



October 2025 MLS Statistical Report

Here we are, one month into the government shutdown and you would expect that the shutdown would have a significant effect on the OBX real estate market. However, our inventory continues to rise (1208 units in 2025 vs 1175 units in 2024) and 2025 sales are on par with 2024 (1857 units in 2025 vs 1860 units in 2024).

INVENTORY

- Residential inventory is up 6% (2025 – 1208 units vs 2024 – 1175 units).
- Lots / Land inventory is down 2% (2025 – 398 units vs 2024 – 405 units).
- Commercial inventory is down 29% (2025 – 17 units vs 2024 – 24 Units).

UNDER CONTRACT

- Overall, listings placed under contract are up 13% (2025 - 333 units vs 2024 – 295 units).

SALES

- Overall, sales for 2025 are steady (2025 – 1861 units vs 2024 – 1862 units).
 - Single Family Detached sales are up 2% (2025 – 1265 units vs 2024 – 1243 units).
 - Condo sales down 1% - (2025 – 160 units vs 2024 – 162 units).

MEDIAN SALE PRICE

- Residential Median Sale Price was up less than 1% (2025 - \$590,000 vs 2024 - \$579,000).
- Lots / Land Median Sale Price are down by 7% (2025 - \$125,700 vs 2024 - \$135,000).

Total Inventory			Total Sales		
Month / Year	Count	%Chg	YTD	Count	%Chg
Oct'25	1208	3%	2025	1857	0%
Oct'24	1175	18%	2024	1860	-7%
Oct'23	992	5%	2023	2001	-29%
Residential Inventory			Total Residential Sales		
Month / Year	Count	%Chg	YTD	Count	%Chg
Oct'25	793	6%	2025	1514	2%
Oct'24	746	45%	2024	1484	-4%
Oct'23	513	1%	2023	1538	-29%
Lots / Land Inventory			Total Lots / Land Sales		
Month / Year	Count	%Chg	YTD	Count	%Chg
Oct'25	398	-2%	2025	324	-7%
Oct'24	405	-10%	2024	350	-21%
Oct'23	448	-6%	2023	442	-28%

Data Obtained: October 5, 2025

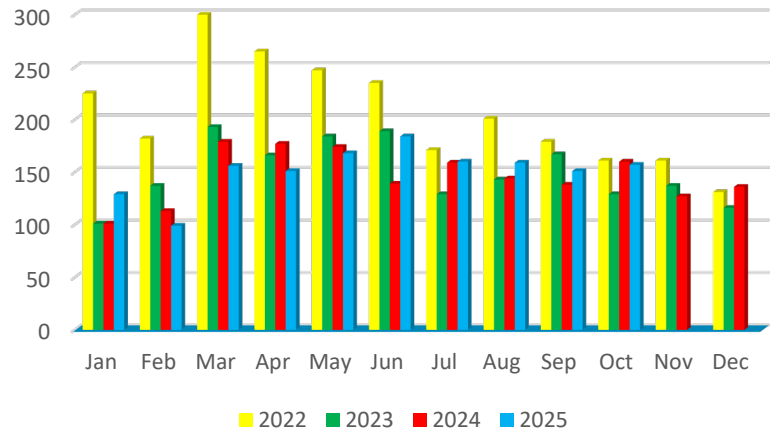
Note: This report reflects updates to previous data.

Residential

Yearly Residential Sales

Year	Count	%Chg
2025	1516	2%
2024	1484	-4%
2023	1538	-29%

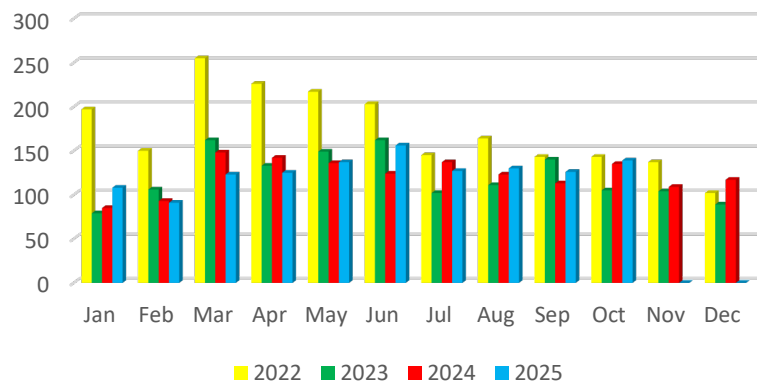
Residential Sales 2025



Yearly Single Family Detached Sales

Year	Count	%Chg
2025	1262	2%
2024	1236	-1%
2023	1249	-32%

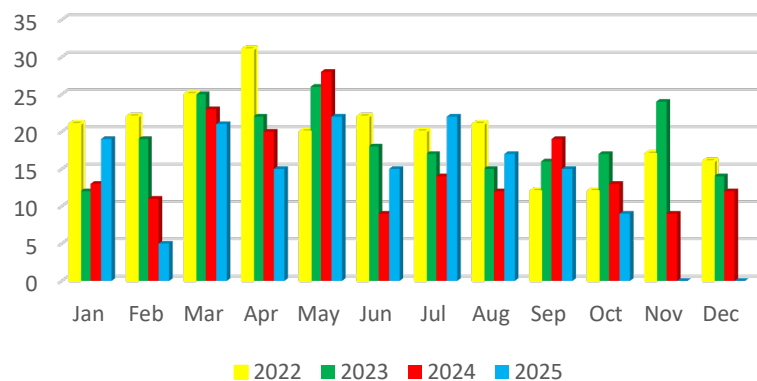
Single Family Detached Sales 2025



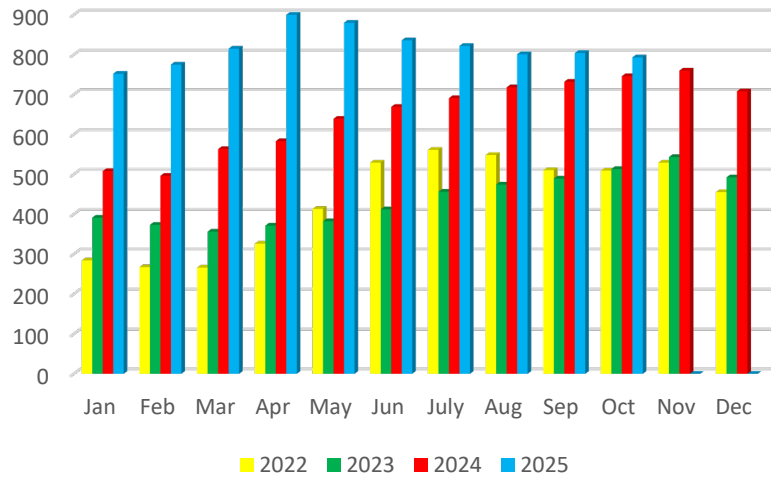
Yearly Condo Sales

Year	Count	%Chg
2025	160	-1%
2024	162	-13%
2023	187	-9%

Condo Sales 2025



Residential Inventory



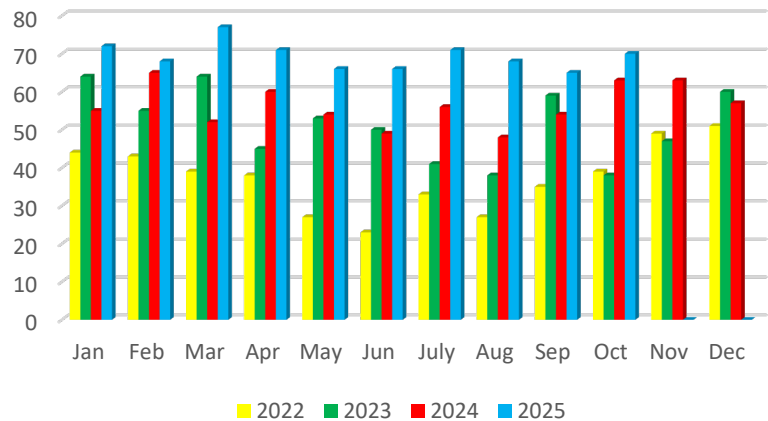
Residential Inventory

Month / Year	Count	%Chg
Oct'25	793	6%
Oct'24	746	45%
Oct'23	513	1%

Residential YTD Days on Market

YTD	2024	2025
Average	55	70
Median	29	41

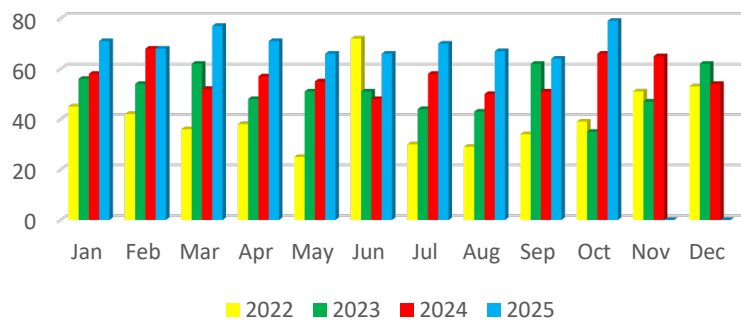
Residential DOM



OBX Only Residential Average Days on the Market

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

OBX Only Residential Average Days on Market

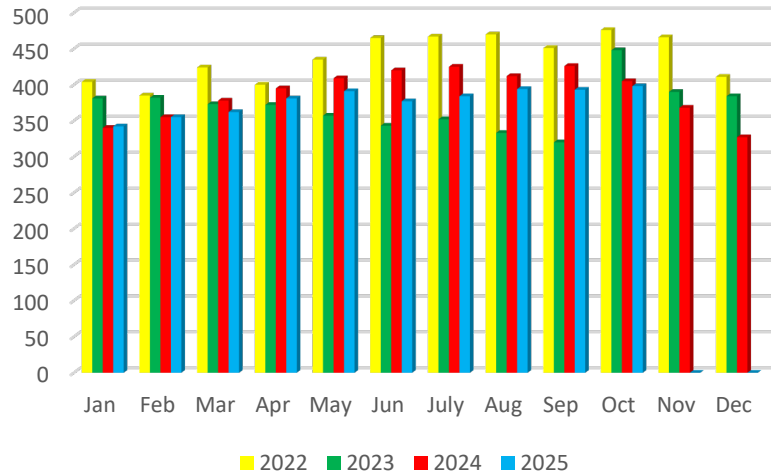


Lots / Land

Yearly Lot / Land Sales

Month / Year	Count	%Chg
Oct'25	398	-2%
Oct'24	405	-10%
Oct'23	448	-6%

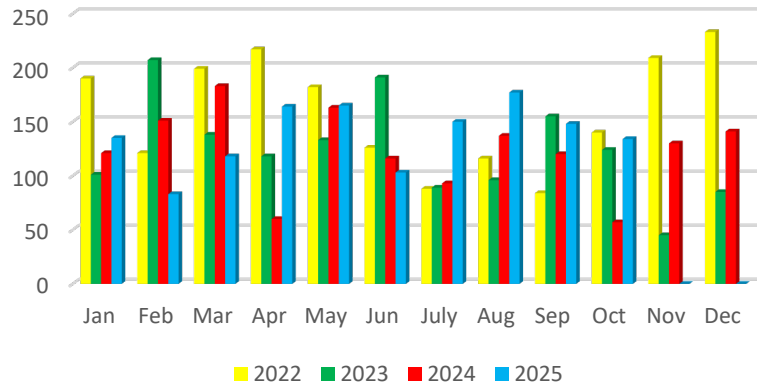
Lots / Land Inventory



Lots / Land YTD Days on Market

YTD	2024	2025
Average	116	140
Median	36	43

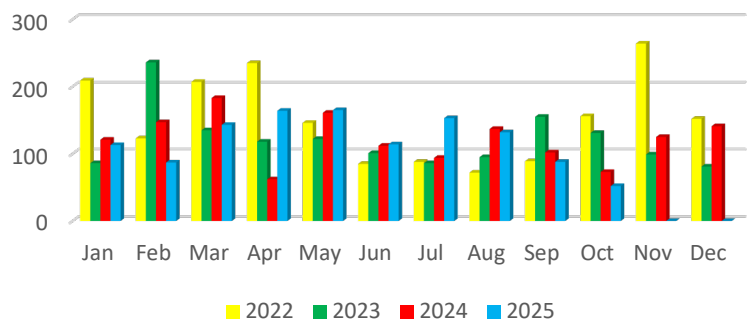
LOTS / LAND DOM



OBX Only Lots / Land Average Days on the Market

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

OBX Only Lots / Land Average DOM



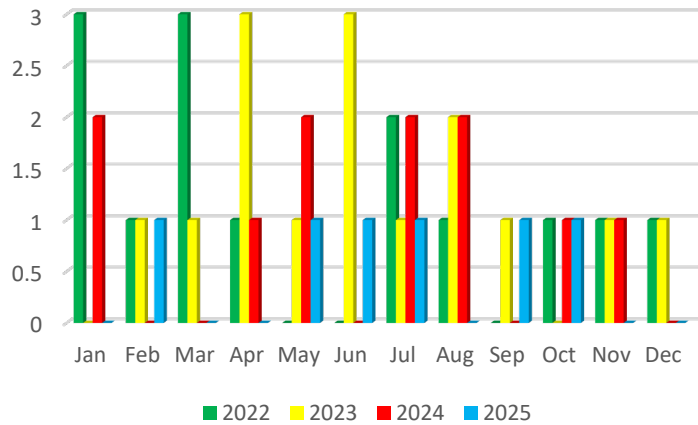
Distressed Sales

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

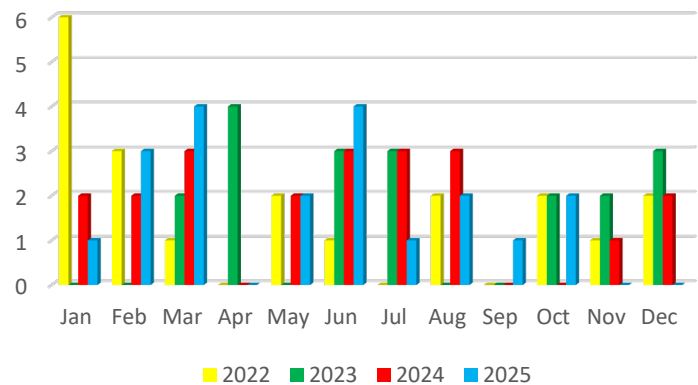


Distressed Inventory

Dare County & Surrounding Areas Distressed Inventory

Month / Year	Count	%Chg
Oct'25	1	-
Oct'24	1	-
Oct'23	0	-

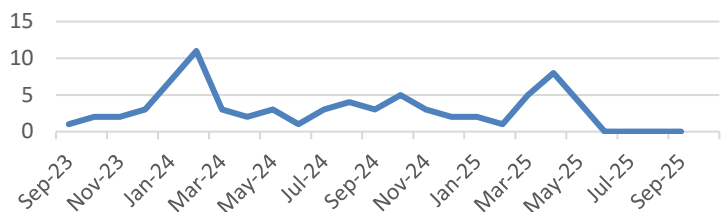
Distressed Inventory



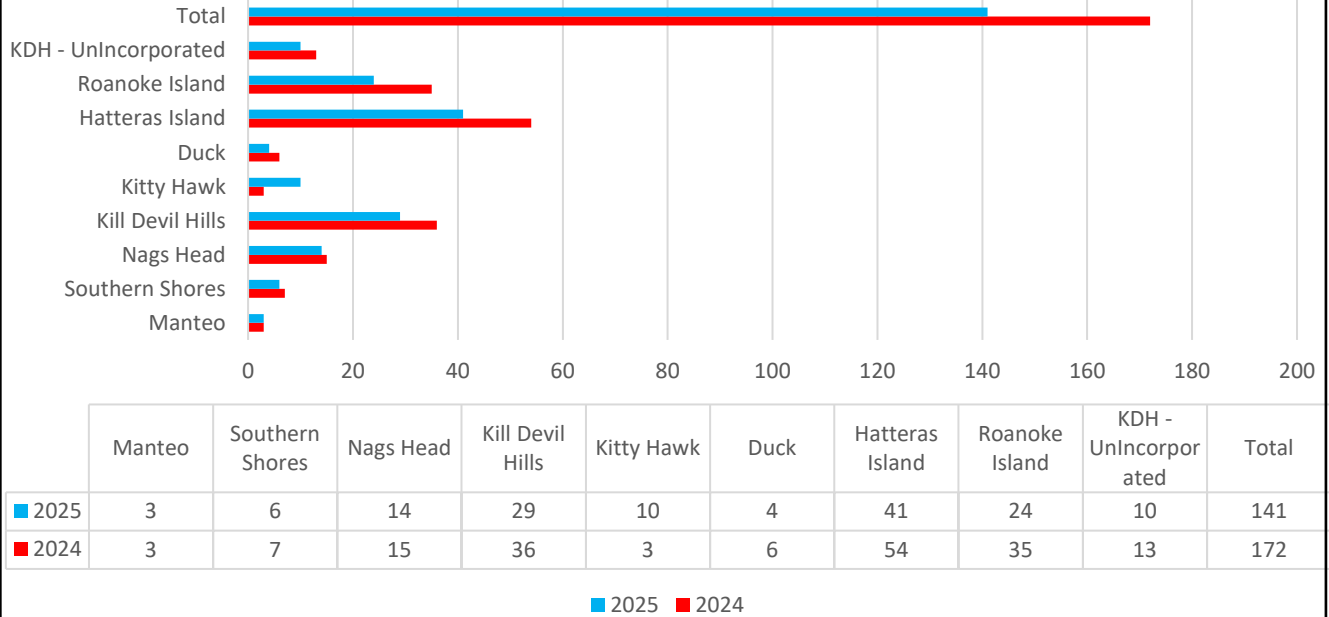
Dare County Only Foreclosures

***Court Ordered Foreclosures**

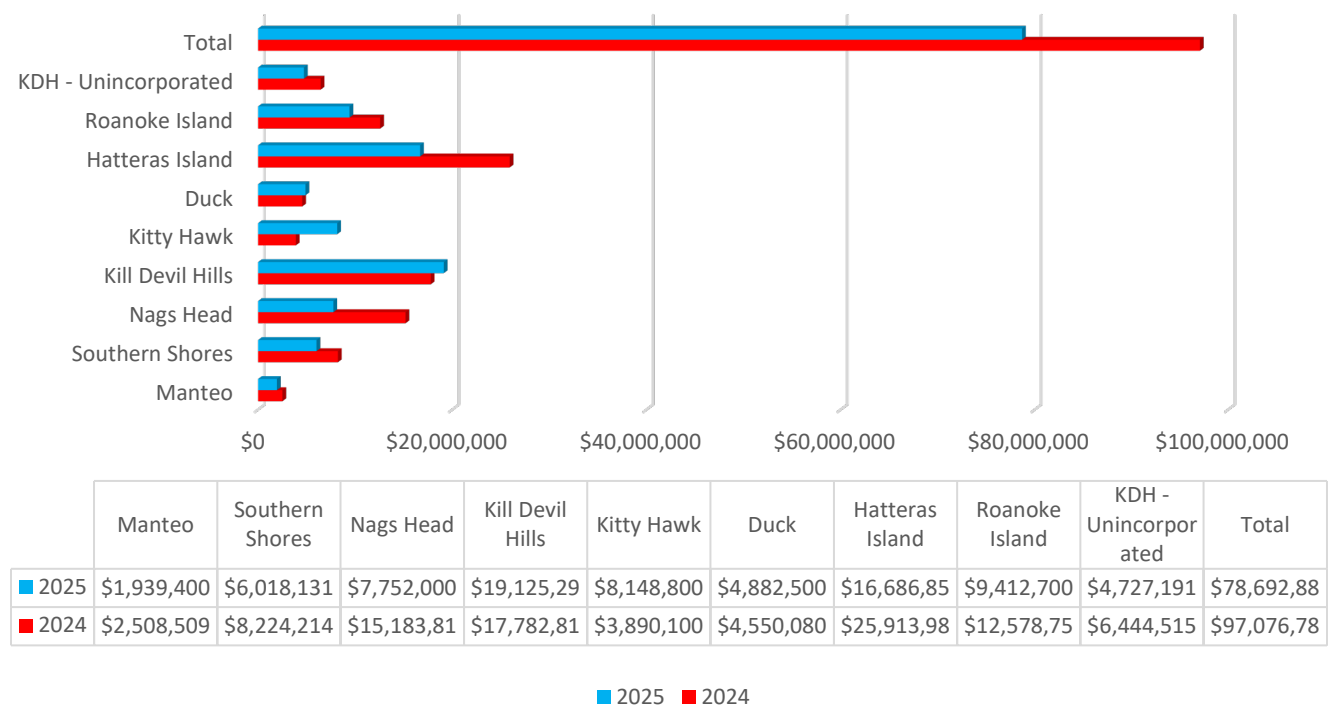
Dare County Foreclosures



Dare County Building Permits 2024 vs 2025 Residential New Construction

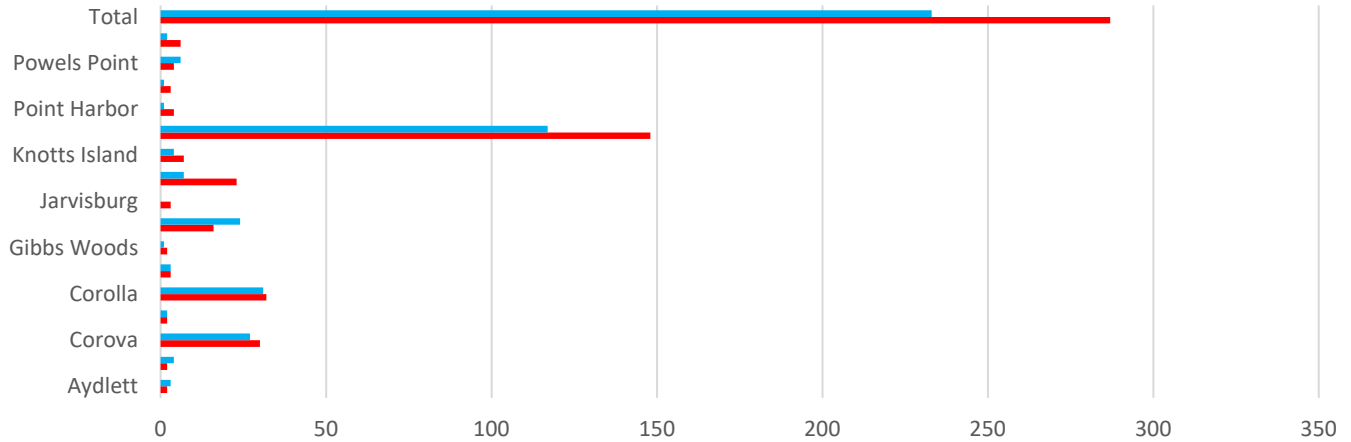


Dare County Building Permit Value 2024 vs 2025 Residential New Construction



Currituck County Building Permits 2024 vs 2025

Residential New Construction

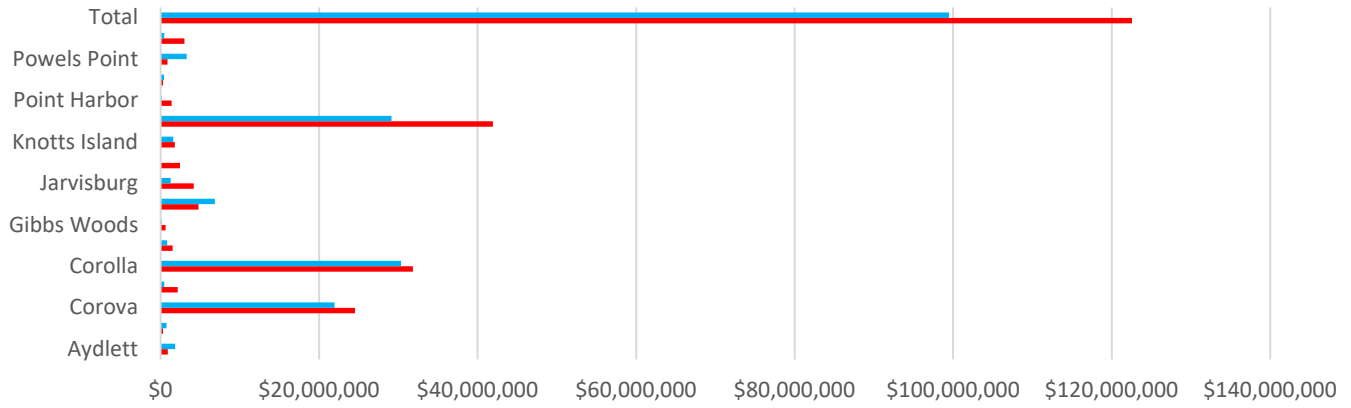


	Aydlett	Barco	Corova	Coinjock	Corolla	Currituck	Gibbs Woods	Grandy	Jarvisburg	Harbin ger	Knotts Island	Moyock	Point Harbor	Popula r Branch	Powels Point	Shawboro	Total
■ 2025	3	4	27	2	31	3	1	24	0	7	4	117	1	1	6	2	233
■ 2024	2	2	30	2	32	3	2	16	3	23	7	148	4	3	4	6	287

■ 2025 ■ 2024

Currituck County Building Permit Value - 2024 vs 2025

Residential New Construction



	Aydlett	Barco	Corova	Coinjock	Corolla	Currituck	Gibbs Woods	Grandy	Jarvisburg	Harbin ger	Knotts Island	Moyock	Point Harbor	Popula r Branch	Powells Point	Shawboro	Total
■ 2025	\$1,847	\$755,0	\$21,92	\$475,0	\$30,33	\$818,0	\$149,1	\$6,852	\$1,275	\$0	\$1,606	\$29,13	\$150,0	\$410,0	\$3,295	\$450,0	\$99,47
■ 2024	\$920,0	\$300,0	\$24,54	\$2,139	\$31,81	\$1,530	\$640,0	\$4,786	\$4,177	\$2,435	\$1,785	\$41,91	\$1,401	\$305,0	\$854,0	\$3,006	\$122,5

■ 2025 ■ 2024

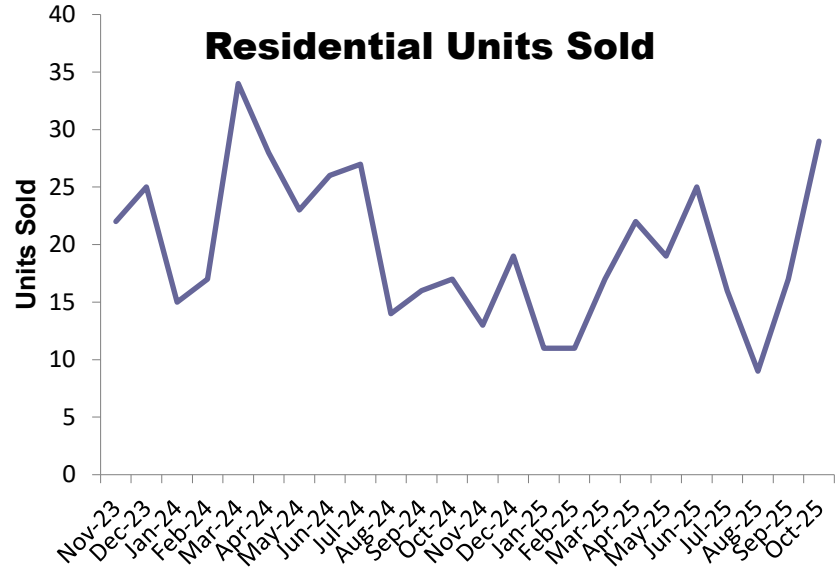
Outer Banks Towns / Areas

Corolla

Average DOM - YTD	
2024	2025
29	65

Year to Date Sales		
Year to Date	Count	%Chg
2025	176	-19%
2024	217	-4%
2023	226	-30%

Median Sales Price		
Year	MSP	%Chg
2025	\$854,500	-3%
2024	\$879,900	9%
2023	\$810,000	-4%

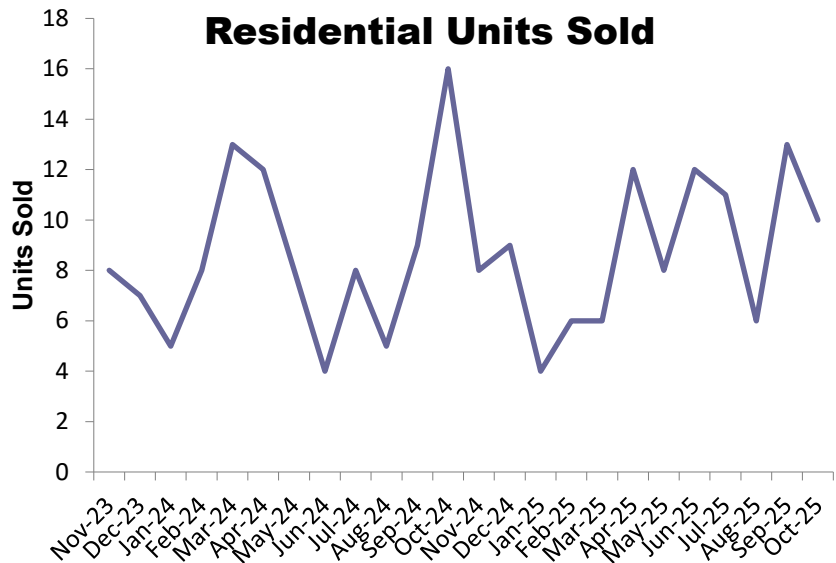


Duck

Average DOM - YTD	
2024	2025
26	58

Year to Date Sales		
Year to Date	Count	%Chg
2025	88	0%
2024	88	-8%
2023	96	-20%

Median Sales Price		
Year	MSP	%Chg
2025	\$949,500	12%
2024	\$849,999	6%
2023	\$799,900	-11%

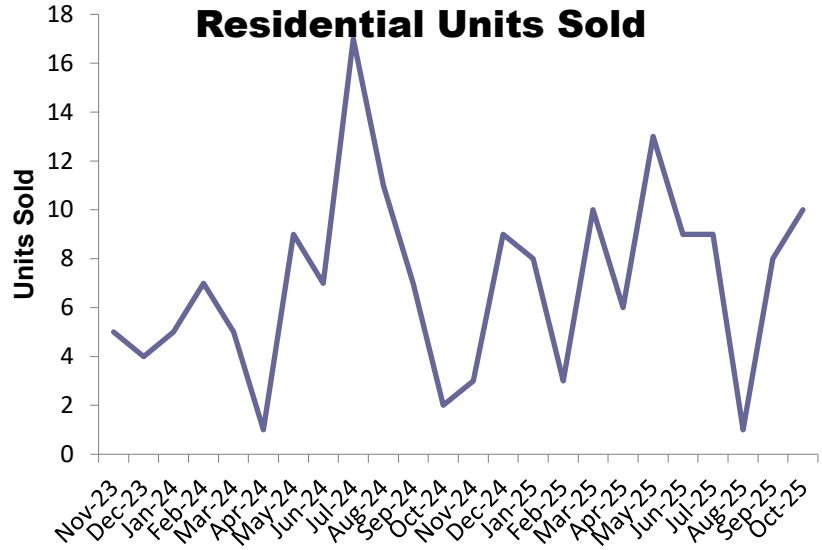


Southern Shores

Average DOM - YTD	
2024	2025
12	32

Year to Date Sales		
Year to Date	Count	%Chg
2025	77	8%
2024	71	0%
2023	71	-31%

Median Sales Price		
Year	MSP	%Chg
2025	\$787,500	-1%
2024	\$794,999	8%
2023	\$737,450	-5%

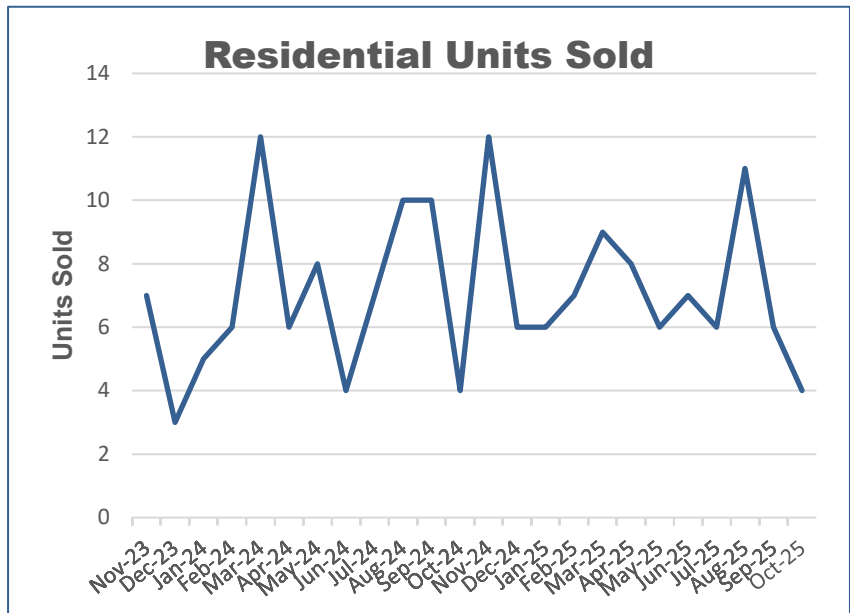


Kitty Hawk

Average DOM - YTD	
2024	2025
18	50

Year to Date Sales		
Year to Date	Count	%Chg
2025	70	-3%
2024	72	7%
2023	67	-43%

Median Sales Price		
Year	MSP	%Chg
2025	\$607,500	-3%
2024	\$625,000	8%
2023	\$580,000	1%



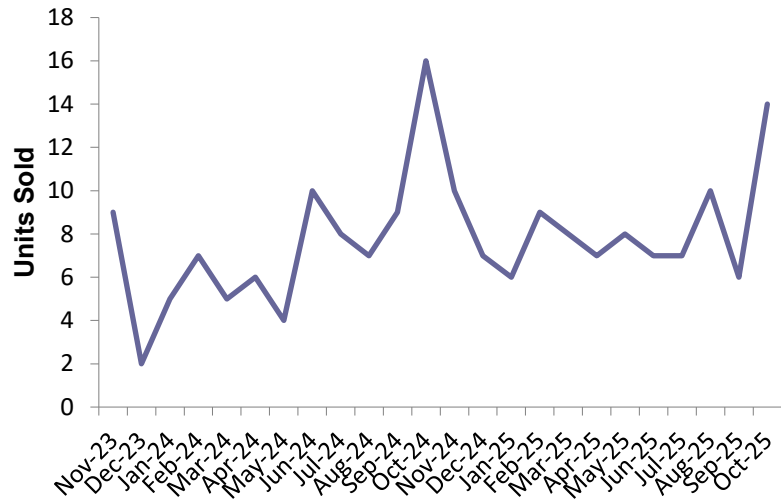
Colington

Average DOM - YTD	
2024	2025
35	43

Year to Date Sales		
Year to Date	Count	%Chg
2025	82	6%
2024	77	-4%
2023	80	-22%

Median Sales Price		
Month / Year	MSP	%Chg
2025	\$490,000	1%
2024	\$485,000	3%
2023	\$470,000	-4%

Residential Units Sold



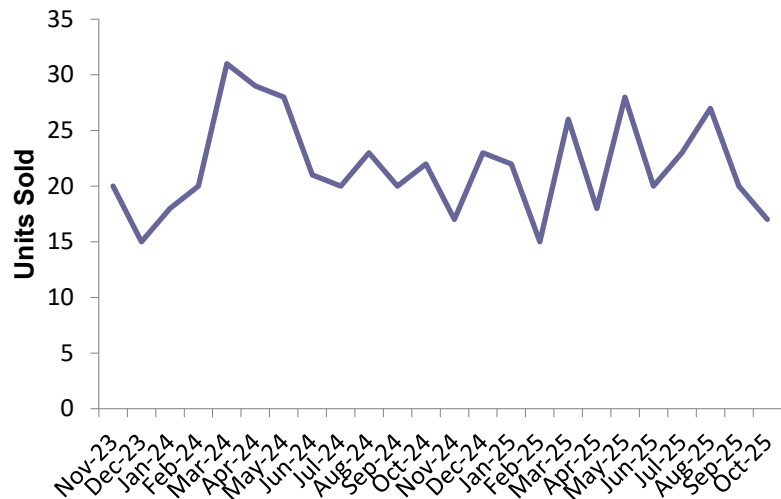
Kill Devil Hills

Average DOM - YTD	
2024	2025
32	32

Year to Date Sales		
Year to Date	Count	%Chg
2025	216	-7%
2024	232	9%
2023	213	-34%

Median Sales Price		
Month / Year	MSP	%Chg
2025	\$567,500	4%
2024	\$545,000	2%
2023	\$533,750	10%

Residential Units Sold

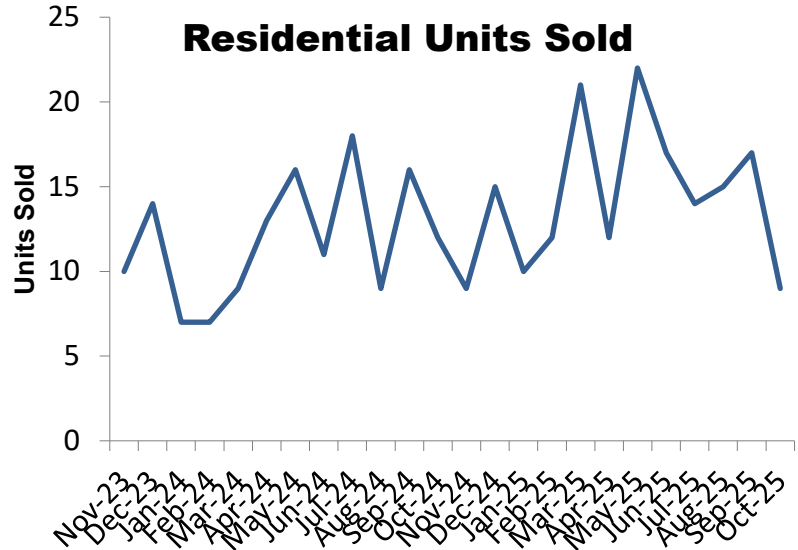


Nags Head

Average DOM - YTD	
2024	2025
35	26

Year to Date Sales		
Year to Date	Count	%Chg
2025	149	26%
2024	118	-11%
2023	133	-29%

Median Sales Price		
Month / Year	MSP	%Chg
2025	\$729,000	-13%
2024	\$840,000	24%
2023	\$679,000	-11%

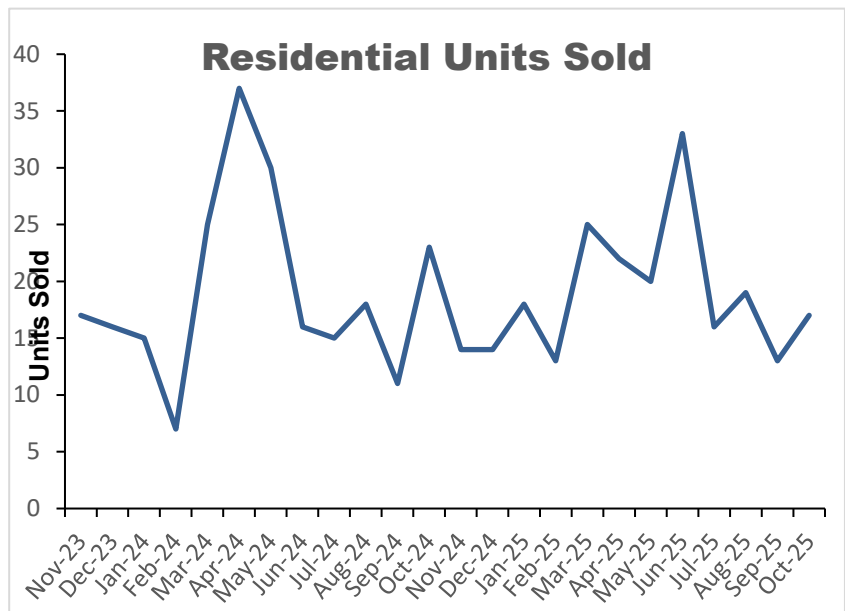


All Hatteras

Average DOM - YTD	
2024	2025
44	71

Year to Date Sales		
Year to Date	Count	%Chg
2025	196	-1%
2024	197	-3%
2023	204	-39%

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

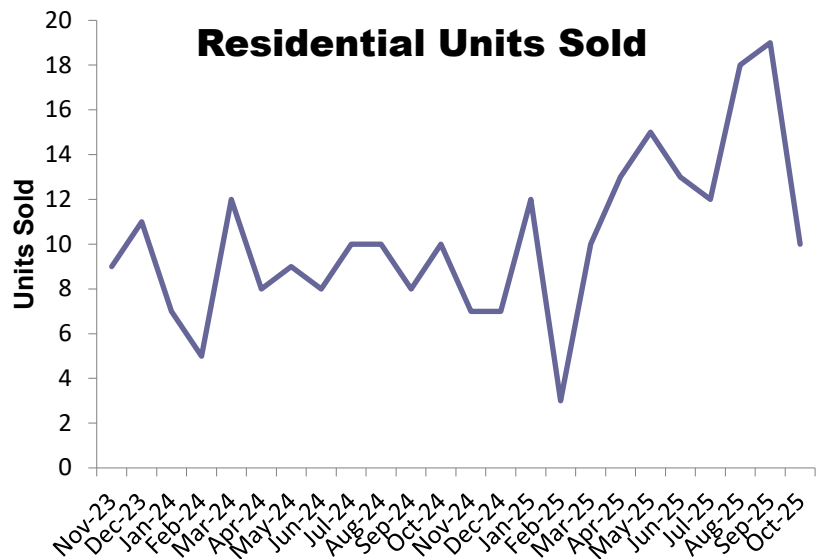


Manteo

Average DOM - YTD	
2024	2025
19	35

Year to Date Sales		
Year to Date	Count	%Chg
2025	125	44%
2024	87	-19%
2023	107	-31%

Median Sales Price		
Month / Year	MSP	%Chg
2025	\$550,000	-4%
2024	\$570,000	17%
2023	\$487,000	8%

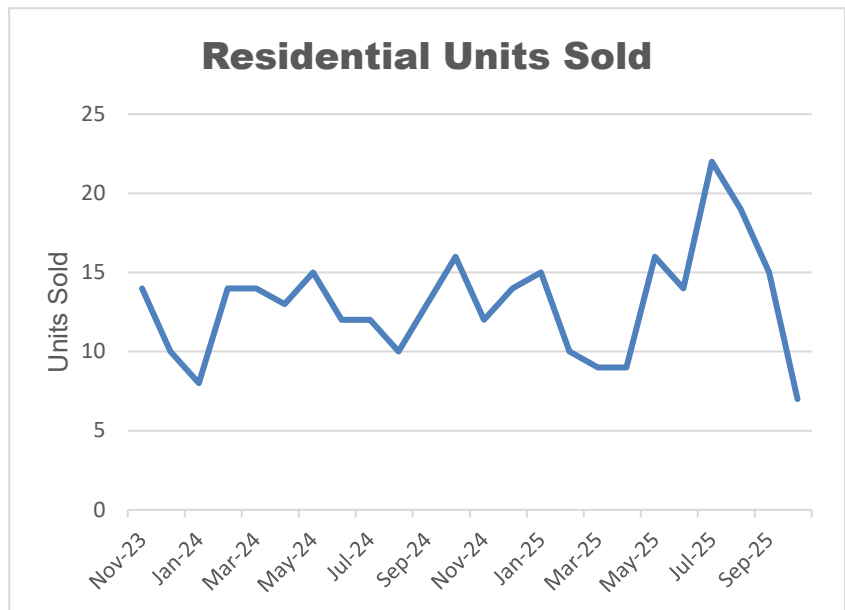


Currituck Mainland

Average DOM - YTD	
2024	2025
24	34

Year to Date Sales		
Year to Date	Count	%Chg
2025	136	7%
2024	127	-18%
2023	155	-20%

Median Sales Price		
Month / Year	MSP	%Chg
2025	\$419,995	10%
2024	\$381,545	-1%
2023	\$385,000	1%



Ocracoke Island

Average DOM - YTD	
2024	2025
75	137

Year to Date Sales		
Year to Date	Count	%Chg
2025	27	42%
2024	19	58%
2023	12	-60%

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

