



August 2025 MLS Statistical Report

Not a whole lot of big news in this report. Inventory continues to climb. Under Contract listings are slightly higher than August 2024. Sales are flat. Here is the breakdown.

INVENTORY

- Residential inventory is up 12% (2025 – 801 units vs 2024 – 718 units).
- Lots / Land inventory is down 4% (2025 – 394 units vs 2024 – 412 units).
- Commercial inventory is down 20% (2025 – 24 units vs 2024 – 30 Units).

UNDER CONTRACT

- Overall, listings placed under contract are up 3% since 2024.

SALES

- Overall, sales for 2025 are down from 2024 sales – down by 1% (2025 – 1477 units vs 2024 – 1498 units).
 - Single Family Detached sales are unchanged - (2025 – 992 units vs 2024 – 988 units).
 - Condo sales were surprisingly good and were up by 5% - (2025 – 136 units vs 2024 – 130 units).

MEDIAN SALE PRICE

- Residential Median Sale Price was up less than 1% (2025 - \$633,250 vs 2024 - \$630,000).
- Lots / Land Median Sale Price are down by 4% (2025 - \$127,700 vs 2024 - \$135,000).

Total Inventory			Total Sales		
Month / Year	Count	%Chg	YTD	Count	% Chg
Aug'25	1219	5%	2025	1477	-1%
Aug'24	1160	38%	2024	1498	-7%
Aug'23	842	-20%	2023	1608	-33%

Residential Inventory			Total Residential Sales		
Month / Year	Count	%Chg	YTD	Count	% Chg
Aug'25	801	12%	2025	1201	1%
Aug'24	718	51%	2024	1186	-5%
Aug'23	474	-14%	2023	1242	-32%

Lots / Land Inventory			Total Lots / Land Sales		
Month / Year	Count	%Chg	YTD	Count	% Chg
Aug'25	394	-4%	2025	259	-12%
Aug'24	412	24%	2024	293	-16%
Aug'23	333	-29%	2023	349	-33%

Data Obtained: September 5, 2025

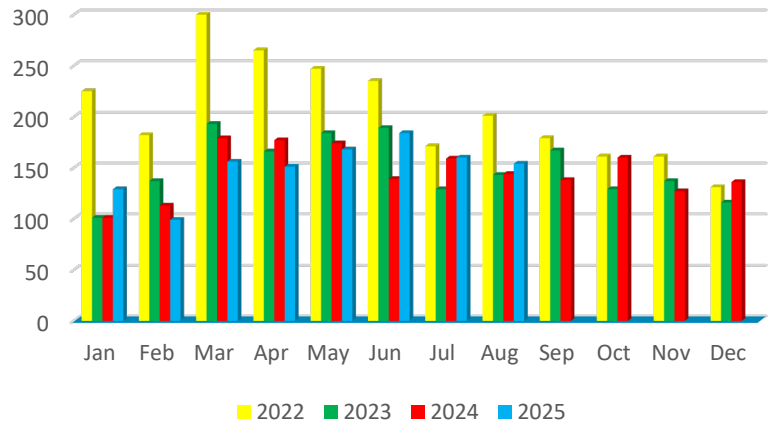
Note: This report reflects updates to previous data.

Residential

Yearly Residential Sales

Year	Count	%Chg
2025	1201	1%
2024	1186	-5%
2023	1242	-32%

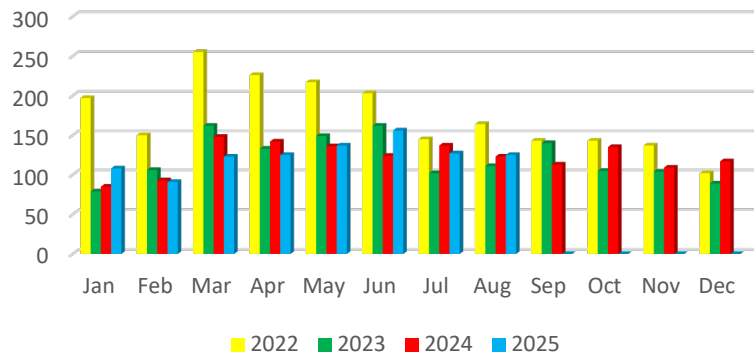
Residential Sales 2025



Yearly Single Family Detached Sales

Year	Count	%Chg
2025	992	0%
2024	988	-2%
2023	1004	-36%

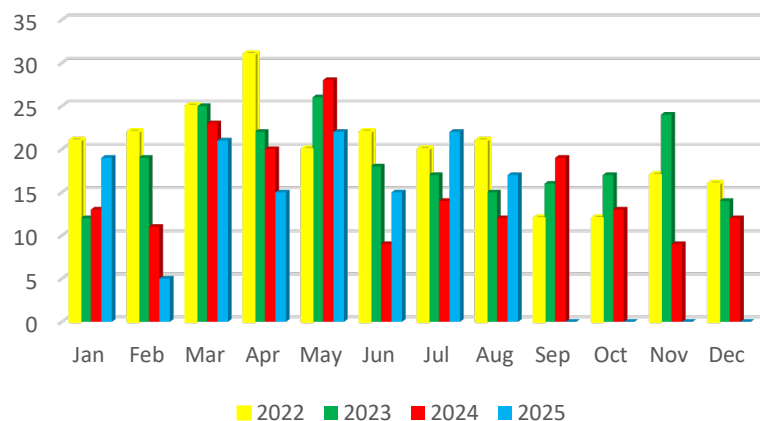
Single Family Detached Sales 2025



Yearly Condo Sales

Year	Count	%Chg
2025	136	5%
2024	130	-16%
2023	154	-15%

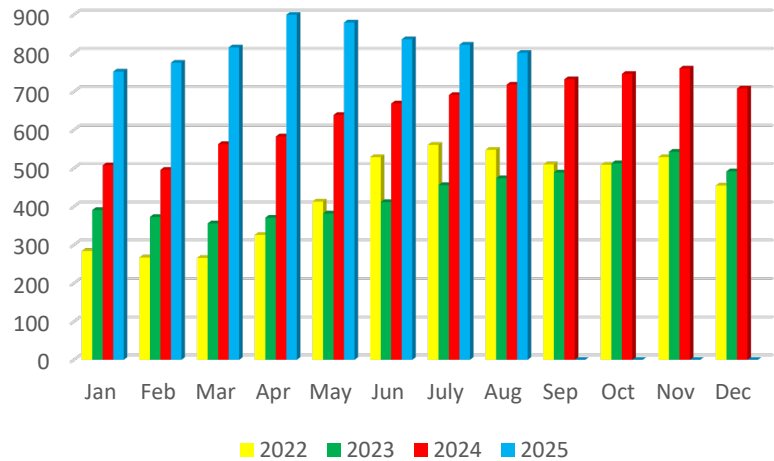
Condo Sales 2025



Residential Inventory

Month / Year	Count	%Chg
Aug'25	801	12%
Aug'24	718	51%
Aug'23	474	-14%

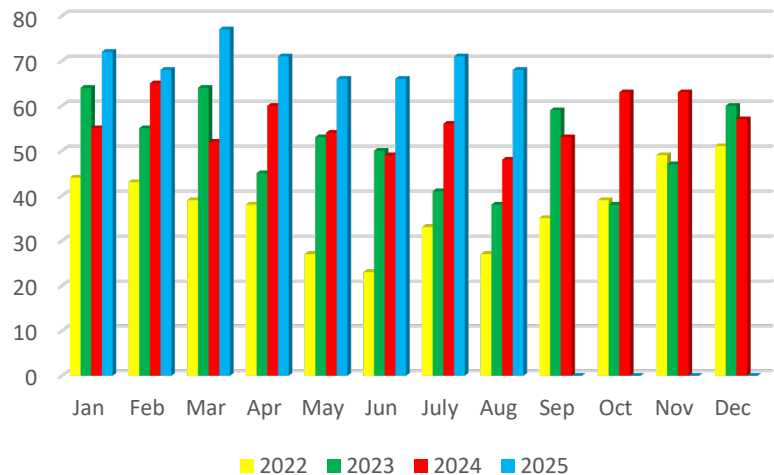
Residential Inventory



Residential YTD Days on Market

YTD	2024	2025
Average	54	69
Median	27	40

Residential DOM



OBX Only Residential Average Days on the Market

OBX ONLY = OBX barrier islands (East of the Currituck, Croatan and Pamlico Sounds)

Average Days on Market Outer Banks Association of REALTORS Oct 2024 - Sep 2025



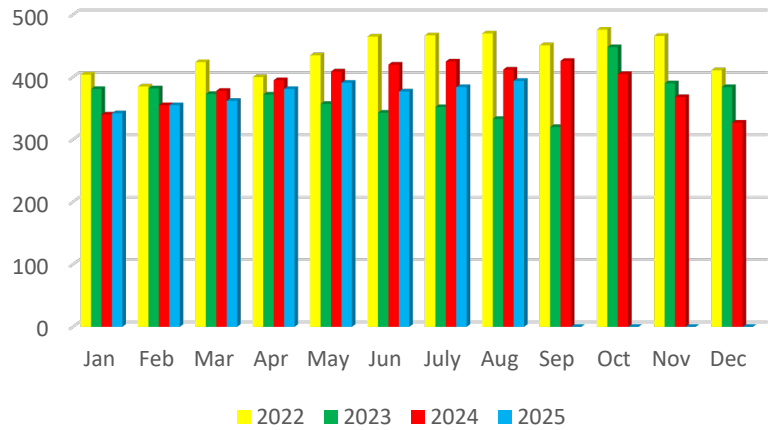
Date Created: 9/5/2025
Source: Outer Banks Association of REALTORS
Information provided is deemed reliable but not guaranteed.
Criteria: Area (Minor)
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310,320,330,340,253,325 AND Class=RE AND Date Range=10/01/2024-09/30/2025

Lots / Land

Yearly Lot / Land Sales

Month / Year	Count	%Chg
Aug'25	394	-4%
Aug'24	412	24%
Aug'23	333	-29%

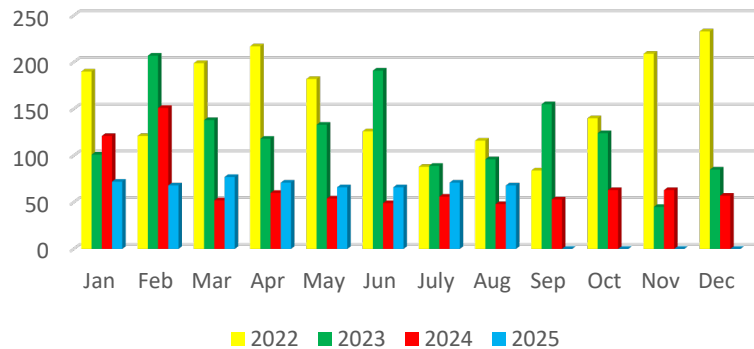
Lots / Land Inventory



Lots / Land YTD Days on Market

YTD	2024	2025
Average	122	140
Median	41	35

LOTS / LAND DOM



OBX Only

Lots / Land Average Days on the Market

OBX ONLY = OBX barrier islands (East of the Currituck, Croatan and Pamlico Sounds)

Average Days on Market Outer Banks Association of REALTORS Oct 2024 - Sep 2025



Date Created: 9/5/2025
Source: Outer Banks Association of REALTORS
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310,320,330,340,253,325 AND Class=LD AND Date Range=10/01/2024-09/30/2025

Distressed Sales

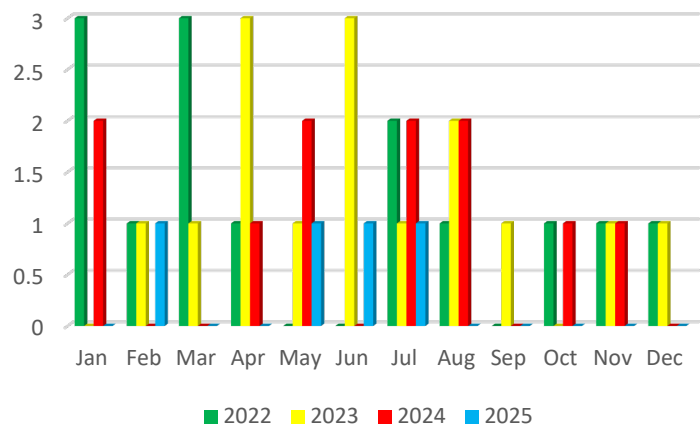
MLS Listed Short Sales / Bank Owned Properties

Dare County & Surrounding Areas

Yearly Distressed Sales

Year	Count	%Chg
2025	4	-56%
2024	9	-25%
2023	12	9%

Distressed Sales



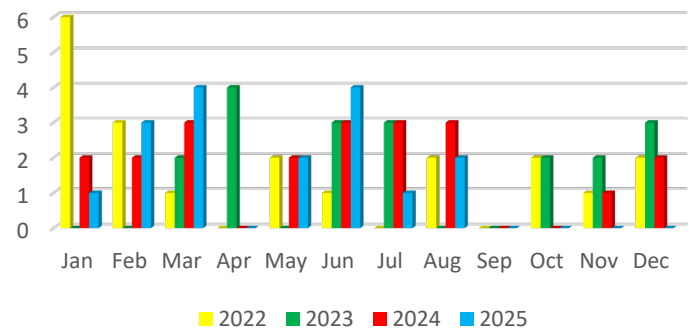
Distressed Inventory

Dare County & Surrounding Areas

Distressed Inventory

Month / Year	Count	%Chg
Aug'25	2	-33%
Aug'24	3	-
Aug'23	0	-100%

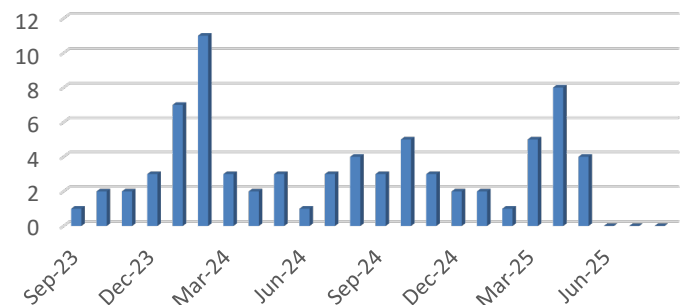
Distressed Inventory



Dare County Only Foreclosures

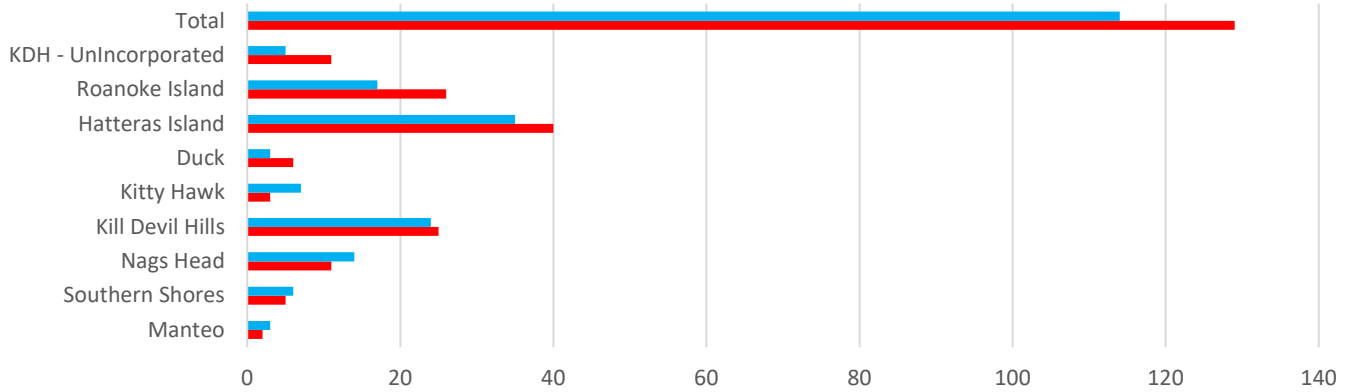
*Court Ordered Foreclosures

Dare County Foreclosures



Dare County Building Permits 2024 vs 2025

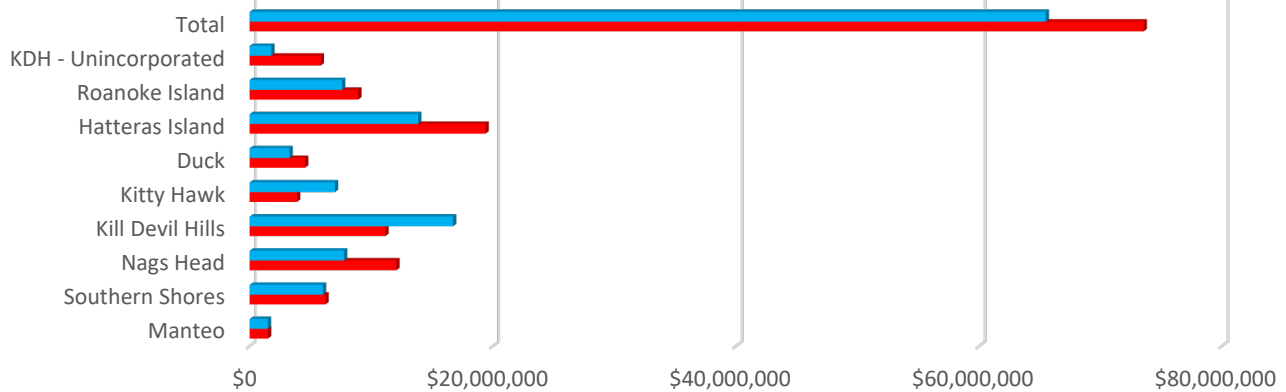
Residential New Construction



■ 2025 ■ 2024

Dare County Building Permit Value 2024 vs 2025

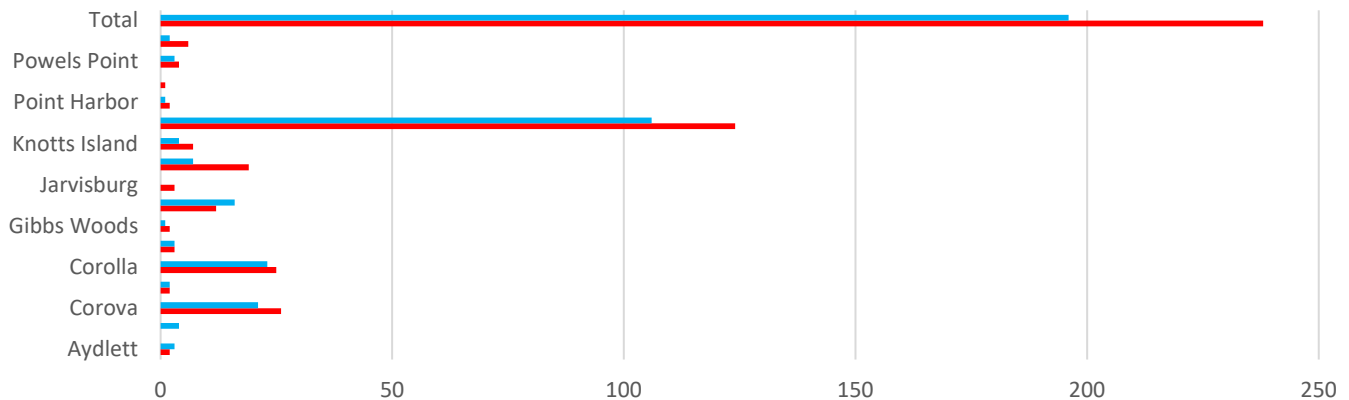
Residential New Construction



■ 2025 ■ 2024

Currituck County Building Permits 2024 vs 2025

Residential New Construction

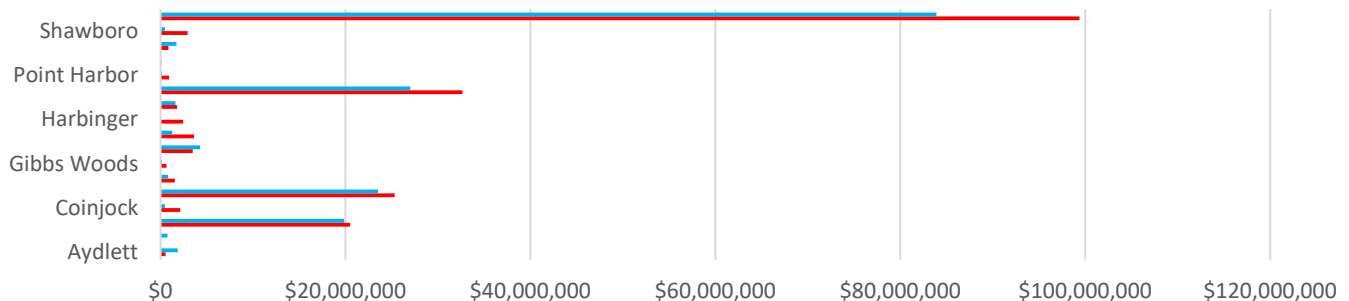


	Aydlett	Barco	Corova	Coinjock	Corolla	Currituck	Gibbs Woods	Grandy	Jarvisburg	Harbinger	Knotts Island	Moyock	Point Harbor	Poplar Branch	Powells Point	Shawboro	Total
2025	3	4	21	2	23	3	1	16	0	7	4	106	1	0	3	2	196
2024	2	0	26	2	25	3	2	12	3	19	7	124	2	1	4	6	238

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	Powells Point	Shawboro	Total
2025	\$1,847	\$755,0	\$19,84	\$475,0	\$23,51	\$818,0	\$149,1	\$4,272	\$1,275	\$0	\$1,606	\$27,02	\$150,0	\$0	\$1,715	\$450,0	\$83,89
2024	\$520,0	\$0	\$20,52	\$2,139	\$25,31	\$1,530	\$640,0	\$3,460	\$3,607	\$2,435	\$1,785	\$32,63	\$926,6	\$85,00	\$854,0	\$2,910	\$99,36

2025 2024

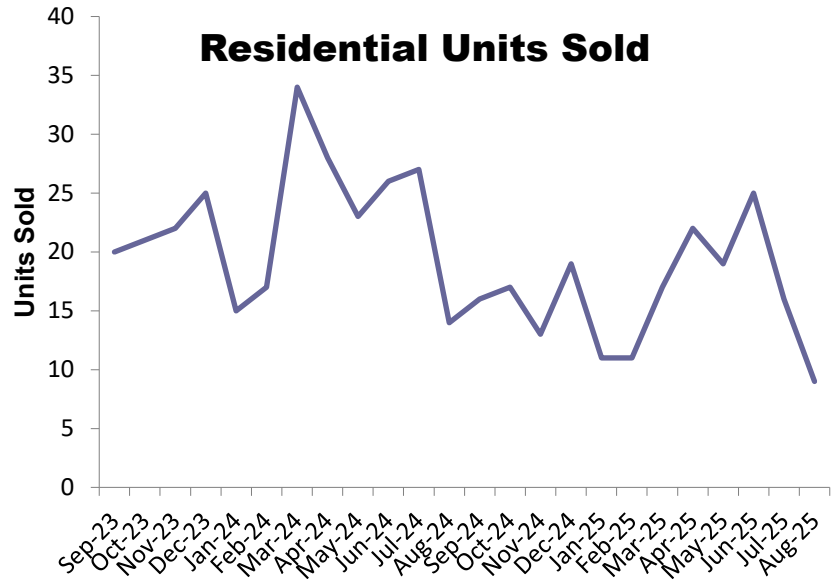
Outer Banks Towns / Areas

Corolla

Average DOM - YTD	
2024	2025
55	95

Year to Date Sales		
Year to Date	Count	%Chg
2025	130	-29%
2024	184	-1%
2023	185	-30%

Median Sales Price		
Year	MSP	%Chg
2025	\$807,500	-7%
2024	\$866,000	7%
2023	\$810,000	-4%

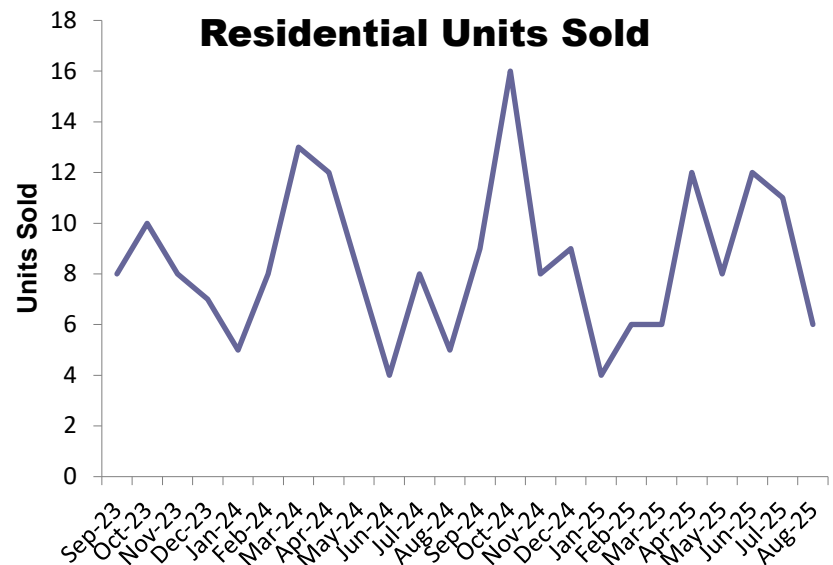


Duck

Average DOM - YTD	
2024	2025
59	90

Year to Date Sales		
Year to Date	Count	%Chg
2025	65	3%
2024	63	-19%
2023	78	-25%

Median Sales Price		
Year	MSP	%Chg
2025	\$875,000	2%
2024	\$860,000	8%
2023	\$799,900	-11%

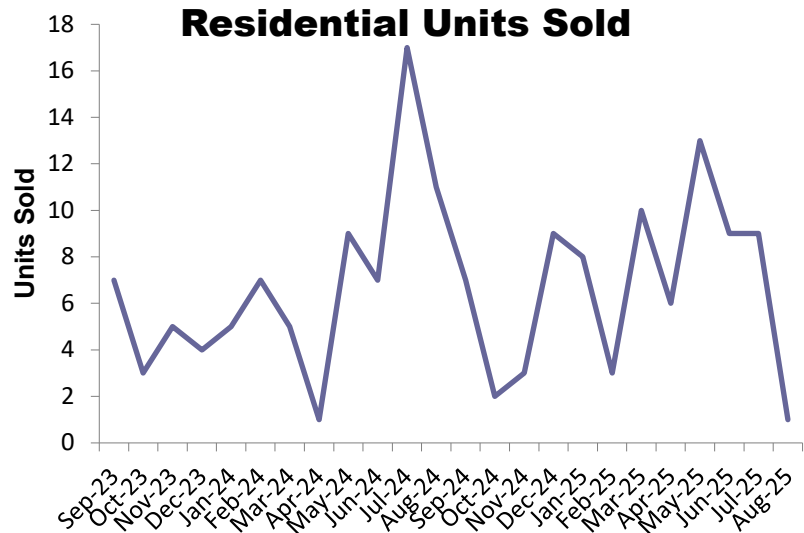


Southern Shores

Average DOM - YTD	
2024	2025
39	45

Year to Date Sales		
Year to Date	Count	%Chg
2025	59	-5%
2024	62	2%
2023	61	-28%

Median Sales Price		
Year	MSP	%Chg
2025	\$787,500	0%
2024	\$785,000	6%
2023	\$737,450	-5%

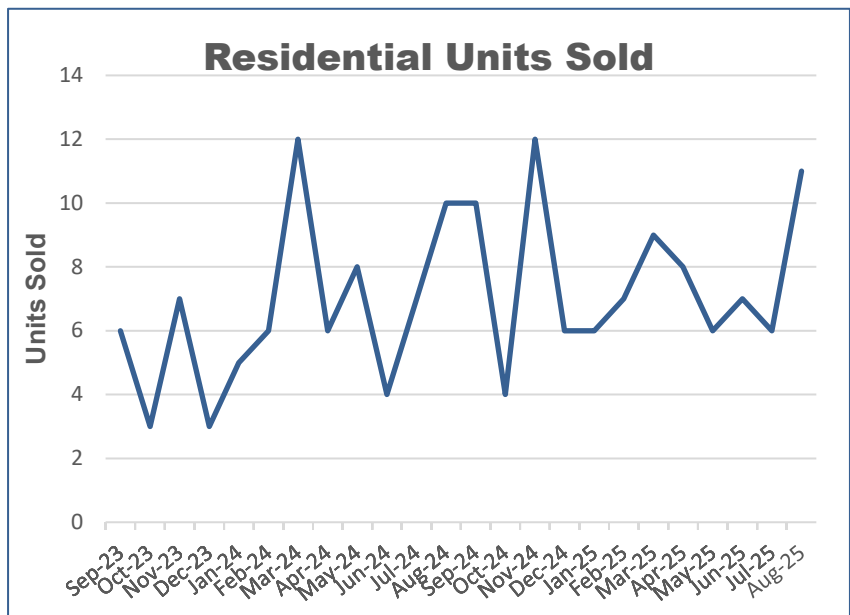


Kitty Hawk

Average DOM - YTD	
2024	2025
34	64

Year to Date Sales		
Year to Date	Count	%Chg
2025	60	3%
2024	58	0%
2023	58	-39%

Median Sales Price		
Year	MSP	%Chg
2025	\$616,250	4%
2024	\$592,500	2%
2023	\$580,000	1%



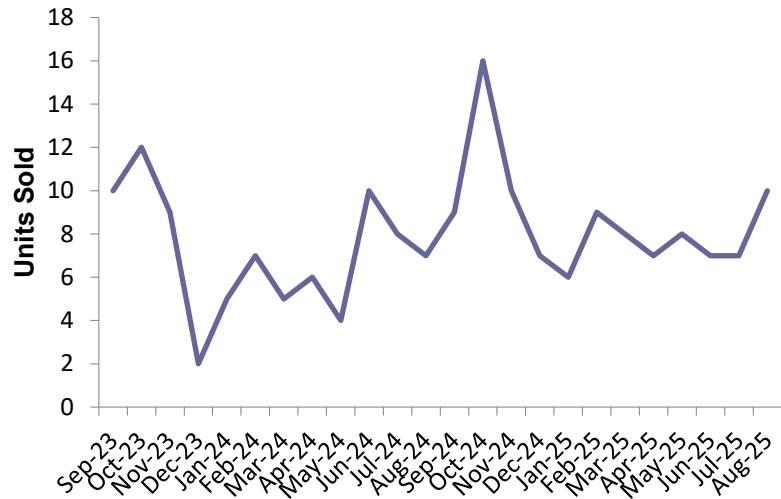
Colington

Average DOM - YTD	
2024	2025
52	67

Year to Date Sales		
Year to Date	Count	%Chg
2025	62	19%
2024	52	-10%
2023	58	-30%

Median Sales Price		
Month / Year	MSP	%Chg
2025	\$488,475	3%
2024	\$474,950	1%
2023	\$470,000	-4%

Residential Units Sold



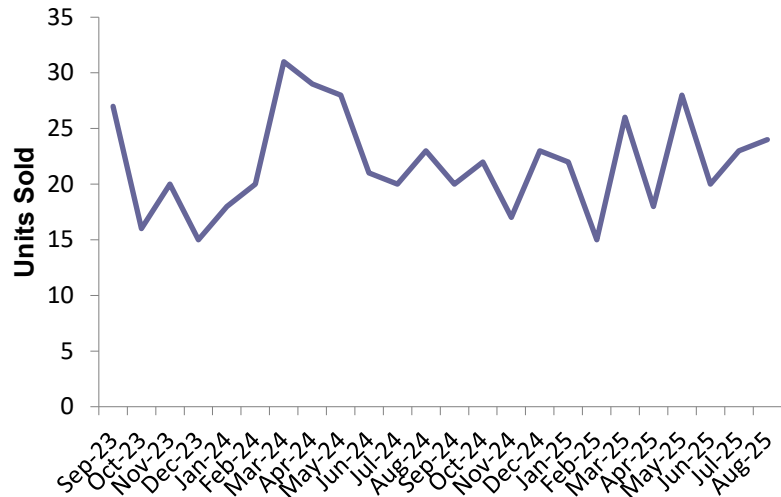
Kill Devil Hills

Average DOM - YTD	
2024	2025
54	61

Year to Date Sales		
Year to Date	Count	%Chg
2025	176	-7%
2024	190	12%
2023	170	-37%

Median Sales Price		
Month / Year	MSP	%Chg
2025	\$559,950	3%
2024	\$543,593	2%
2023	\$533,750	10%

Residential Units Sold

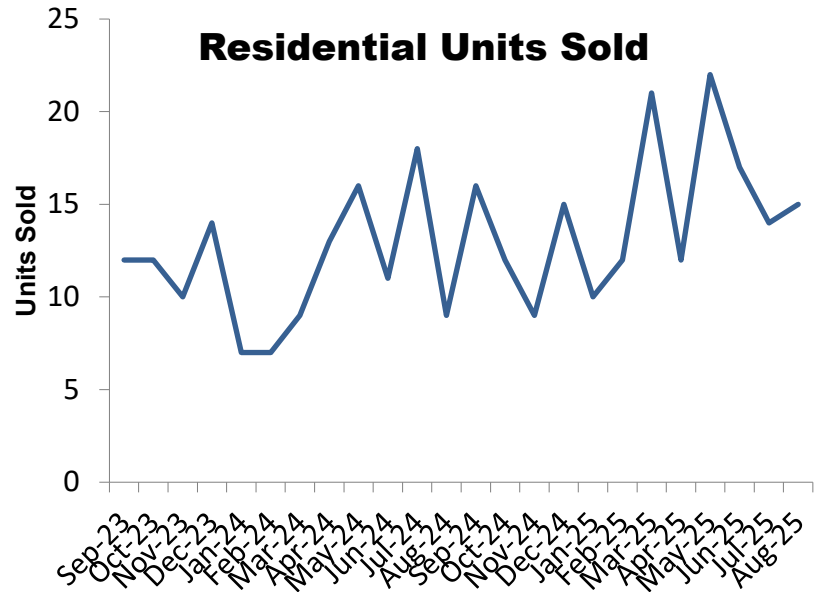


Nags Head

Average DOM - YTD	
2024	2025
55	54

Year to Date Sales		
Year to Date	Count	%Chg
2025	123	37%
2024	90	-17%
2023	109	-35%

Median Sales Price		
Month / Year	MSP	%Chg
2025	\$734,650	-14%
2024	\$855,000	26%
2023	\$679,000	-11%

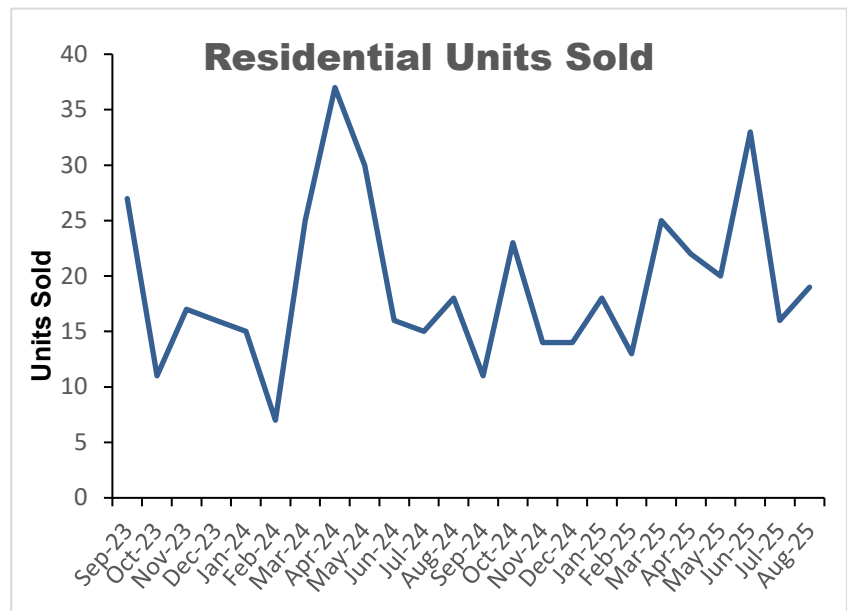


All Hatteras

Average DOM - YTD	
2024	2025
75	90

Year to Date Sales		
Year to Date	Count	%Chg
2025	166	2%
2024	163	-2%
2023	166	-43%

Median Sales Price		
Month / Year	MSP	%Chg
2025	\$607,050	3%
2024	\$589,000	0%
2023	\$590,000	-2%

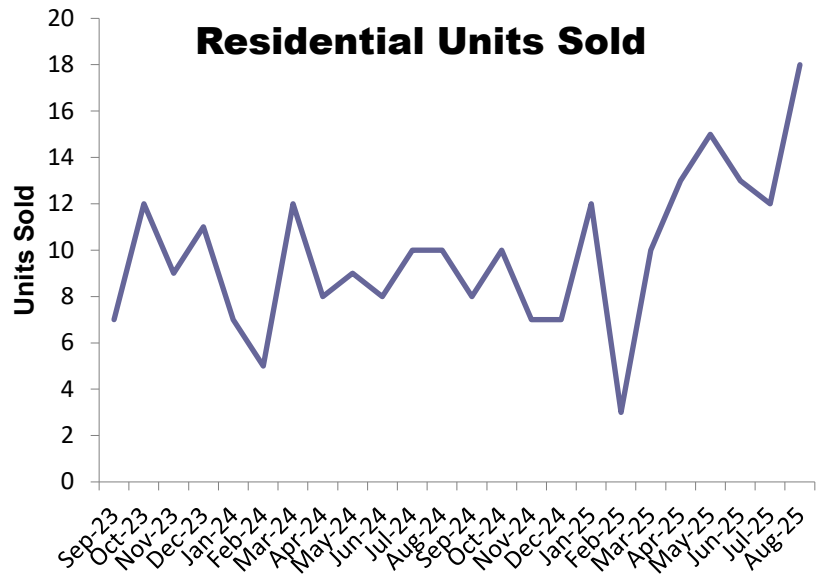


Manteo

Average DOM - YTD	
2024	2025
36	62

Year to Date Sales		
Year to Date	Count	%Chg
2025	96	39%
2024	69	-22%
2023	88	-35%

Median Sales Price		
Month / Year	MSP	%Chg
2025	\$518,700	-8%
2024	\$562,500	16%
2023	\$487,000	8%

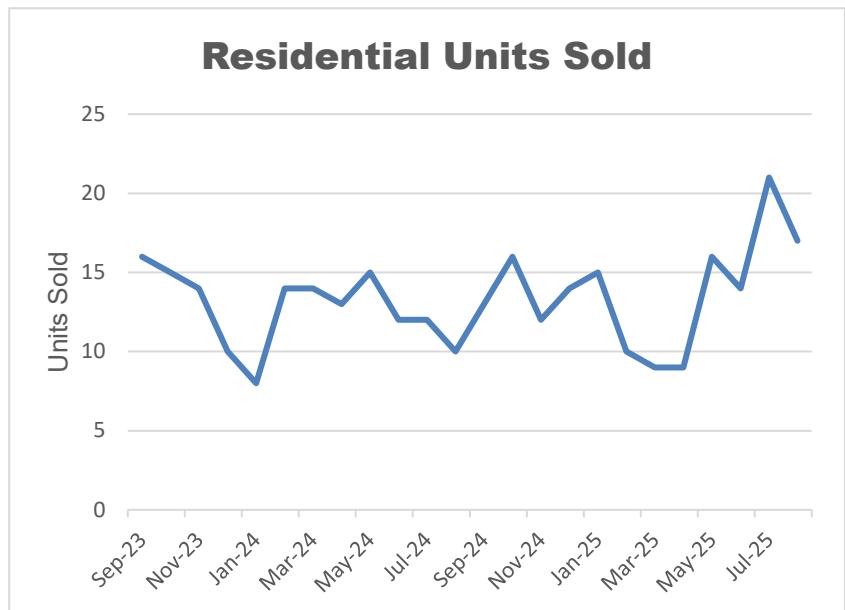


Currituck Mainland

Average DOM - YTD	
2024	2025
50	70

Year to Date Sales		
Year to Date	Count	%Chg
2025	111	13%
2024	98	-21%
2023	124	-23%

Median Sales Price		
Month / Year	MSP	%Chg
2025	\$415,000	9%
2024	\$380,772	-1%
2023	\$385,000	1%

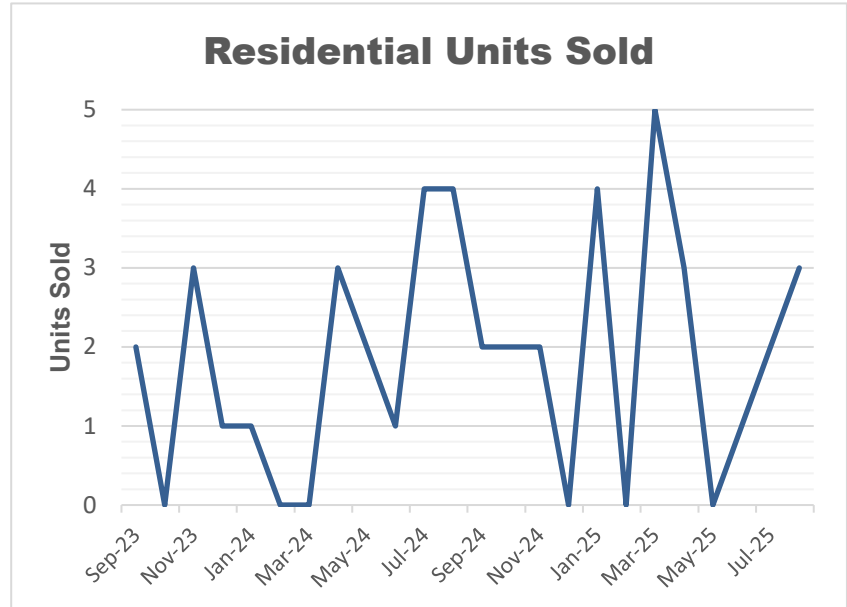


Ocracoke Island

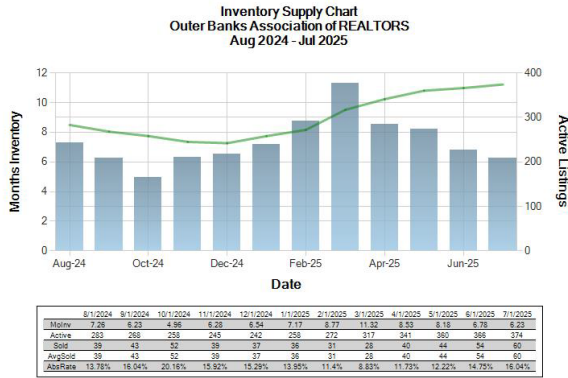
Average DOM - YTD	
2024	2025
84	134

Year to Date Sales		
Year to Date	Count	%Chg
2025	18	20%
2024	15	50%
2023	10	-60%

Median Sales Price		
Month / Year	MSP	%Chg
2025	\$483,500	-12%
2024	\$548,000	11%
2023	\$495,000	-7%



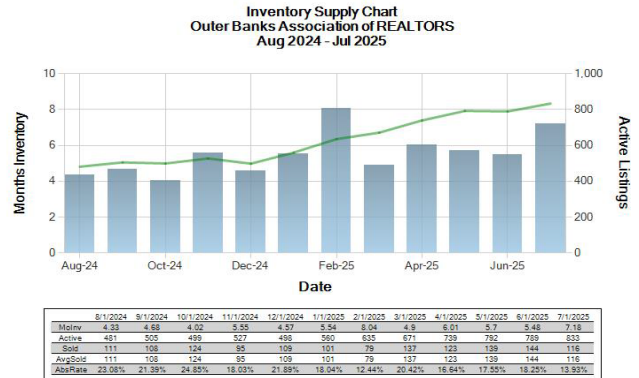
Non-OBX Residential Inventory



Date Created: 9/2/2025
Source: Outer Banks Association of REALTORS
Information provided is deemed reliable but not guaranteed.

Criteria: Area (Minor)=Excludes
011,012,020,040,050,061,070,080,090,100,110,120,130,141,143,150,151,160,161,170,180,190,200,210,220,230,240,250,260,270,280,290,300,
310,320,330,340,253,325 AND Class=RELD,C,IRN,CR AND Date Range=08/01/2024-07/31/2025

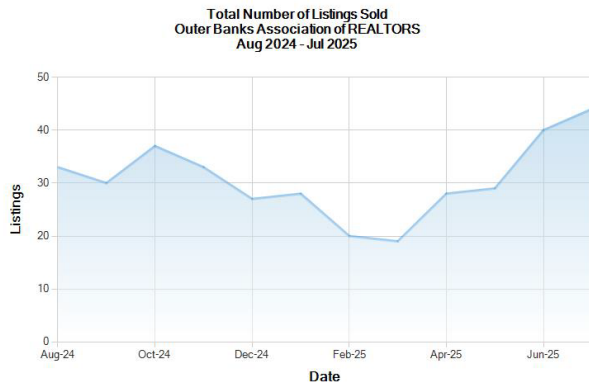
OBX Only Residential Inventory



Date Created: 8/25/2025
Source: Outer Banks Association of REALTORS
Information provided is deemed reliable but not guaranteed.

Criteria: Area (Minor)
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310,320,330,340,253,325 AND Class=RE AND Date Range=08/01/2024-07/31/2025

Non-OBX Residential Sales



Date Created: 8/7/2025
Source: Outer Banks Association of REALTORS
Information provided is deemed reliable but not guaranteed.

Criteria: Area (Minor)=Excludes
011,012,020,040,050,061,070,080,090,100,110,120,130,141,143,150,151,160,161,170,180,190,200,210,220,230,240,250,260,270,280,290,300,
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OBX Only Residential Sales



Date Created: 8/7/2025
Source: Outer Banks Association of REALTORS
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Criteria: Area (Minor)
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