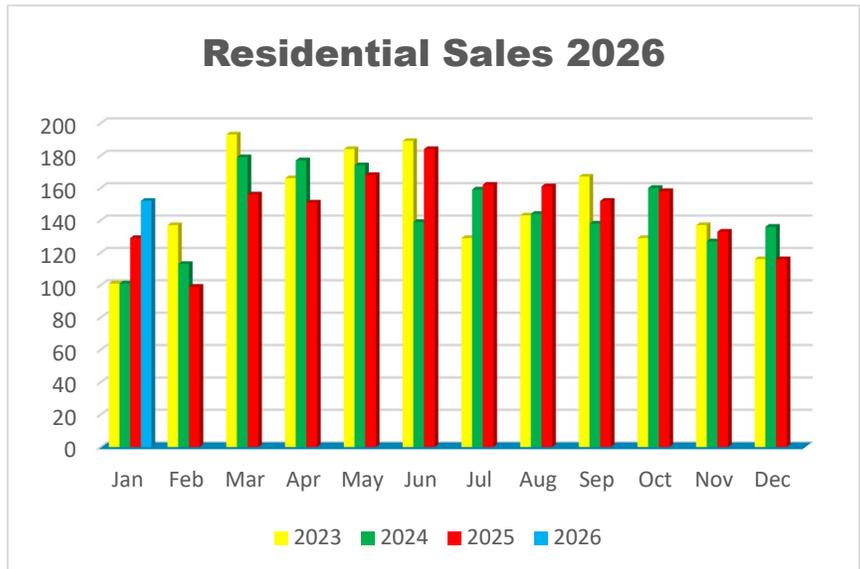
Condo Sales		
Month / Year	Count	%Chg
Jan'26	14	-26%
Jan'25	19	46%
Jan'24	13	8%

Data Obtained: February 5, 2026

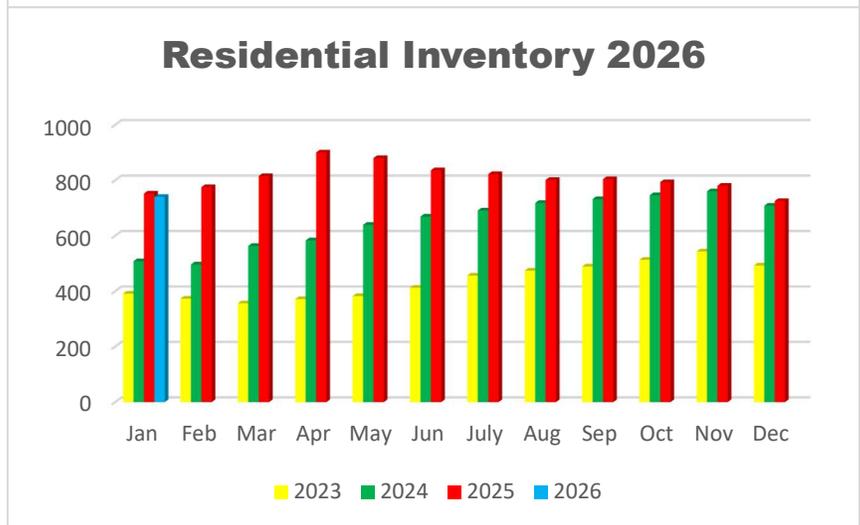
Note: This report reflects updates to previous data.

Residential

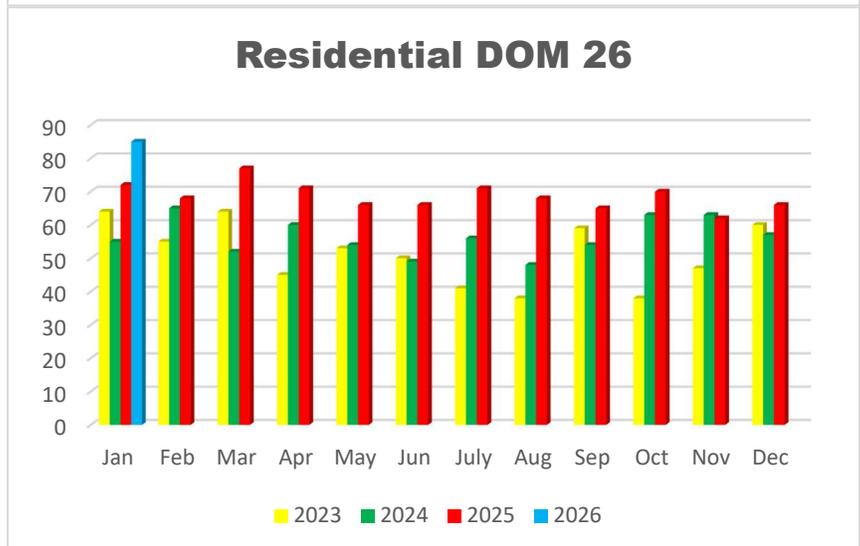
Residential Sales		
Month/Year	Count	%Chg
Jan'26	152	18%
Jan'25	129	28%
Jan'24	101	0%



Residential Inventory		
Month / Year	Count	%Chg
Jan'26	740	-2%
Jan'25	752	48%
Jan'24	508	30%

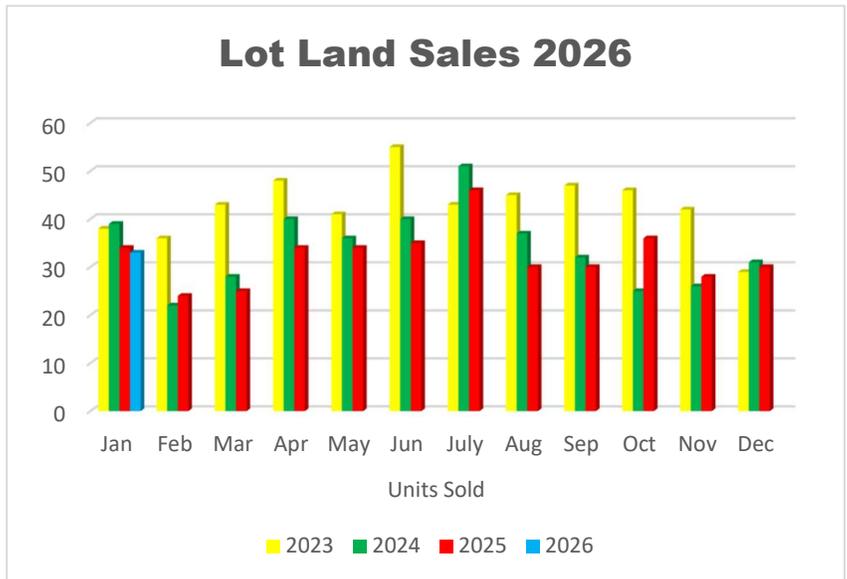


Residential YTD Days on Market		
YTD	2025	2026
Average	69	85
Median	68	85

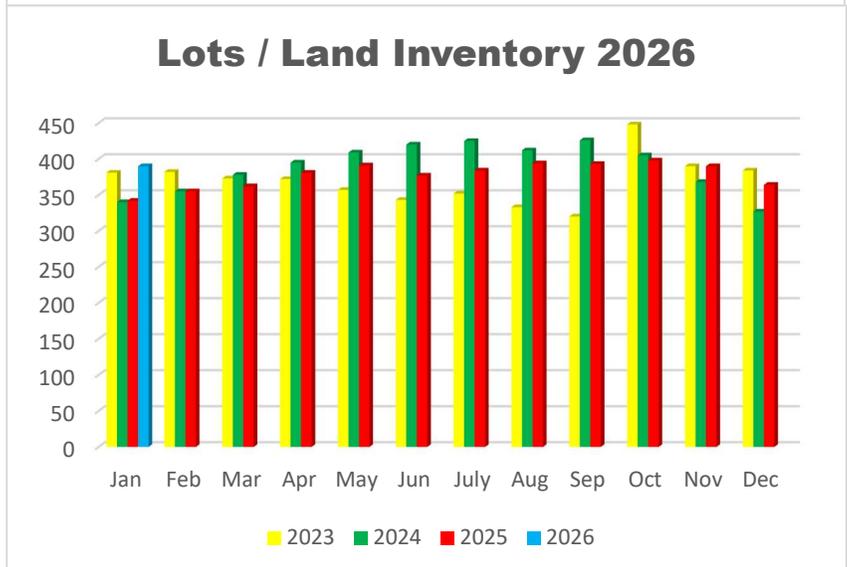


Lots / Land

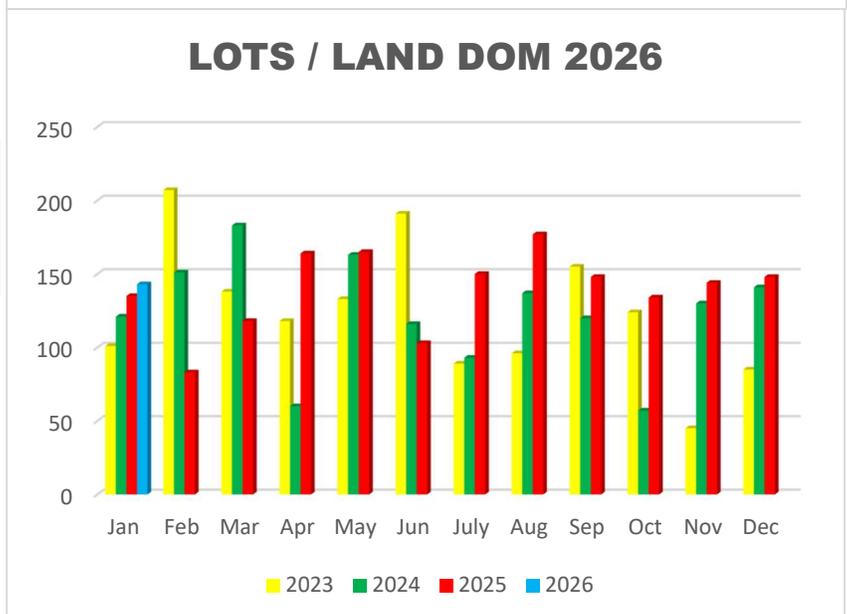
YTD Lot / Land Sales		
YTD	Count	%Chg
2026	33	-91%
2025	386	-5%
2024	407	-21%



Lot / Land Inventory		
Month / Year	Count	%Chg
Jan'25	390	14%
Jan'24	342	1%
Jan'23	340	-11%



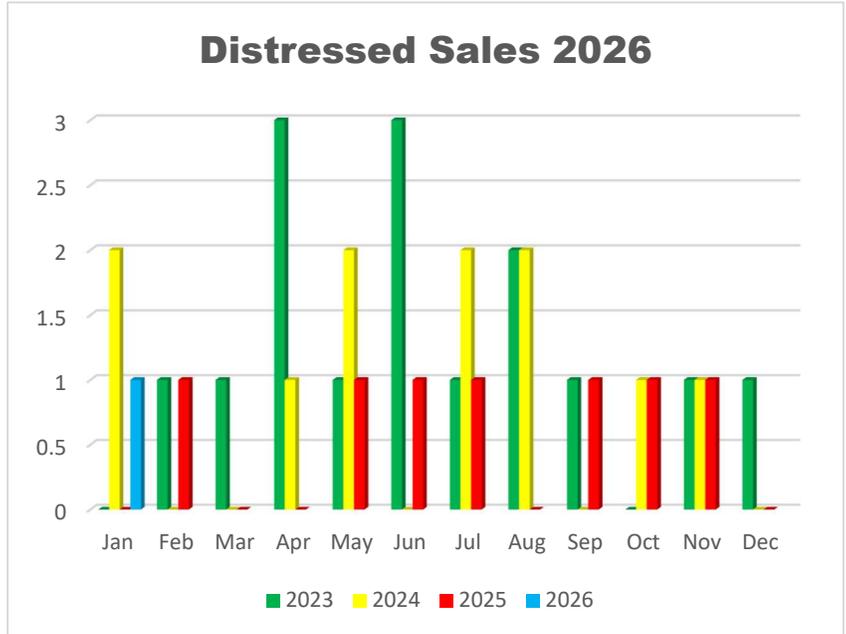
Lots / Land YTD Days on Market		
YTD	2025	2026
Average	139	143
Median	146	143



Distressed Sales

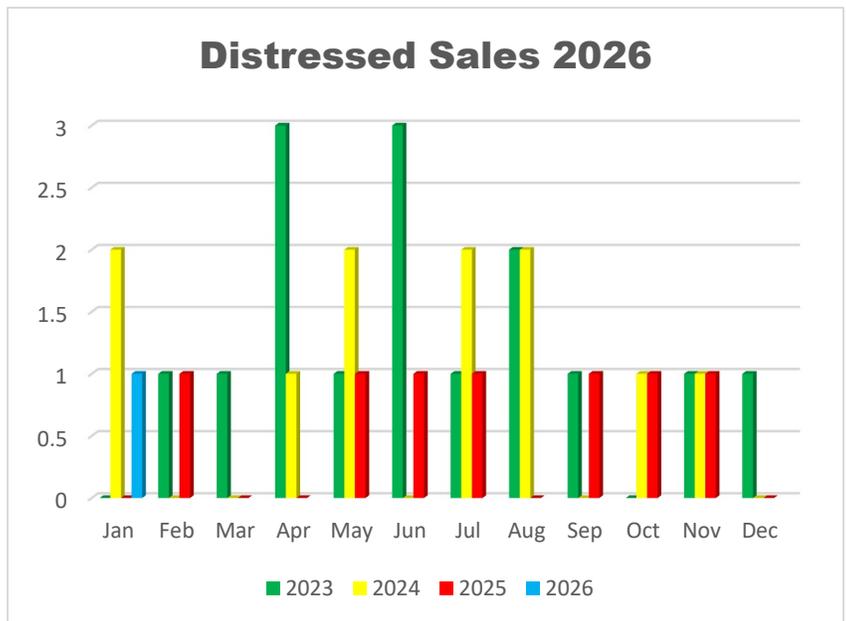
MLS Listed Short Sales / Bank Owned Properties

YTD Distressed Sales		
YTD	Count	%Chg
2026	1	-86%
2025	7	-36%
2024	11	-27%



Distressed Inventory

YTD Distressed Inventory		
YTD	Count	%Chg
Jan'26	6	500%
Jan'25	1	-50%
Jan'24	2	-



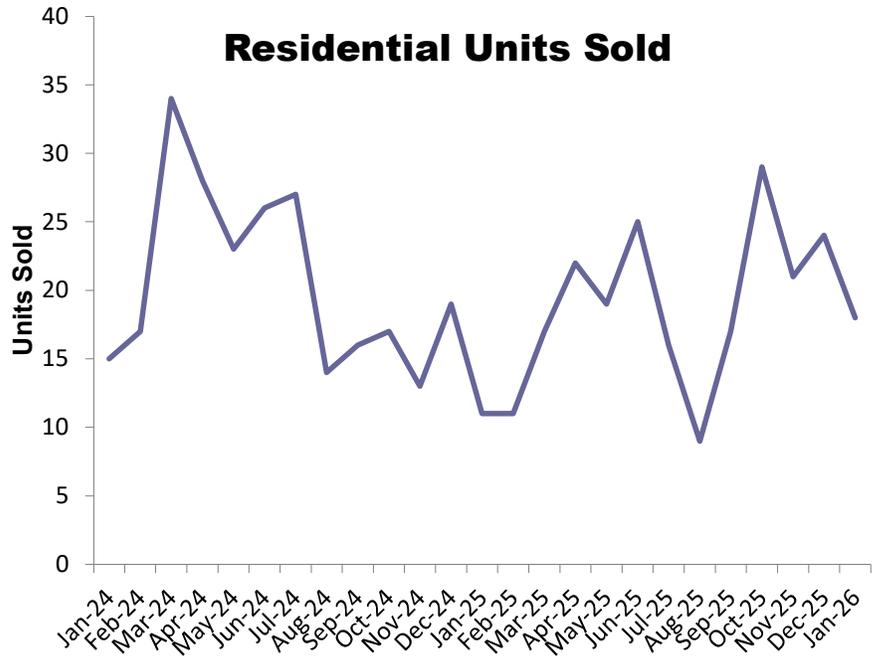
Outer Banks Towns / Areas

Average DOM - YTD	
2025	2026
90	133

Year to Date Sales		
Year	Count	%Chg
2026	18	-92%
2025	221	-11%
2024	249	-9%

Median Sales Price		
Year	MSP	%Chg
2026	\$975,025	12%
2025	\$870,000	0%
2024	\$868,500	7%

Corolla



Duck



Average DOM - YTD	
2025	2026
85	59

Year to Date Sales		
Year	Count	%Chg
2026	10	-90%
2025	98	-7%
2024	105	-5%

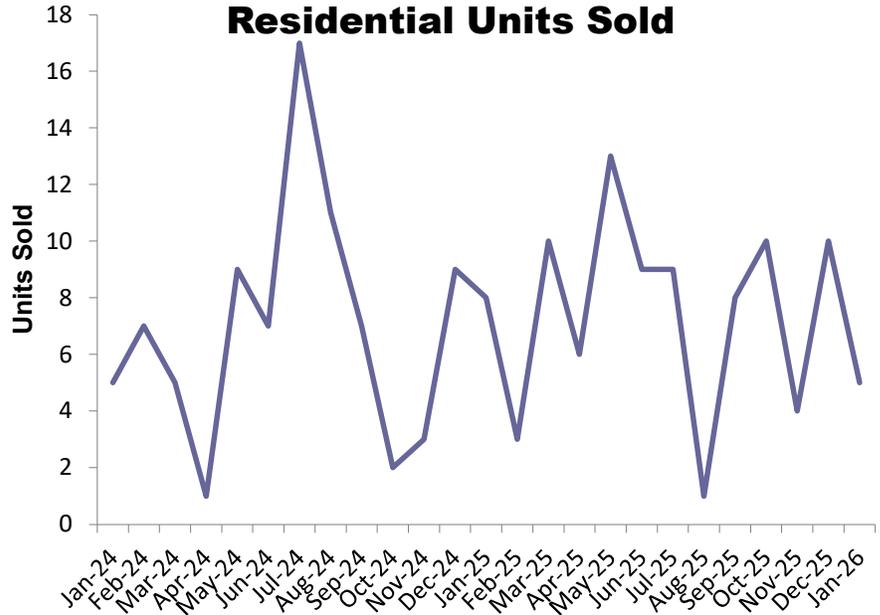
Median Sales Price		
Year	MSP	%Chg
2026	\$784,000	-17%
2025	\$949,500	11%
2024	\$857,500	7%

Southern Shores

Average DOM - YTD	
2025	2026
53	49

Year to Date Sales		
Year	Count	%Chg
2026	5	-95%
2025	91	10%
2024	83	4%

Median Sales Price		
Year	MSP	%Chg
2026	\$685,000	-12%
2025	\$782,000	-3%
2024	\$804,999	9%

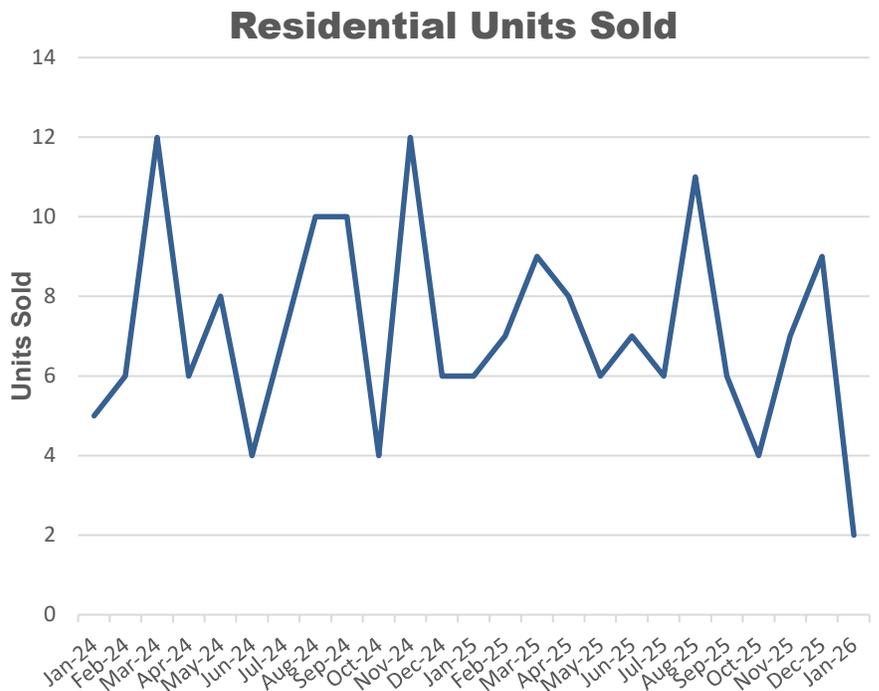


Kitty Hawk

Average DOM - YTD	
2025	2026
65	26

Year to Date Sales		
Year	Count	%Chg
2026	2	-98%
2025	86	-4%
2024	90	17%

Median Sales Price		
Year	MSP	%Chg
2026	2	-98%
2025	86	-4%
2024	90	17%



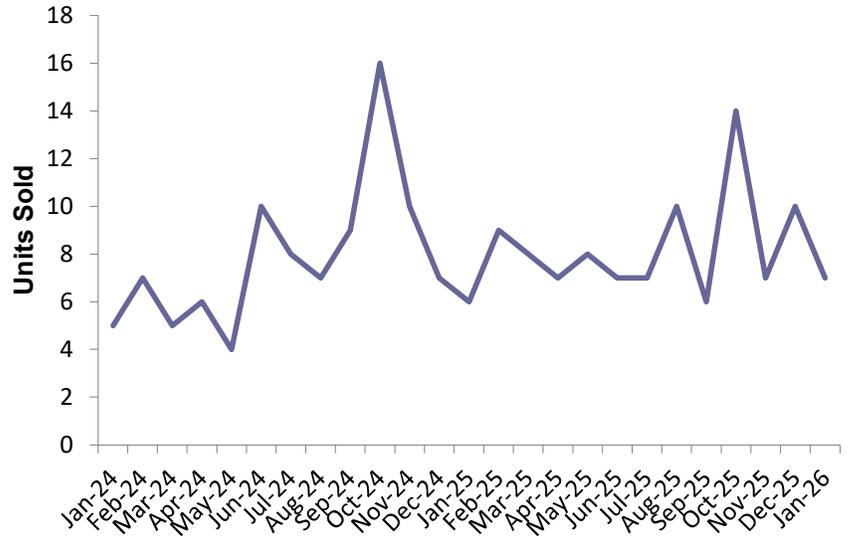
Colington

Average DOM - YTD	
2025	2026
63	52

Year to Date Sales		
Year	Count	%Chg
2026	7	-93%
2025	99	5%
2024	94	3%

Median Sales Price		
Year	MSP	%Chg
2026	\$528,000	8%
2025	\$489,000	1%
2024	\$485,000	3%

Residential Units Sold



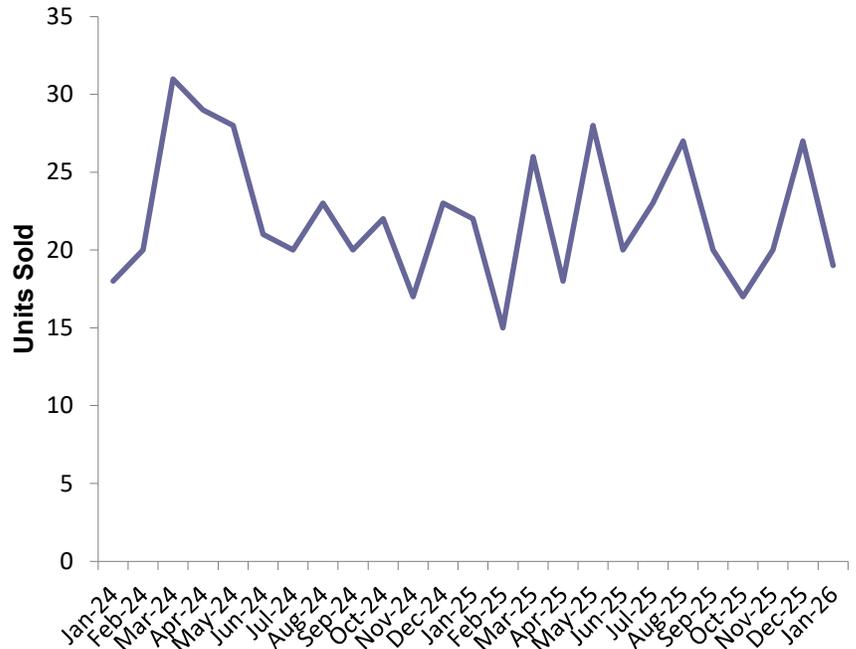
Kill Devil Hills

Average DOM - YTD	
2024	2025
58	60

Year to Date Sales		
Year	Count	%Chg
2026	19	-93%
2025	263	-3%
2024	272	10%

Median Sales Price		
Year	MSP	%Chg
2026	\$585,000	5%
2025	\$559,000	3%
2024	\$545,000	2%

Residential Units Sold

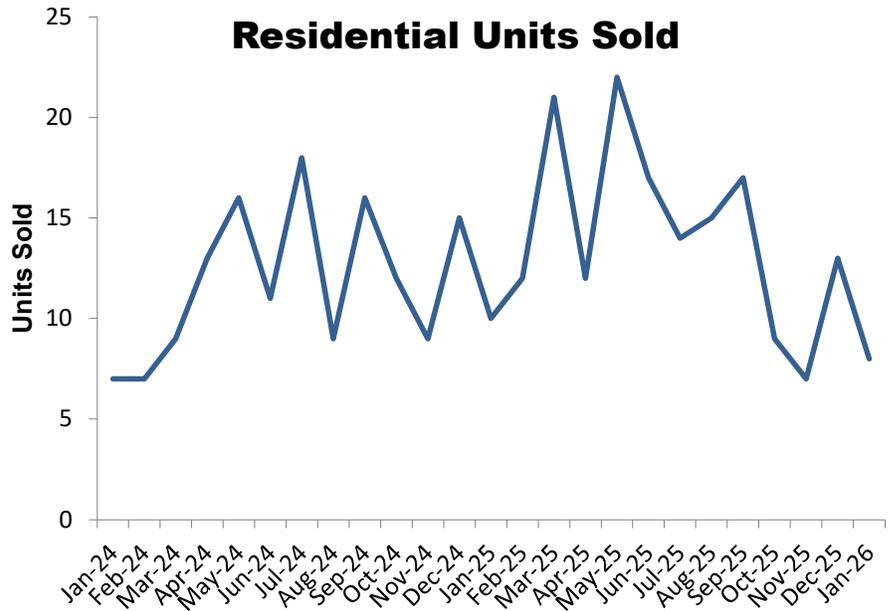


Nags Head

Average DOM - YTD	
2025	2026
52	68

Year to Date Sales		
Year	Count	%Chg
2026	8	-95%
2025	169	19%
2024	142	-10%

Median Sales Price		
Year	MSP	%Chg
2026	\$670,000	-6%
2025	\$715,000	-15%
2024	\$840,000	24%

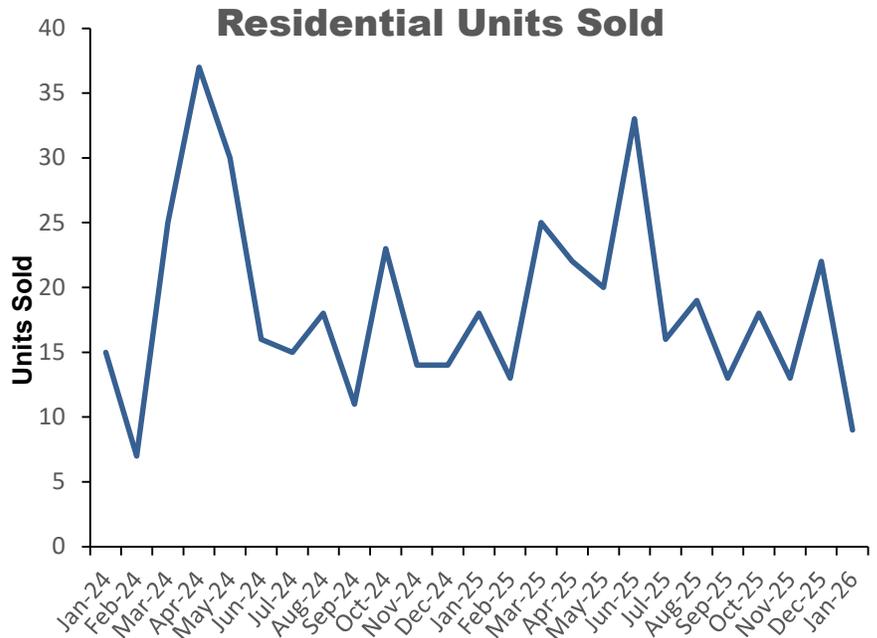


All Hatteras

Average DOM - YTD	
2025	2026
99	52

Year to Date Sales		
Year	Count	%Chg
2026	9	-96%
2025	232	3%
2024	225	-5%

Median Sales Price		
Year	MSP	%Chg
2026	\$530,000	-9%
2025	\$580,000	1%
2024	\$575,000	-3%

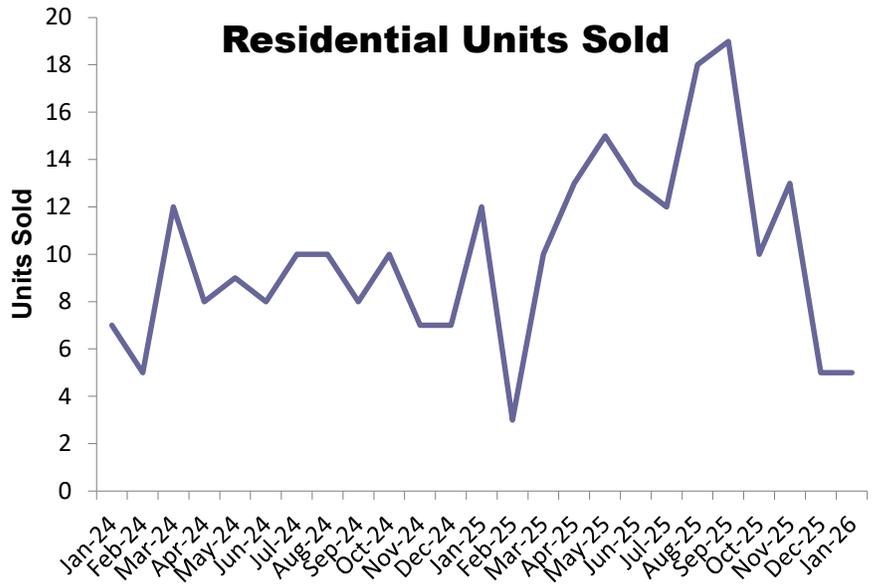


Manteo

Average DOM - YTD	
2025	2026
66	29

Year to Date Sales		
Year	Count	%Chg
2026	5	-97%
2025	143	42%
2024	101	-20%

Median Sales Price		
Year	MSP	%Chg
2026	\$374,000	-33%
2025	\$559,900	0%
2024	\$558,000	15%

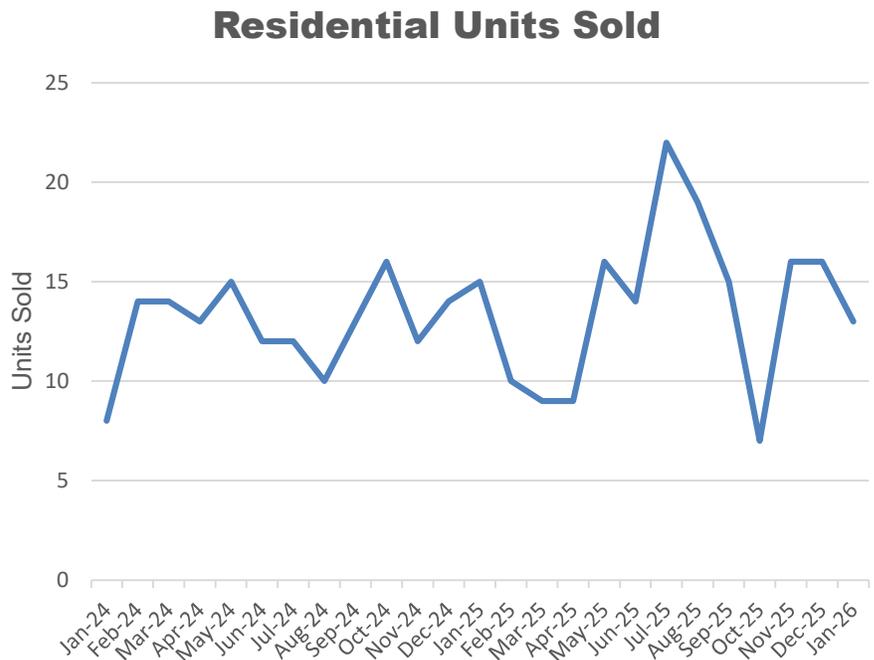


Currituck Mainland

Average DOM - YTD	
2025	2026
66	51

Year to Date Sales		
Year	Count	%Chg
2026	13	-92%
2025	168	10%
2024	153	-15%

Median Sales Price		
Year	MSP	%Chg
2026	\$279,900	-33%
2025	\$420,000	8%
2024	\$388,000	1%



Ocracoke Island

Average DOM - YTD	
2025	2026
118	75

Year to Date Sales		
Year	Count	%Chg
2026	3	-91%
2025	35	67%
2024	21	31%

Median Sales Price		
Year	MSP	%Chg
2026	\$560,000	18%
2025	\$475,000	-16%
2024	\$565,000	14%

Residential Units Sold



