



May 2026 MLS Statistical Report

Inventory - May 2025 compared with May 2026:

- Residential Inventory – Down 3%
- Lots / Land Inventory – Down 4%

Sales - May 2025 compared with May 2026:

- Residential Sales – Up 10%
 - Single Family – Up 14%
 - Condo – Down 36%
- Lots / Land Sales – Down 6%

Median Sale Price - May 2025 compared with May 2026

- Residential Median Sale Price – Up 4%
- Lots / Land Median Sale Price – Up 17%

Residential Inventory		
Month / Year	Count	%Chg
May'26	852	-3%
May'25	879	38%
May'24	638	67%

Residential Sales		
Month / Year	Count	%Chg
May'26	185	10%
May'25	168	-3%
May'24	174	-5%

Lots / Land Inventory		
Month / Year	Count	%Chg
May'26	374	-4%
May'25	391	-4%
May'24	409	15%

Single Family Detached Sales		
Month / Year	Count	%Chg
May'26	156	14%
May'25	137	1%
May'24	136	-9%

Total Inventory		
Month / Year	Count	%Chg
May'26	1248	-3%
May'25	1291	20%
May'24	1077	40%

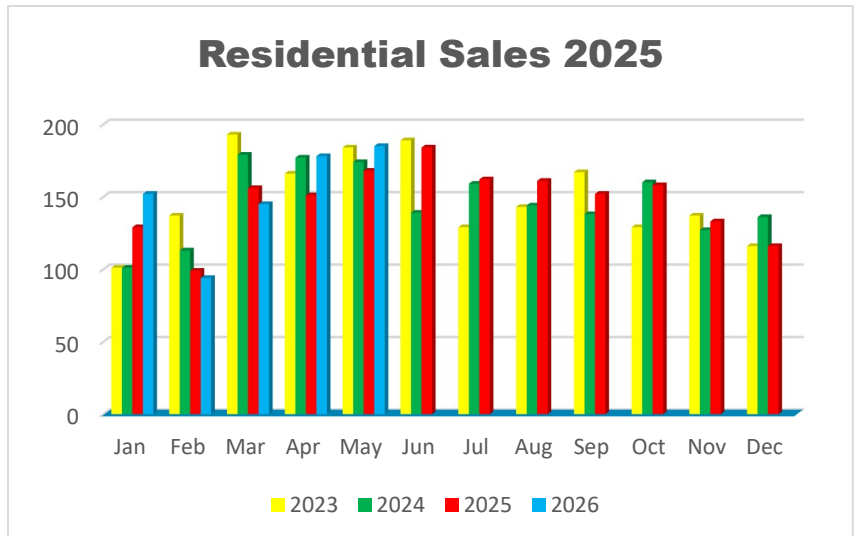
Condo Sales		
Month / Year	Count	%Chg
May'26	14	-36%
May'25	22	-21%
May'24	28	8%

Data Obtained: May 5, 2026

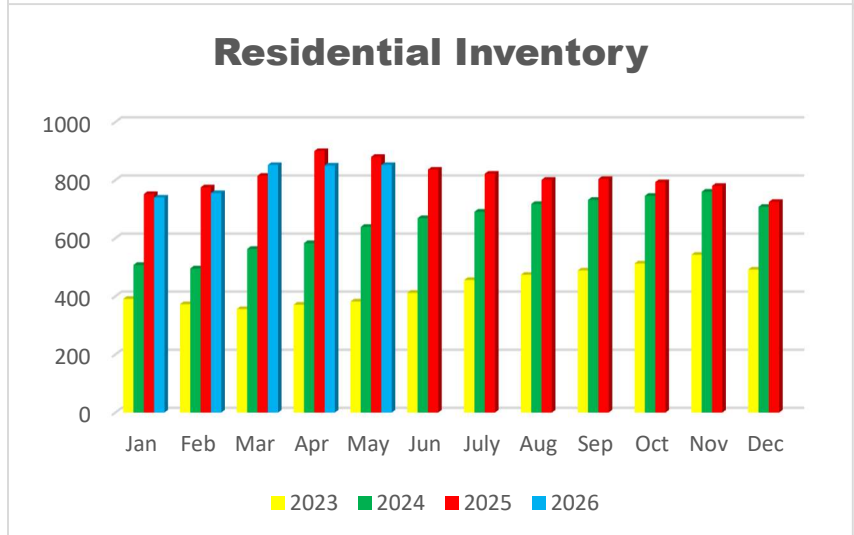
Note: This report reflects updates to previous data.

Residential

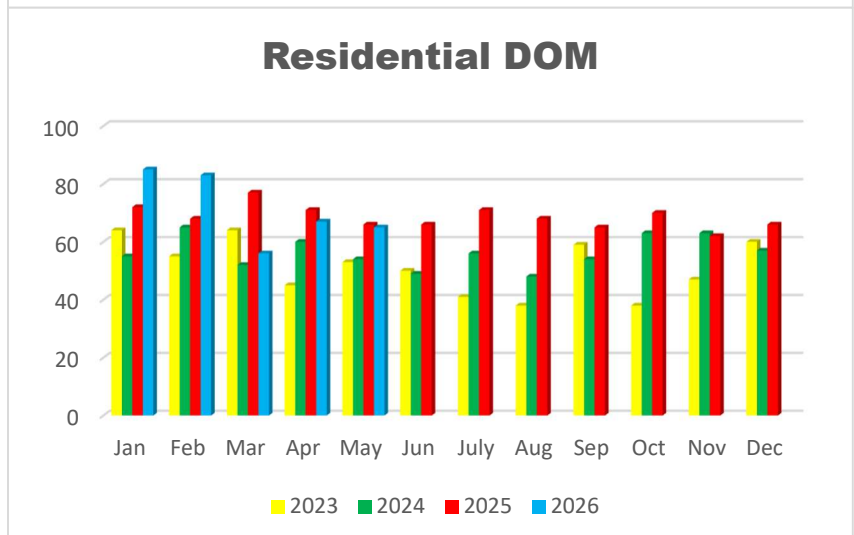
YTD Residential Sales		
YTD	Count	%Chg
2026	754	7%
2025	703	-6%
2024	744	-5%



Residential Inventory		
Month / Year	Count	%Chg
May'26	852	-3%
May'25	879	38%
May'24	638	67%

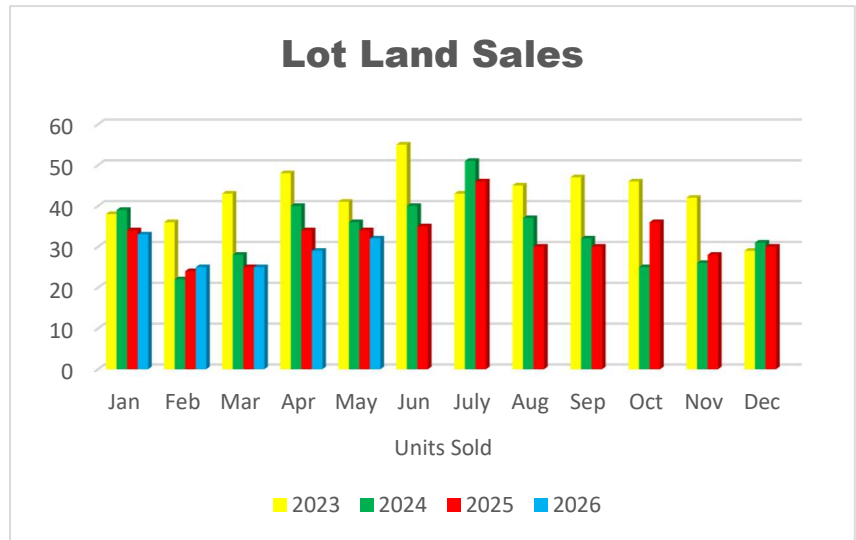


Residential YTD Days on Market		
YTD	2025	2026
Average	71	71
Median	39	67

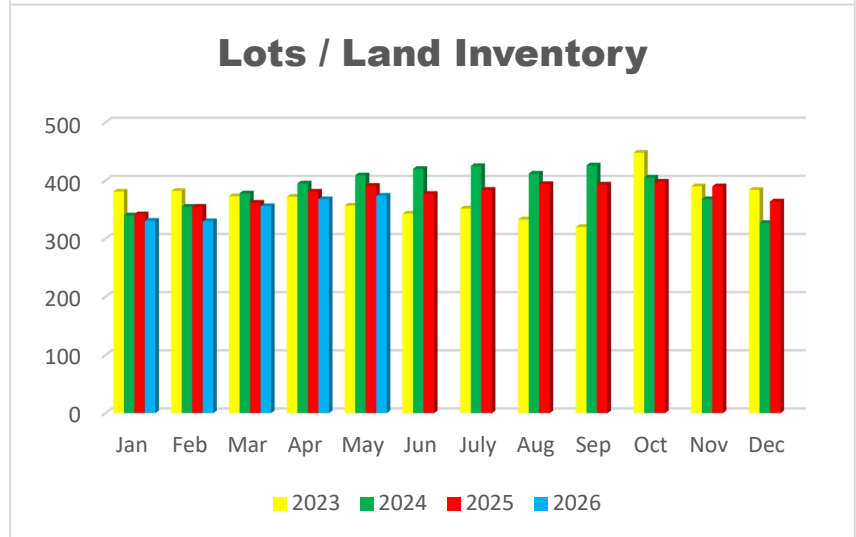


Lots / Land

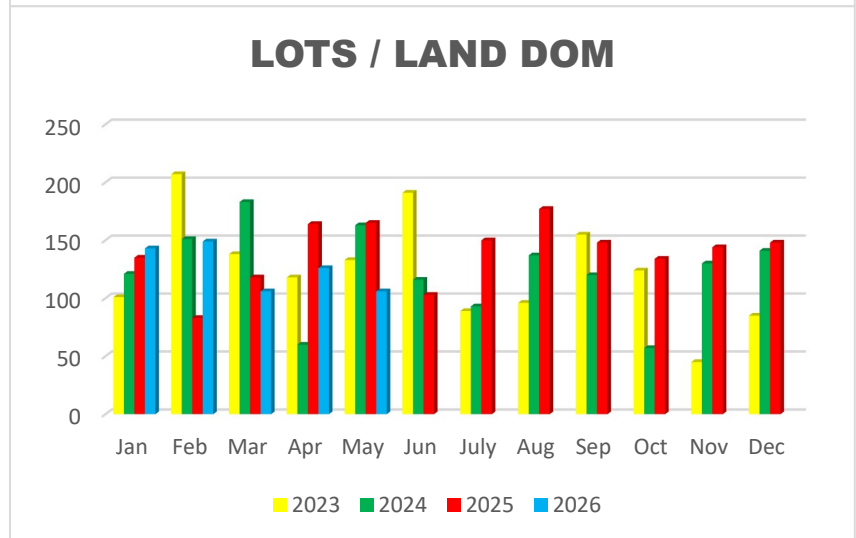
YTD Lot / Land Sales		
YTD	Count	%Chg
2026	144	-5%
2025	151	-8%
2024	165	-20%



Lot / Land Inventory		
Month / Year	Count	%Chg
May'26	374	-4%
May'25	391	-4%
May'24	409	15%



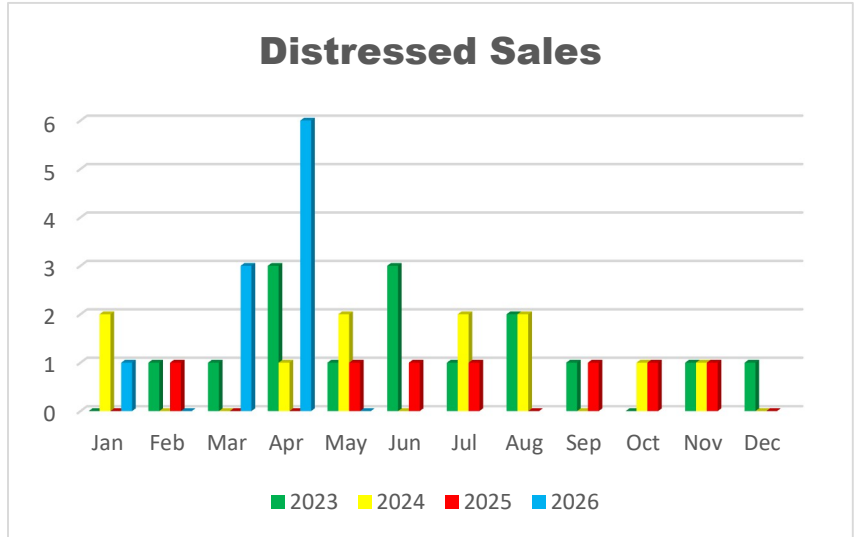
Lots / Land YTD Days on Market		
YTD	2025	2026
Average	133	126
Median	41	126



Distressed Sales

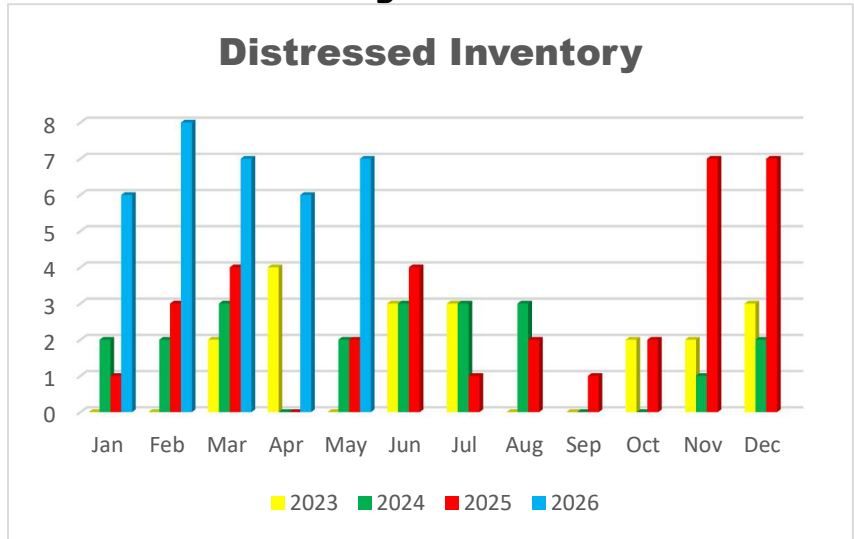
MLS Listed Short Sales / Bank Owned Properties

YTD Distressed Sales		
YTD	Count	%Chg
2026	10	400%
2025	2	-60%
2024	5	-17%



Distressed Inventory

Distressed Sale Inventory		
YTD	Count	%Chg
May'26	7	250%
May'25	2	0%
May'24	2	-



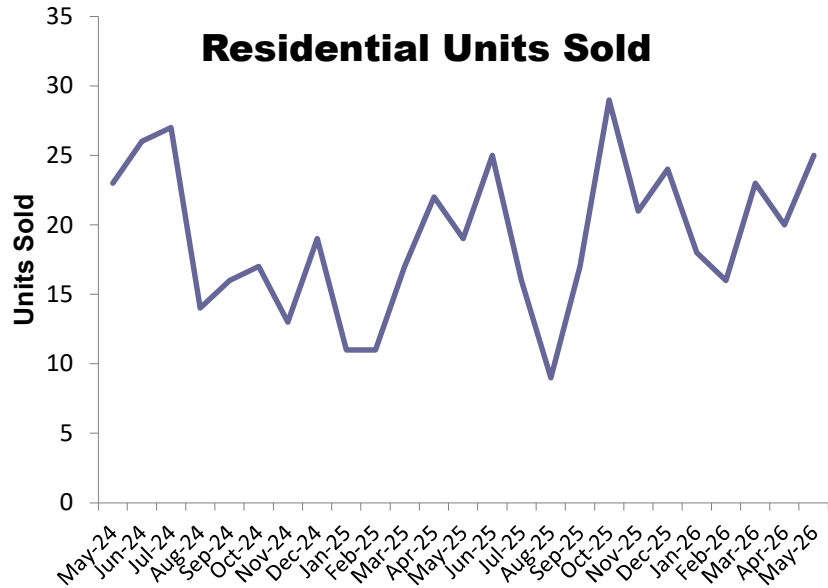
Outer Banks Towns / Areas

Average DOM - YTD	
2025	2026
86	72

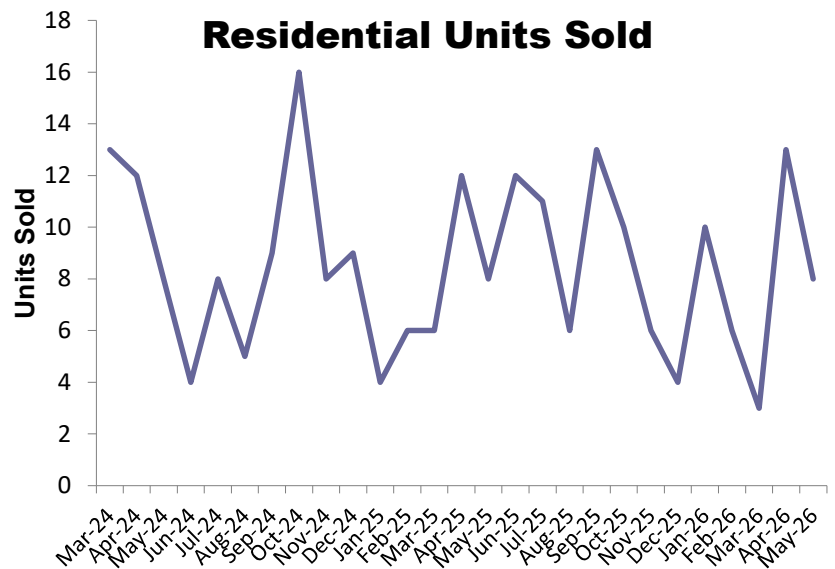
Year to Date Sales		
Year	Count	%Chg
2026	102	28%
2025	80	-32%
2024	117	-1%

Median Sales Price		
Year	MSP	%Chg
2026	\$927,500	20%
2025	\$770,000	-3%
2024	\$790,000	1%

Corolla



Duck



Average DOM - YTD	
2025	2026
99	66

Year to Date Sales		
Year	Count	%Chg
2026	40	11%
2025	36	-22%
2024	46	-4%

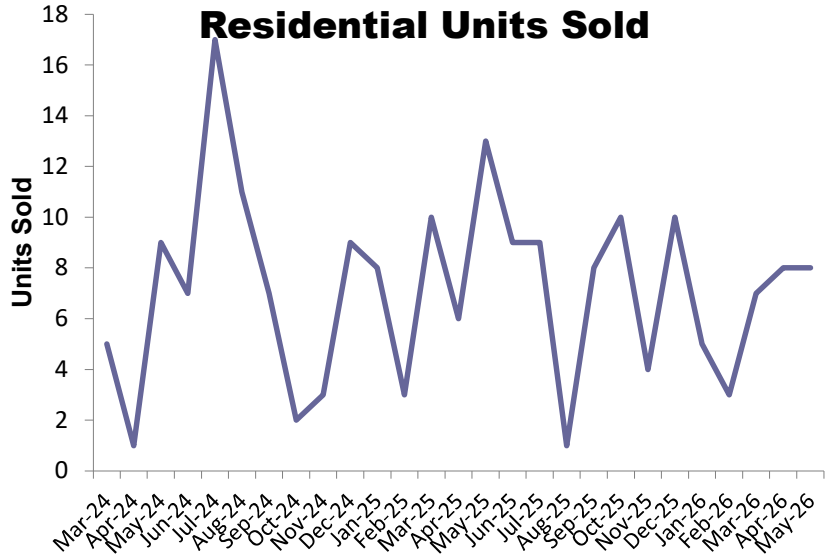
Median Sales Price		
Year	MSP	%Chg
2026	\$932,500	2%
2025	\$913,700	-7%
2024	\$987,242	24%

Southern Shores

Average DOM - YTD	
2025	2026
43	69

Year to Date Sales		
Year	Count	%Chg
2026	31	-23%
2025	40	48%
2024	27	-36%

Median Sales Price		
Year	MSP	%Chg
2026	\$752,000	-6%
2025	\$800,000	-1%
2024	\$805,000	15%

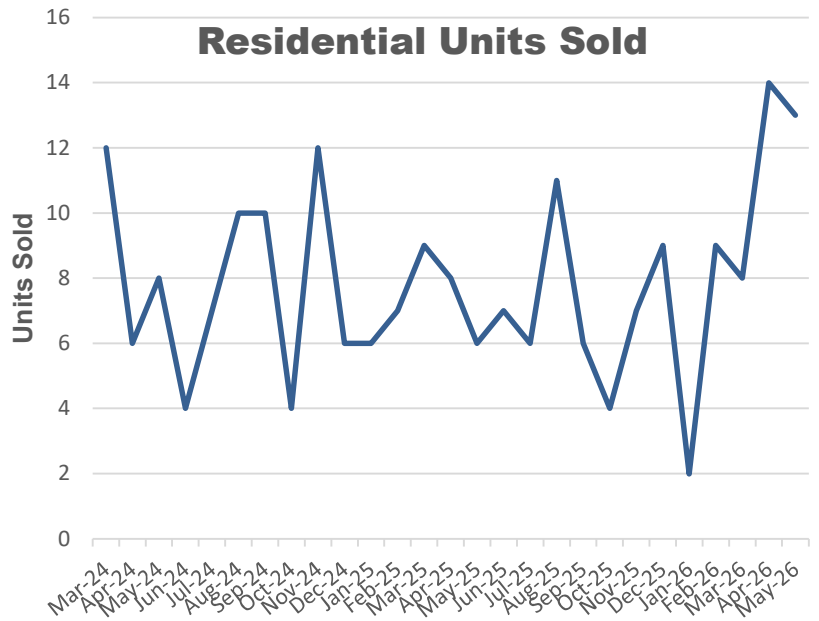


Kitty Hawk

Average DOM - YTD	
2025	2026
70	65

Year to Date Sales		
Year	Count	%Chg
2026	46	28%
2025	36	-3%
2024	37	-14%

Median Sales Price		
Year	MSP	%Chg
2026	\$660,000	-4%
2025	\$690,000	18%
2024	\$584,000	4%



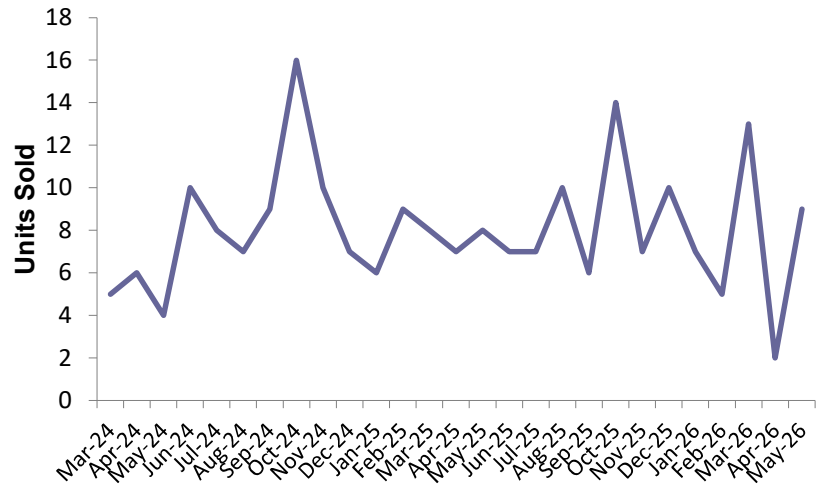
Colington

Average DOM - YTD	
2025	2026
70	47

Year to Date Sales		
Year	Count	%Chg
2026	36	-5%
2025	38	41%
2024	27	-10%

Median Sales Price		
Year	MSP	%Chg
2026	\$495,000	0%
2025	\$495,000	8%
2024	\$459,950	-5%

Residential Units Sold



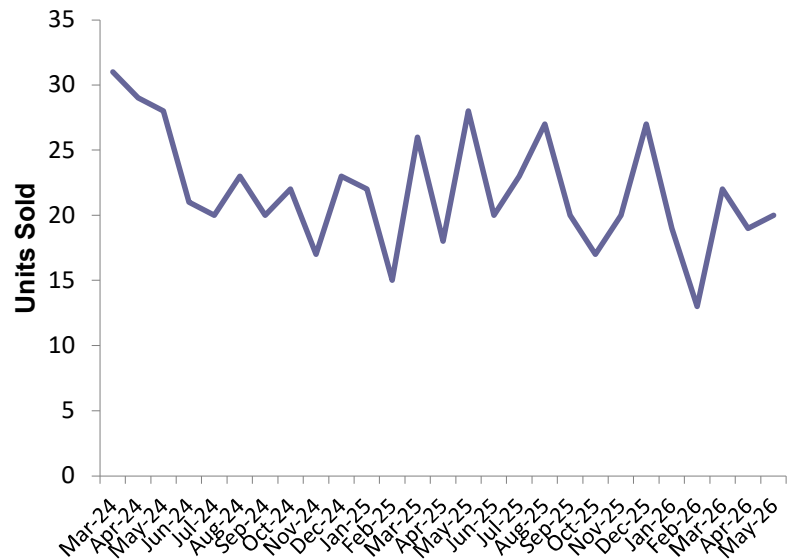
Kill Devil Hills

Average DOM - YTD	
2025	2026
55	59

Year to Date Sales		
Year	Count	%Chg
2026	93	-15%
2025	109	-13%
2024	126	12%

Median Sales Price		
Year	MSP	%Chg
2026	\$585,000	3%
2025	\$570,000	4%
2024	\$550,000	10%

Residential Units Sold

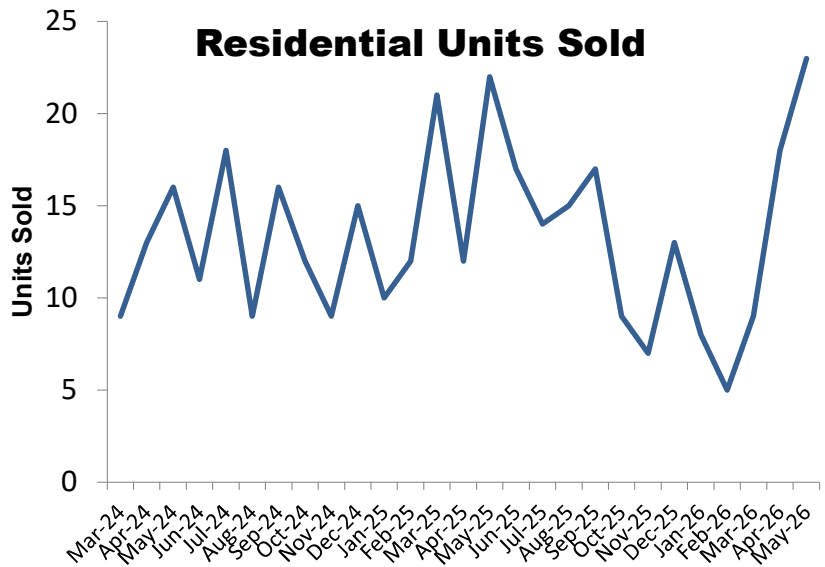


Nags Head

Average DOM - YTD	
2025	2026
59	72

Year to Date Sales		
Year	Count	%Chg
2026	63	-18%
2025	77	48%
2024	52	-27%

Median Sales Price		
Year	MSP	%Chg
2026	\$741,500	4%
2025	\$710,000	-14%
2024	\$830,000	25%

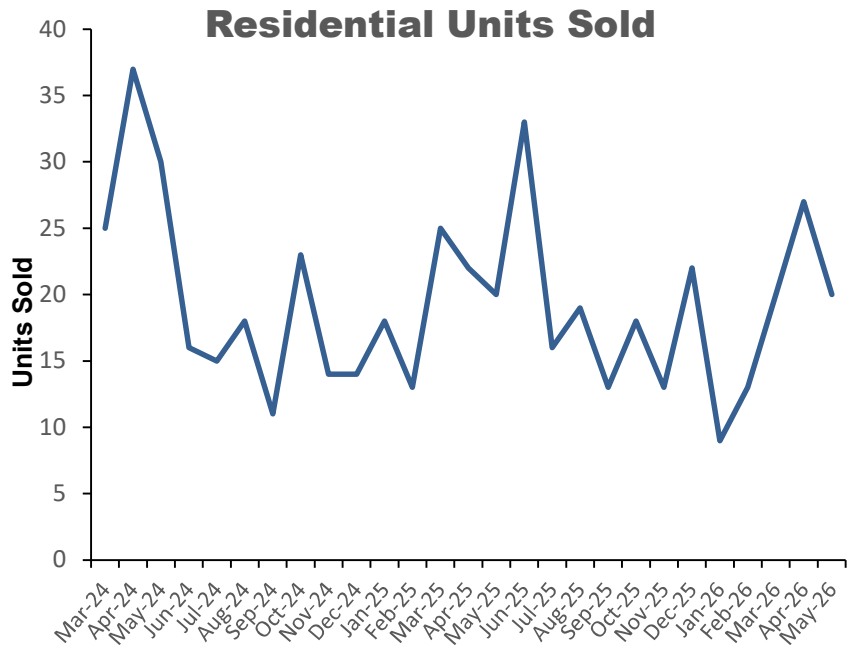


All Hatteras

Average DOM - YTD	
2025	2026
98	75

Year to Date Sales		
Year	Count	%Chg
2026	89	-9%
2025	98	-14%
2024	114	12%

Median Sales Price		
Year	MSP	%Chg
2026	\$587,500	-7%
2025	\$632,250	10%
2024	\$575,000	1%

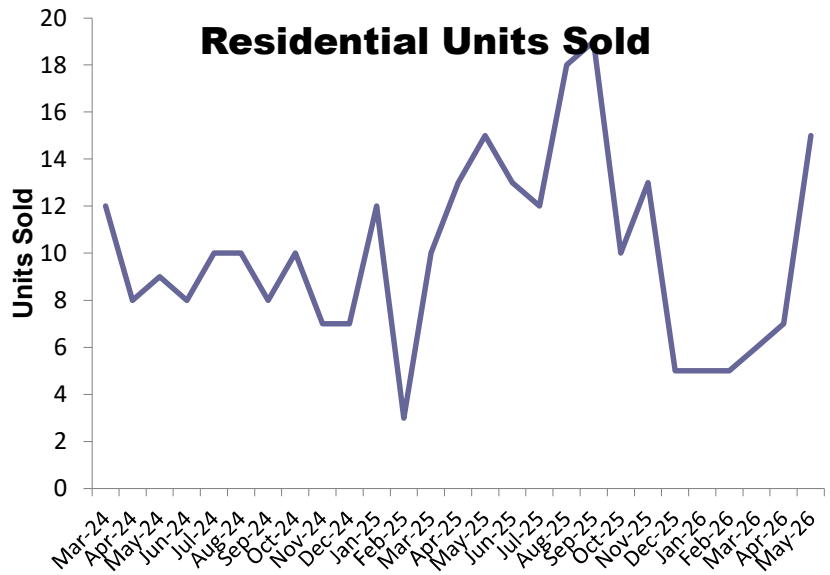


Manteo

Average DOM - YTD	
2025	2026
71	58

Year to Date Sales		
Year	Count	%Chg
2026	38	-28%
2025	53	29%
2024	41	-23%

Median Sales Price		
Year	MSP	%Chg
2026	\$440,000	-25%
2025	\$590,000	1%
2024	\$585,000	20%

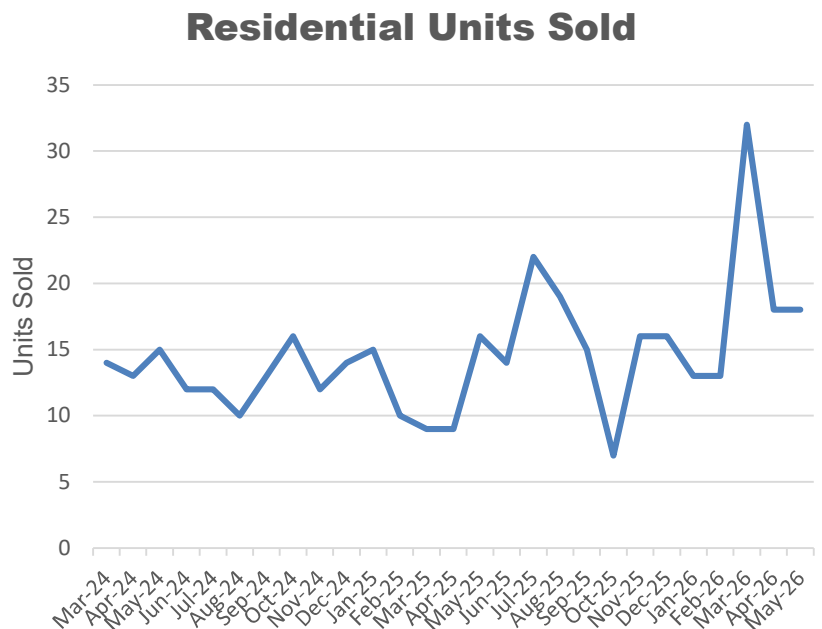


Currituck Mainland

Average DOM - YTD	
2025	2026
70	64

Year to Date Sales		
Year	Count	%Chg
2026	94	59%
2025	59	-8%
2024	64	-18%

Median Sales Price		
Year	MSP	%Chg
2026	\$406,000	-2%
2025	\$415,000	1%
2024	\$410,000	10%



Ocracoke Island

Average DOM - YTD	
2025	2026
101	105

Year to Date Sales		
Year	Count	%Chg
2026	10	-17%
2025	12	100%
2024	6	-14%

Median Sales Price		
Year	MSP	%Chg
2026	\$560,000	17%
2025	\$478,000	-4%
2024	\$496,250	-6%

Residential Units Sold

