



December 2025 MLS Statistical Report

Year End Report

2025 compared with 2024:

- Total Home sales were up 1% from 2024
 - Single Family Detached homes were up by 4%
 - Condo's down by 1%
 - Lots / Land down by 7%

Total inventory at the end of December:

- Residential inventory was up by 2%
- Lots / Land inventory was up by 11%

Median Sale Price

- All residential listings were down by 2%
- Single family detached was up by 1%
- Condo's were down by 4%
- Lots / Land were down by 11%

Yearly Residential Sales		
YTD	Count	%Chg
2025	1769	1%
2024	1747	-2%
2023	1791	-27%

Residential - Median Sale Price		
YTD	Count	%Chg
2025	\$559,900	-2%
2024	\$573,000	-16%
2023	\$682,250	32%

Residential Inventory		
Month / Year	Count	%Chg
Dec'25	725	2%
Dec'24	708	44%
Dec'23	492	8%

Residential - Total Volume Sold		
YTD	Count	%Chg
2025	\$1,297,930,398	4%
2024	\$1,253,112,472	3%
2023	\$1,220,330,417	-31%

Lots / Land Yearly Sales		
YTD	Count	%Chg
2025	381	-7%
2024	409	-21%
2023	515	-24%

Lots / Land Median Price		
YTD	Count	%Chg
2025	\$125,850	-11%
2024	\$140,750	7%
2023	\$131,845	2%

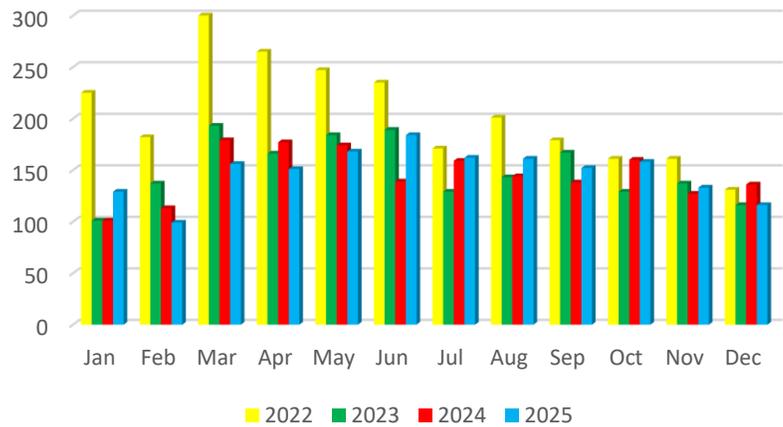
Data Obtained: December 5, 2025

Note: This report reflects updates to previous data.

Residential

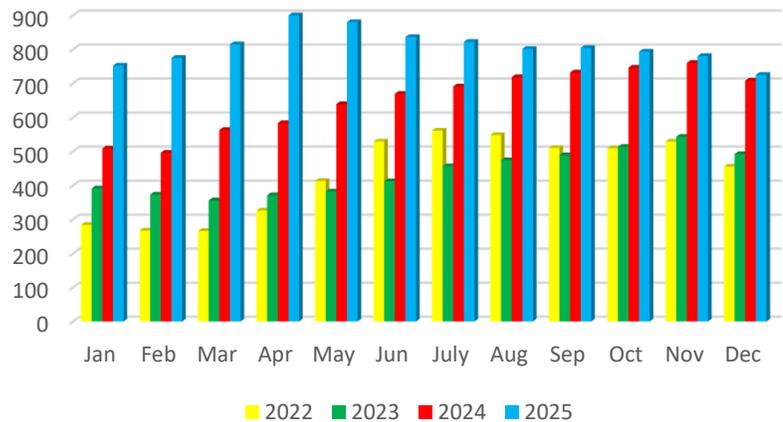
Residential Sales 2025

YTD Residential Sales		
YTD	Count	%Chg
2025	1769	1%
2024	1747	-2%
2023	1791	-27%



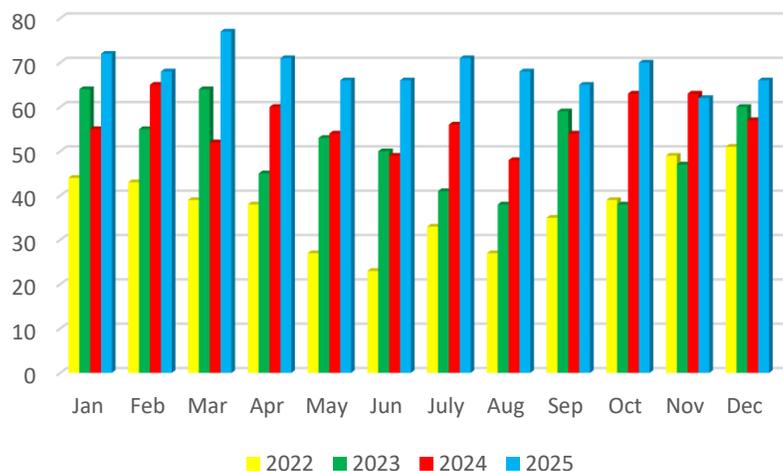
Residential Inventory

Residential Inventory		
Month / Year	Count	%Chg
Dec'25	725	2%
Dec'24	708	44%
Dec'23	492	8%



Residential DOM

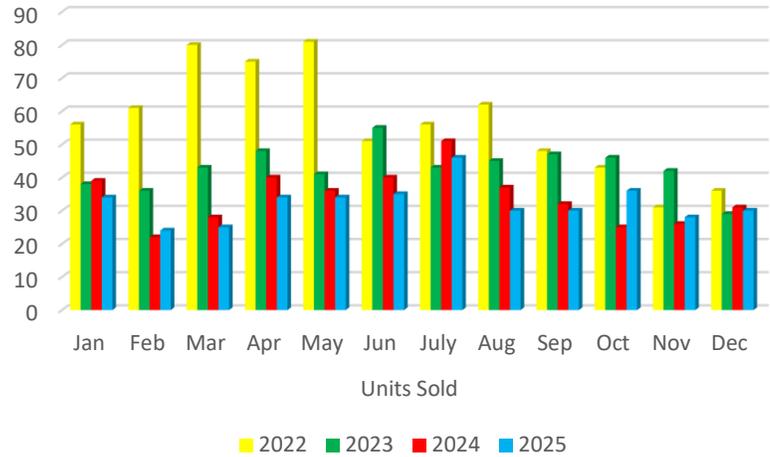
Residential YTD Days on Market		
YTD	2024	2025
Average	56	69
Median	56	68



Lots / Land

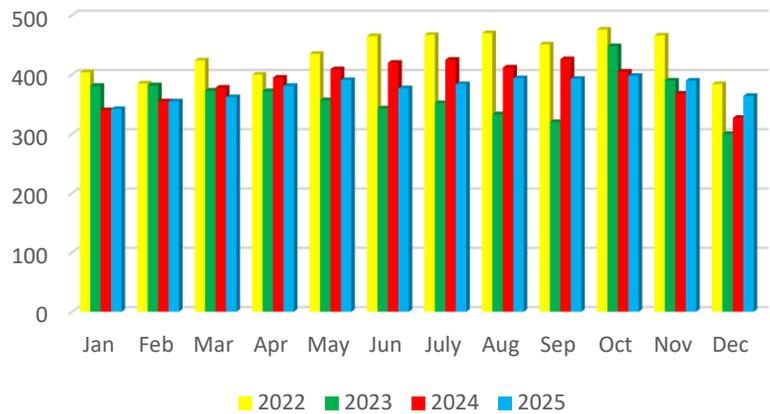
Lot Land Sales

YTD Lot / Land Sales		
YTD	Count	%Chg
2025	386	-5%
2024	407	-21%
2023	513	-25%



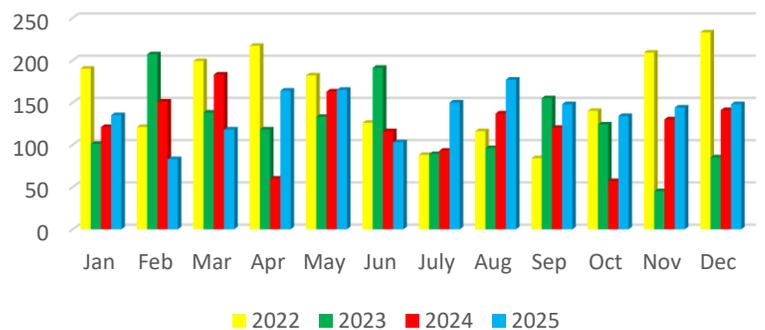
Lots / Land Inventory

YTD Lot / Land Inventory		
Month / Year	Count	%Chg
Dec'25	364	11%
Dec'24	327	9%
Dec'23	300	-22%



LOTS / LAND DOM

Lots / Land YTD Days on Market		
YTD	2024	2025
Average	123	139
Median	126	146

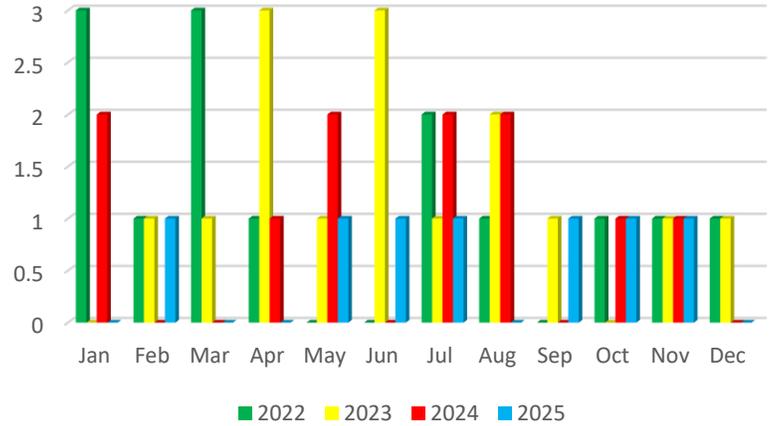


Distressed Sales

MLS Listed Short Sales / Bank Owned Properties

Distressed Sales

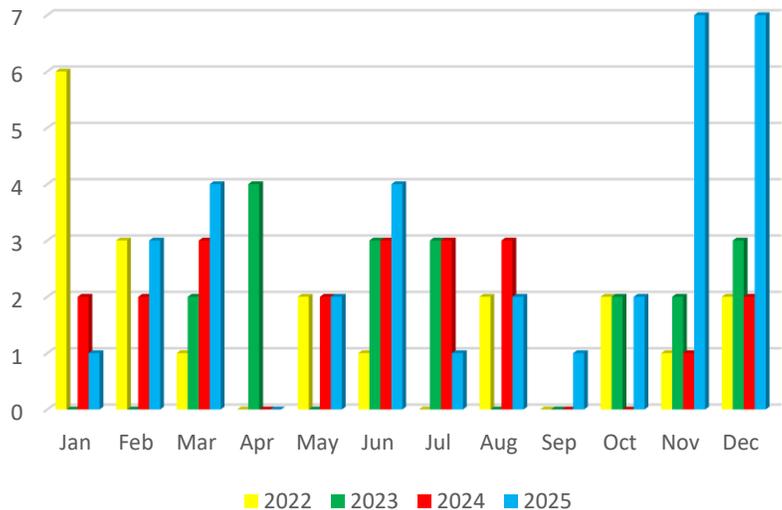
YTD Distressed Sales		
YTD	Count	%Chg
2025	7	-36%
2024	11	-27%
2023	15	7%



Distressed Inventory

Distressed Inventory

YTD Distressed Inventory		
YTD	Count	%Chg
Dec'25	7	250%
Dec'24	2	-33%
Dec'23	3	-50%



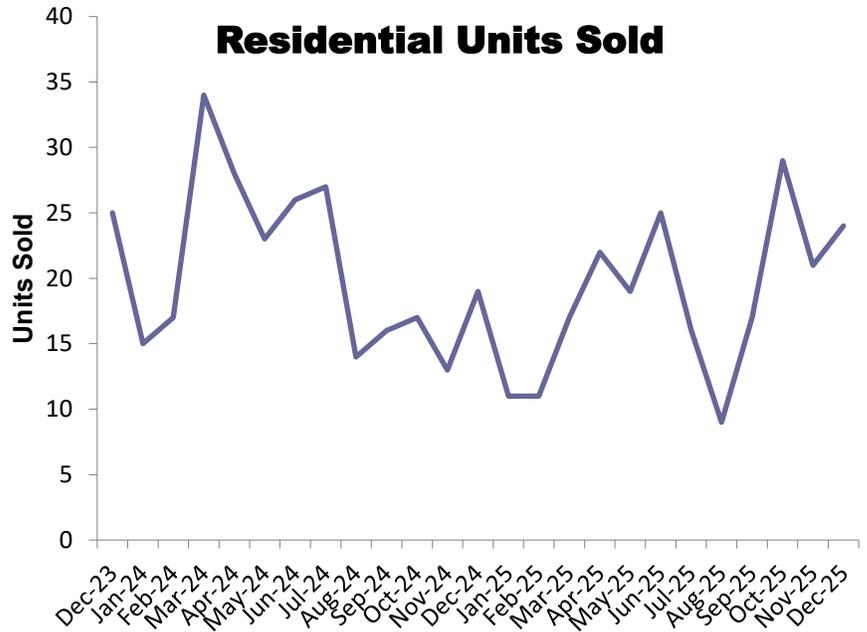
Outer Banks Towns / Areas

Average DOM - YTD	
2024	2025
55	90

Year to Date Sales		
Year	Count	%Chg
2025	221	-11%
2024	249	-9%
2023	273	-28%

Median Sales Price		
Year	MSP	%Chg
2025	\$870,000	0%
2024	\$868,500	7%
2023	\$810,000	-4%

Corolla



Duck



Average DOM - YTD	
2024	2025
59	85

Year to Date Sales		
Year	Count	%Chg
2025	98	-7%
2024	105	-5%
2023	111	-15%

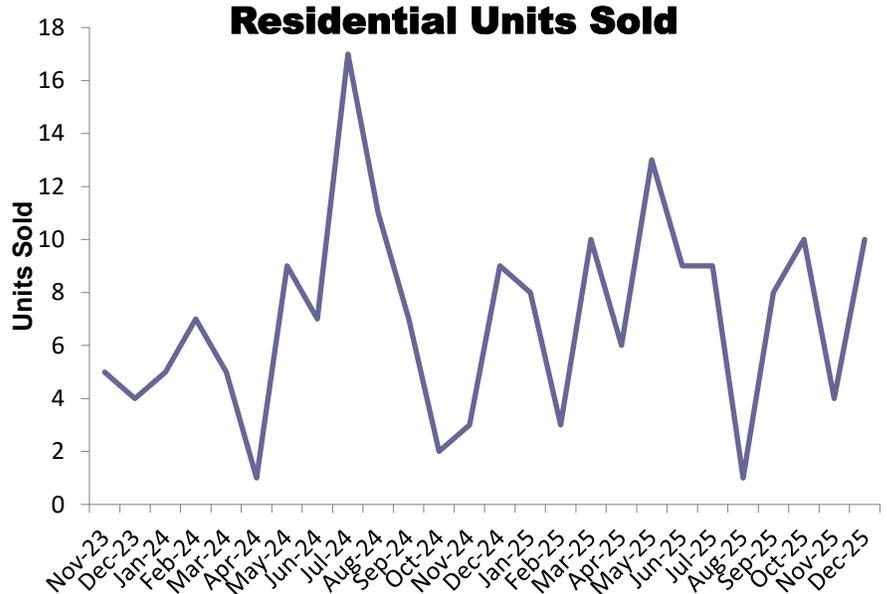
Median Sales Price		
Year	MSP	%Chg
2025	\$949,500	11%
2024	\$857,500	7%
2023	\$799,900	-11%

Southern Shores

Average DOM - YTD	
2024	2025
37	53

Year to Date Sales		
Year	Count	%Chg
2025	91	10%
2024	83	4%
2023	80	-30%

Median Sales Price		
Year	MSP	%Chg
2025	\$782,000	-3%
2024	\$804,999	9%
2023	\$737,450	-5%

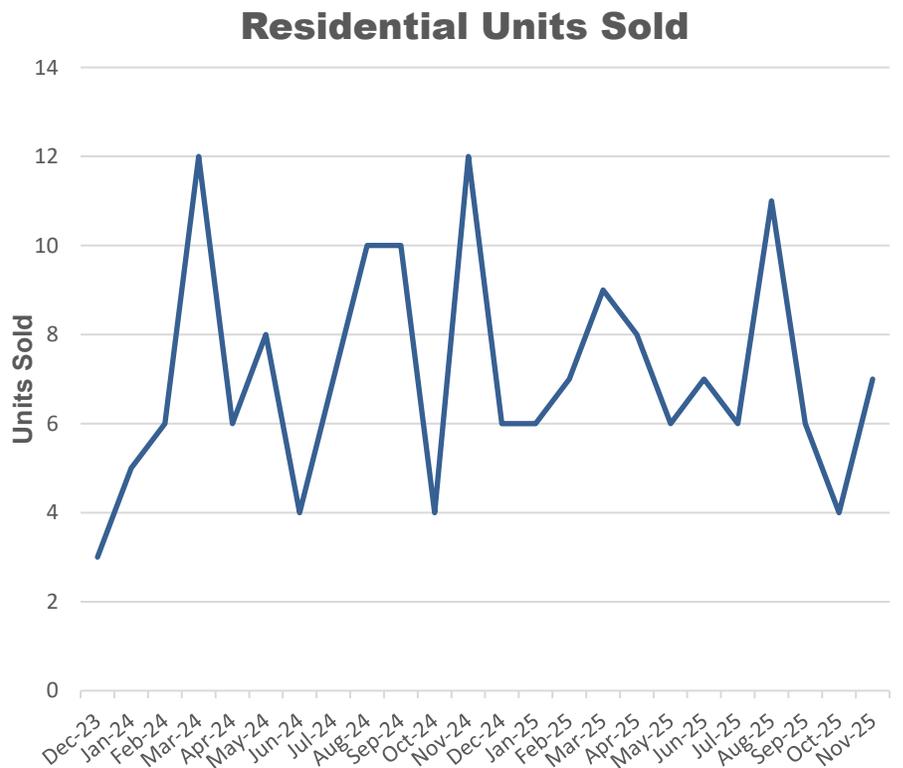


Kitty Hawk

Average DOM - YTD	
2024	2025
35	65

Year to Date Sales		
Year	Count	%Chg
2025	86	-4%
2024	90	17%
2023	77	-39%

Median Sales Price		
Year	MSP	%Chg
2025	\$600,000	-4%
2024	\$625,000	8%
2023	\$580,000	1%

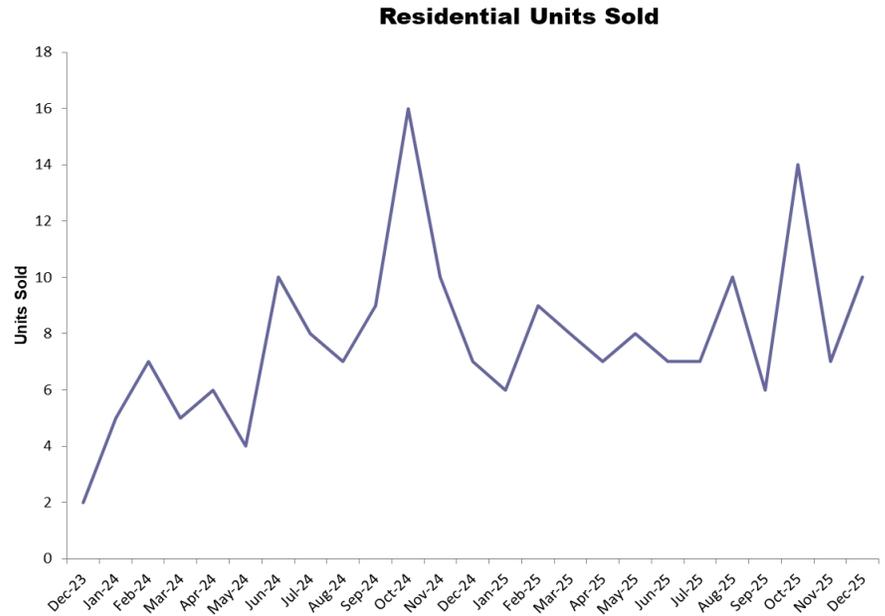


Colington

Average DOM - YTD	
2024	2025
56	63

Year to Date Sales		
Year	Count	%Chg
2025	99	5%
2024	94	3%
2023	91	-25%

Median Sales Price		
Year	MSP	%Chg
2025	\$489,000	1%
2024	\$485,000	3%
2023	\$470,000	-4%

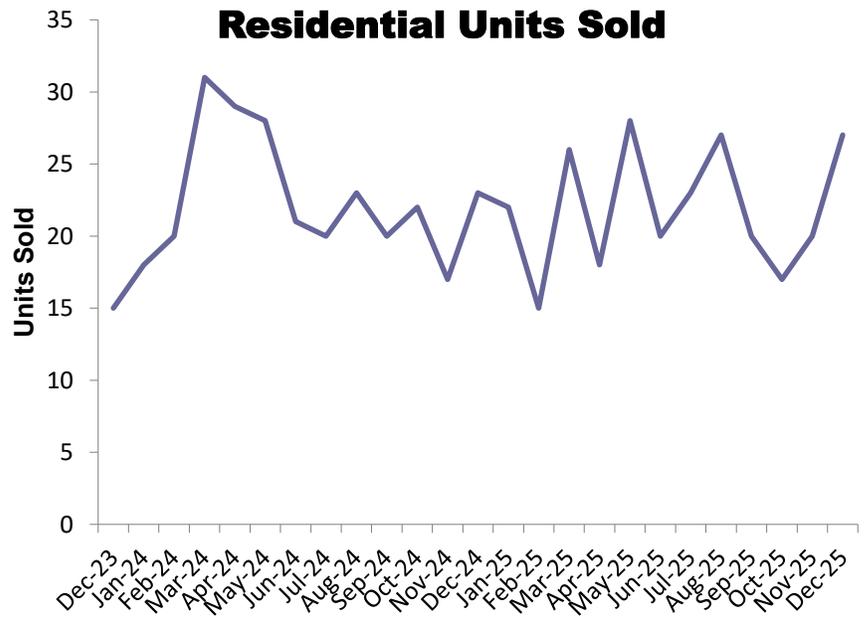


Kill Devil Hills

Average DOM - YTD	
2024	2025
58	60

Year to Date Sales		
Year	Count	%Chg
2025	263	-3%
2024	272	10%
2023	248	-31%

Median Sales Price		
Year	MSP	%Chg
2025	\$559,000	3%
2024	\$545,000	2%
2023	\$533,750	10%

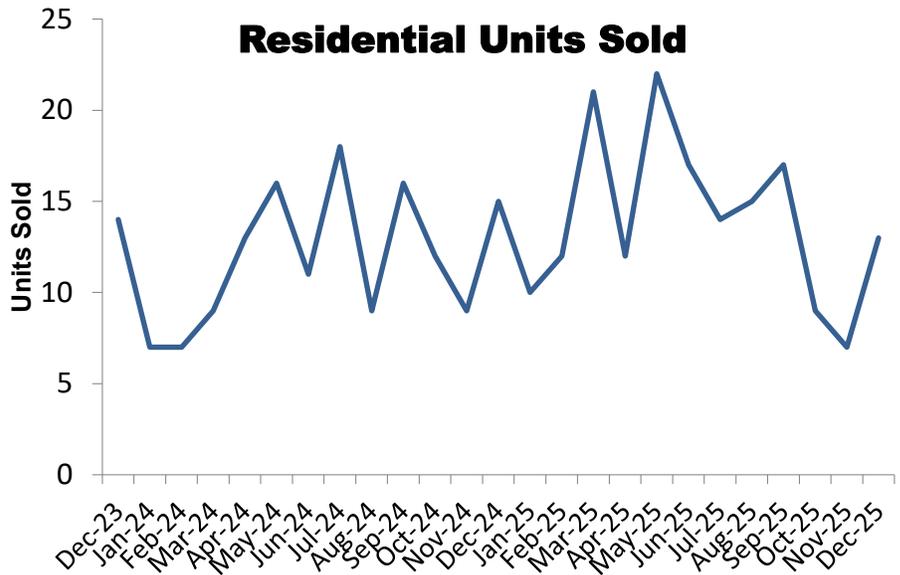


Nags Head

Average DOM - YTD	
2024	2025
54	52

Year to Date Sales		
Year	Count	%Chg
2025	169	19%
2024	142	-10%
2023	157	-25%

Median Sales Price		
Year	MSP	%Chg
2025	\$715,000	-15%
2024	\$840,000	24%
2023	\$679,000	-11%

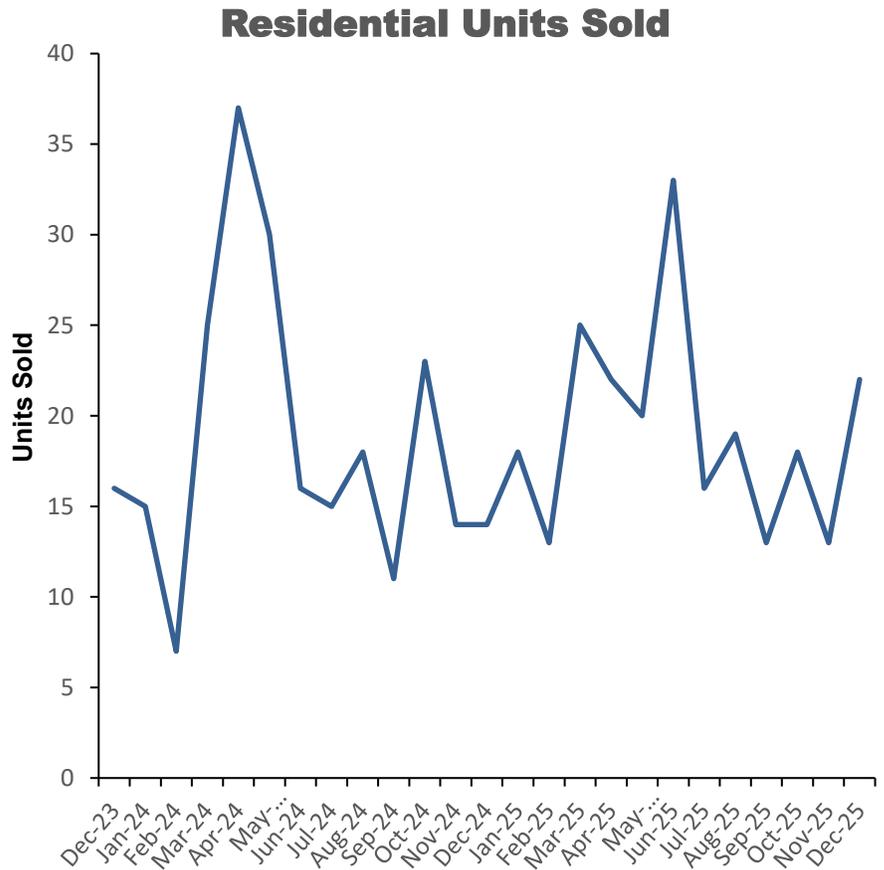


All Hatteras

Average DOM - YTD	
2024	2025
58	60

Year to Date Sales		
Year	Count	%Chg
2025	232	3%
2024	225	-5%
2023	237	-38%

Median Sales Price		
Year	MSP	%Chg
2025	\$580,000	1%
2024	\$575,000	-3%
2023	\$590,000	-2%

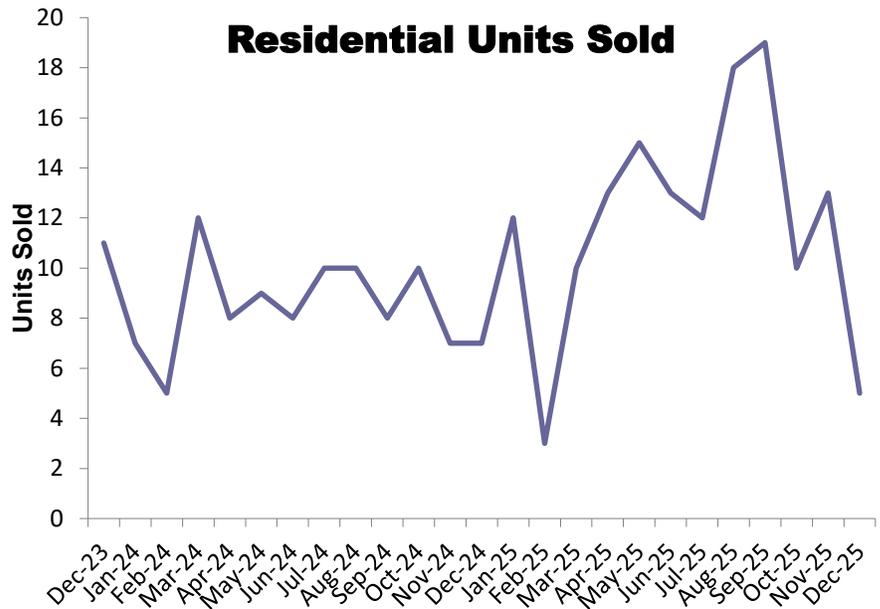


Manteo

Average DOM - YTD	
2024	2025
43	66

Year to Date Sales		
Year	Count	%Chg
2025	143	42%
2024	101	-20%
2023	127	-26%

Median Sales Price		
Year	MSP	%Chg
2025	\$559,900	0%
2024	\$558,000	15%
2023	\$487,000	8%

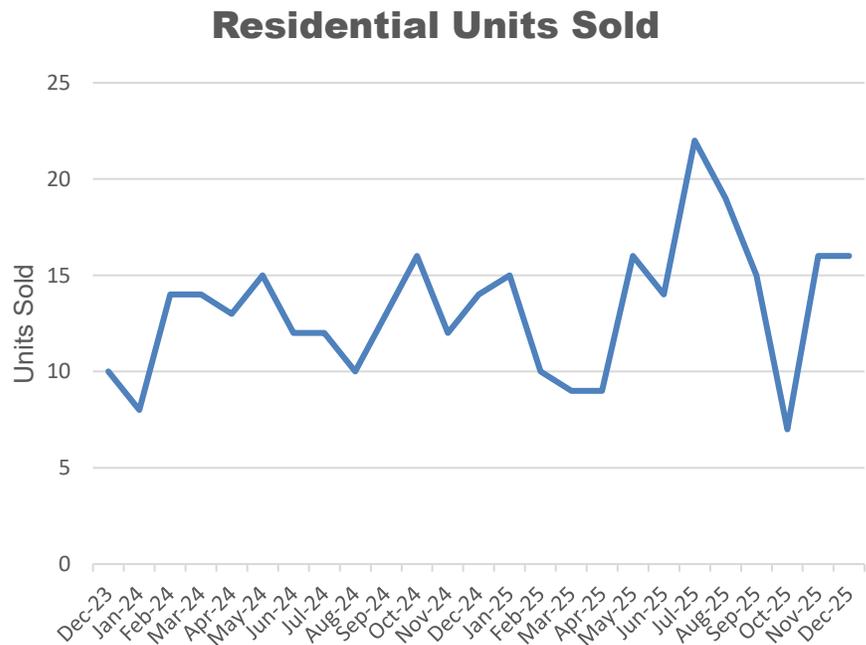


Currituck Mainland

Average DOM - YTD	
2024	2025
49	66

Year to Date Sales		
Year	Count	%Chg
2025	168	10%
2024	153	-15%
2023	179	-21%

Median Sales Price		
Year	MSP	%Chg
2025	\$420,000	8%
2024	\$388,000	1%
2023	\$385,000	1%



Ocracoke Island

Average DOM - YTD	
2024	2025
75	118

Year to Date Sales		
Year	Count	%Chg
2025	35	67%
2024	21	31%
2023	16	-53%

Median Sales Price		
Year	MSP	%Chg
2025	\$475,000	-16%
2024	\$565,000	14%
2023	\$495,000	-7%

Residential Units Sold

