



February 2026 MLS Statistical Report

Inventory - February 2025 compared with February 2026:

- Residential Inventory – Down 3%
- Lots / Land Inventory – Down 7%

Sales - February 2025 compared with February 2026:

- Residential Sales – Down 5%
 - Single Family – Down 11%
 - Condo – Up 120%
- Lots / Land Sales – Up 4%

Median Sale Price - February 2025 compared with February 2026

- Residential Median Sale Price – Down 16.5%
- Lots / Land Median Sale Price – Up 4%

Residential Inventory		
Month / Year	Count	%Chg
Feb'26	755	-3%
Feb'25	775	56%
Feb'24	496	33%

Residential Sales		
Month / Year	Count	%Chg
Feb'26	94	-5%
Feb'25	99	-12%
Feb'24	113	-18%

Lots / Land Inventory		
Month / Year	Count	%Chg
Feb'26	330	-7%
Feb'25	355	0%
Feb'24	355	-7%

Single Family Detached Sales		
Month / Year	Count	%Chg
Feb'26	81	-11%
Feb'25	91	-2%
Feb'24	93	-12%

Total Inventory		
Month / Year	Count	%Chg
Feb'26	1099	-4%
Feb'25	1149	31%
Feb'24	877	11%

Condo Sales		
Month / Year	Count	%Chg
Feb'26	11	120%
Feb'25	5	-55%
Feb'24	11	-42%

Data Obtained: March 5, 2026

Note: This report reflects updates to previous data.

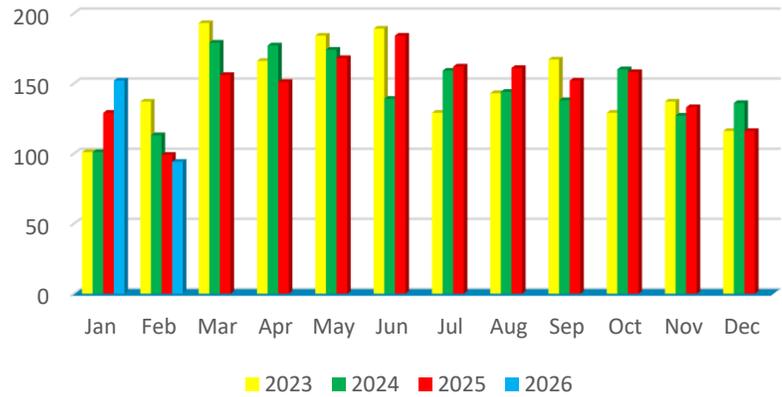
Residential

YTD Residential Sales		
YTD	Count	%Chg
2026	246	8%
2025	228	7%
2024	214	-10%

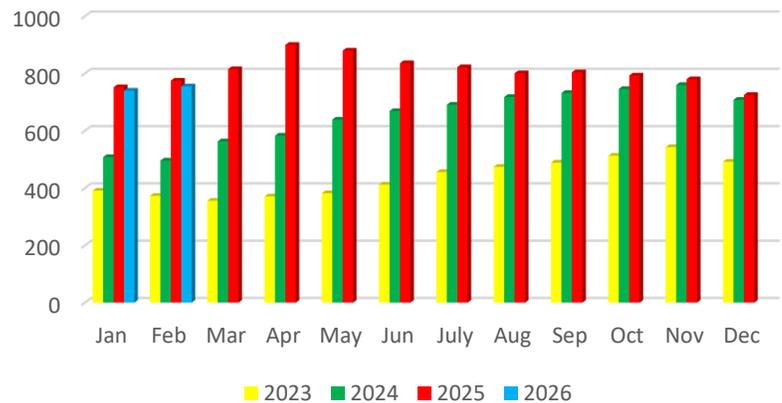
Residential Inventory		
Month / Year	Count	%Chg
Feb'26	755	-3%
Feb'25	775	56%
Feb'24	496	33%

Residential YTD Days on Market		
YTD	2025	2026
Average	68	83

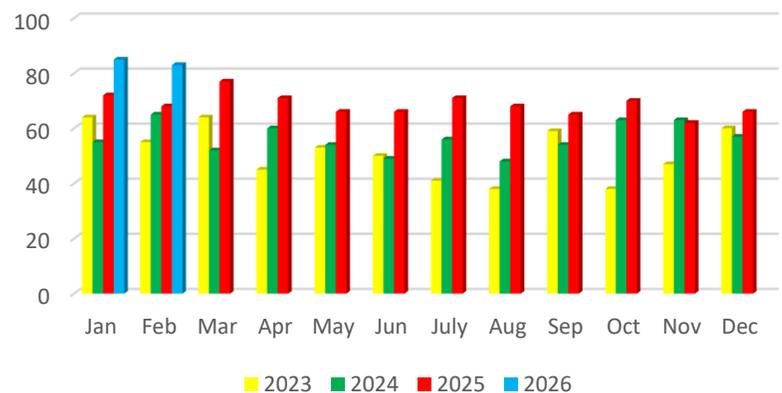
Residential Sales 2026



Residential Inventory 2026

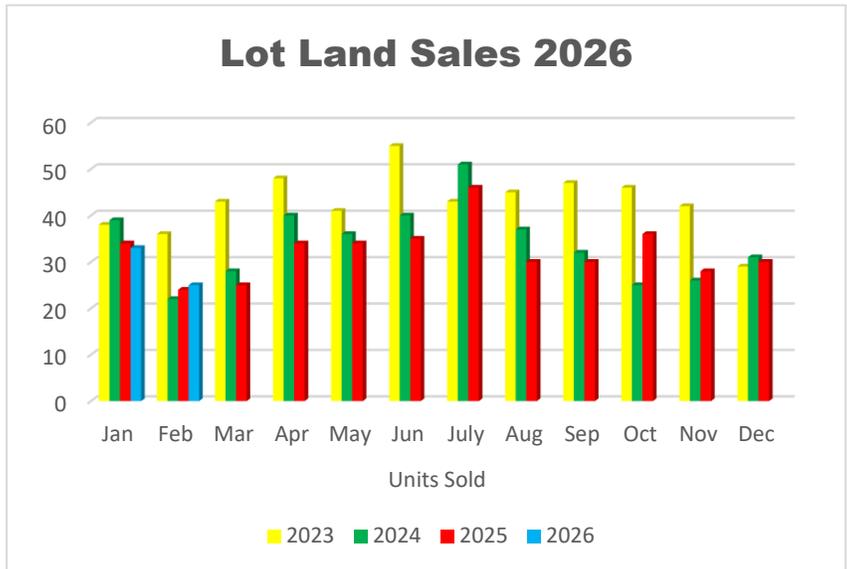


Residential DOM 26

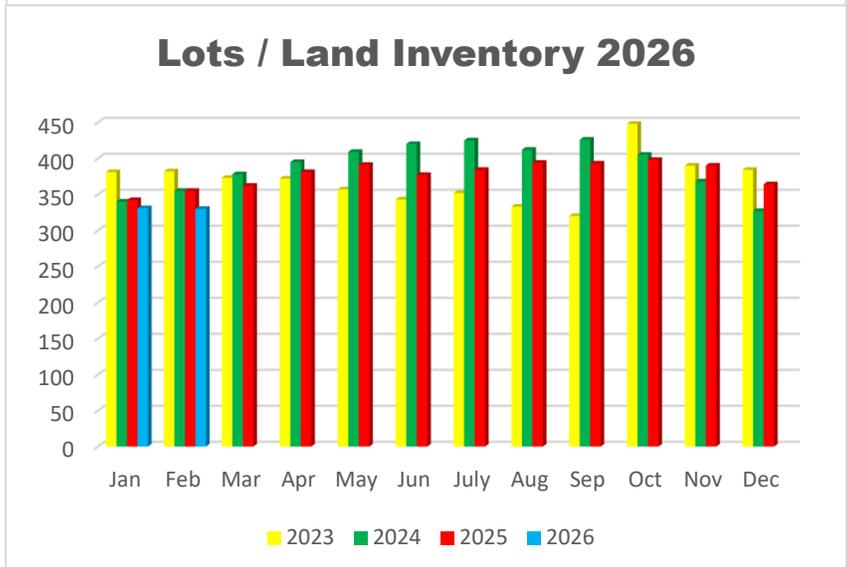


Lots / Land

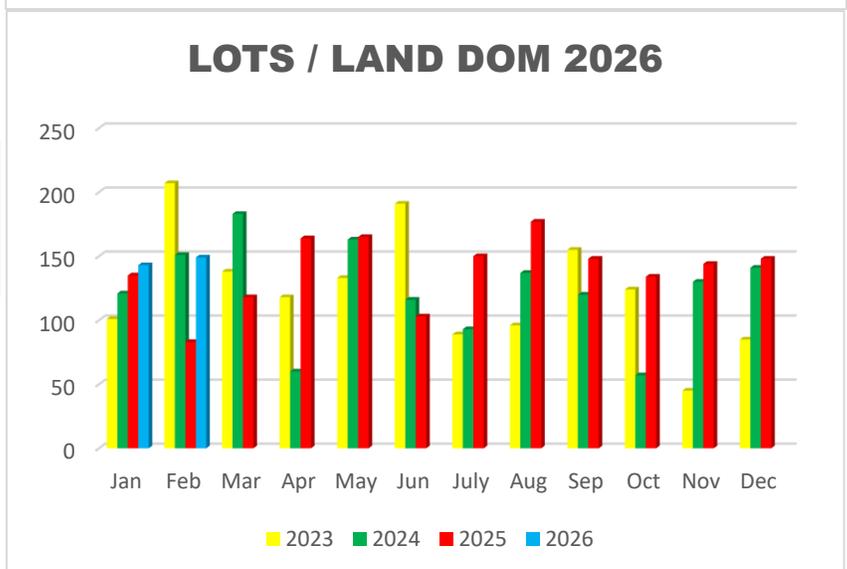
YTD Lot / Land Sales		
YTD	Count	%Chg
2026	68	17%
2025	58	-5%
2024	61	-18%



Lot / Land Inventory		
Month / Year	Count	%Chg
Feb'26	330	-7%
Feb'25	355	0%
Feb'24	355	-7%



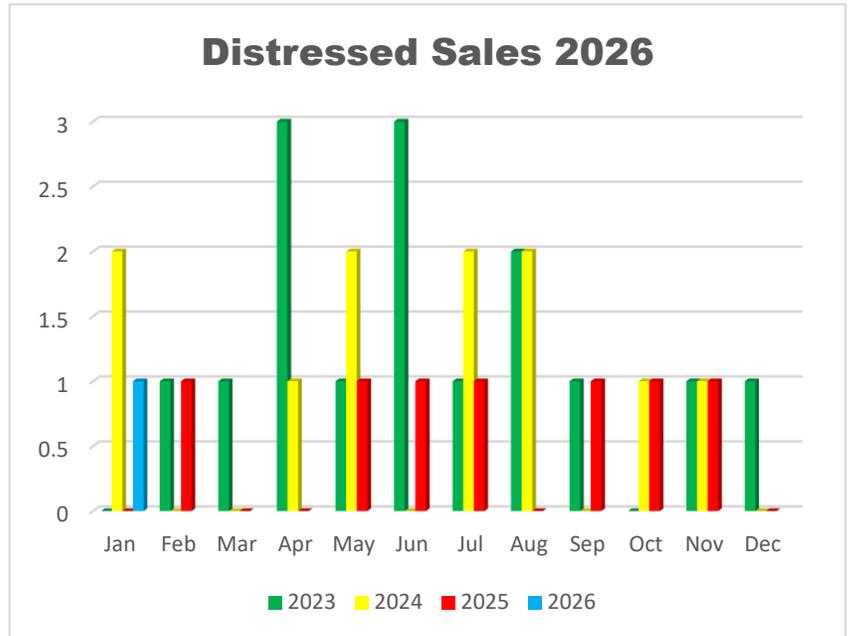
Lots / Land YTD Days on Market		
YTD	2025	2026
Average	83	149



Distressed Sales

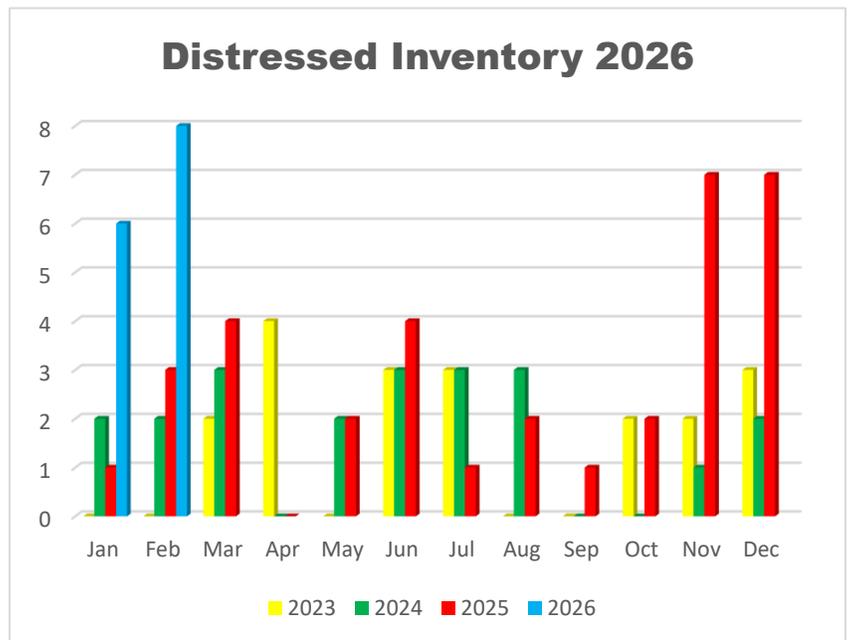
MLS Listed Short Sales / Bank Owned Properties

YTD Distressed Sales		
YTD	Count	%Chg
2026	1	0%
2025	1	-50%
2024	2	100%



Distressed Inventory

Distressed Sale Inventory		
YTD	Count	%Chg
Feb'26	8	167%
Feb'25	3	50%
Feb'24	2	-



Outer Banks Towns / Areas

Average DOM - YTD	
2025	2026
90	95

Year to Date Sales		
Year	Count	%Chg
2026	34	55%
2025	22	-31%
2024	32	-11%

Median Sales Price		
Year	MSP	%Chg
2026	\$899,000	3%
2025	\$870,000	0%
2024	\$868,500	7%

Corolla



Duck



Average DOM - YTD	
2025	2026
85	46

Year to Date Sales		
Year	Count	%Chg
2026	16	60%
2025	10	-23%
2024	13	0%

Median Sales Price		
Year	MSP	%Chg
2026	\$922,500	-3%
2025	\$949,500	11%
2024	\$857,500	7%

Southern Shores

Average DOM - YTD	
2025	2026
53	56

Year to Date Sales		
Year	Count	%Chg
2026	8	-27%
2025	11	-8%
2024	12	33%

Median Sales Price		
Year	MSP	%Chg
2026	\$718,500	-8%
2025	\$782,000	-3%
2024	\$804,999	9%

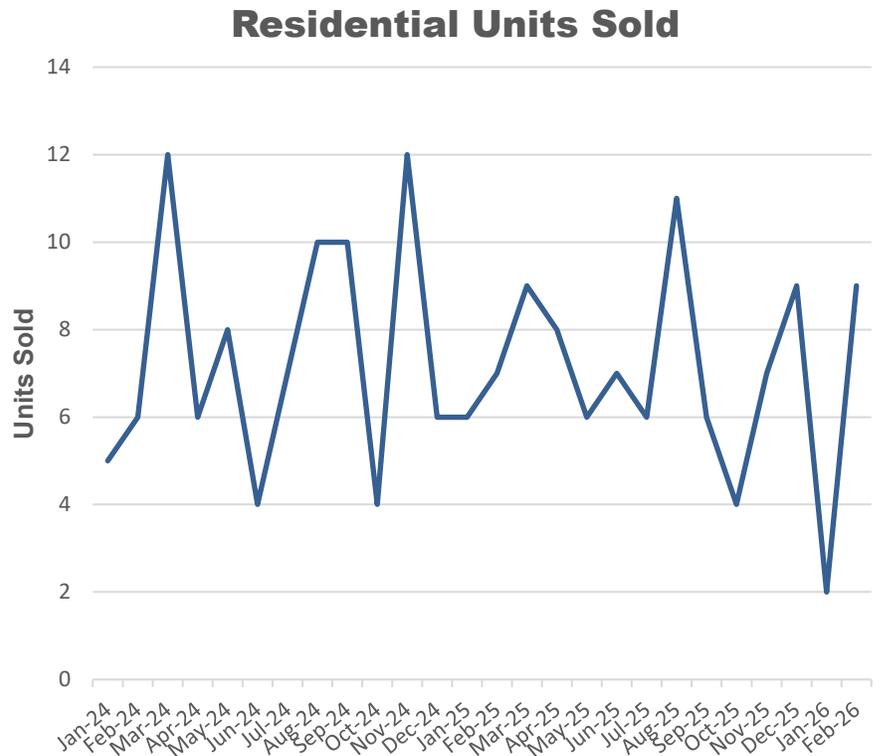


Kitty Hawk

Average DOM - YTD	
2025	2026
65	75

Year to Date Sales		
Year	Count	%Chg
2026	11	-15%
2025	13	18%
2024	11	-8%

Median Sales Price		
Year	MSP	%Chg
2026	\$625,000	4%
2025	\$600,000	-4%
2024	\$625,000	8%



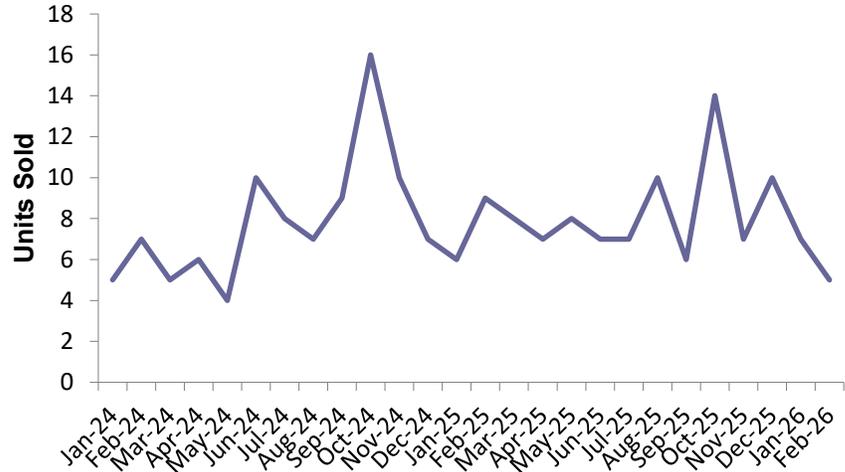
Colington

Average DOM - YTD	
2025	2026
63	45

Year to Date Sales		
Year	Count	%Chg
2026	12	-20%
2025	15	25%
2024	12	71%

Median Sales Price		
Year	MSP	%Chg
2026	\$521,500	7%
2025	\$489,000	1%
2024	\$485,000	3%

Residential Units Sold



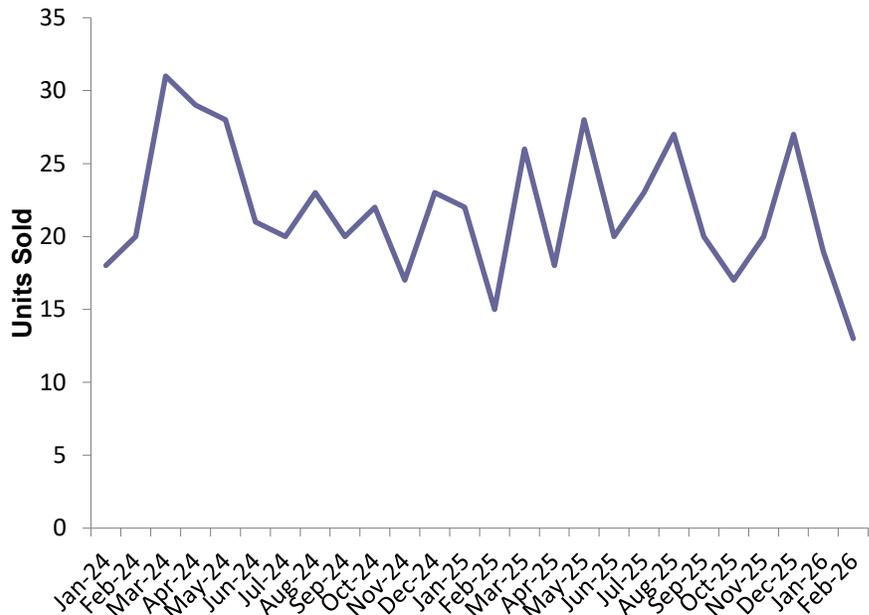
Kill Devil Hills

Average DOM - YTD	
2025	2026
60	75

Year to Date Sales		
Year	Count	%Chg
2026	32	-14%
2025	37	-3%
2024	38	23%

Median Sales Price		
Year	MSP	%Chg
2026	\$592,000	6%
2025	\$559,000	3%
2024	\$545,000	2%

Residential Units Sold

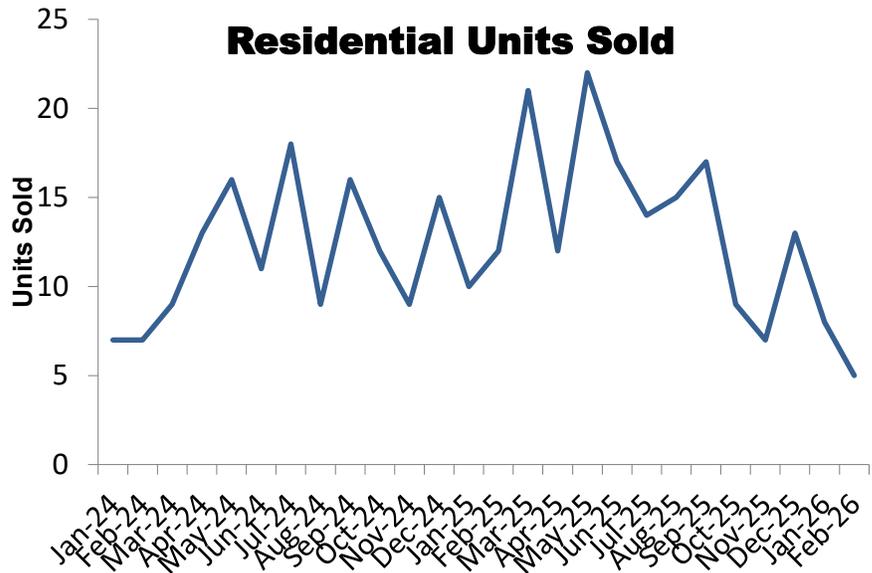


Nags Head

Average DOM - YTD	
2025	2026
52	49

Year to Date Sales		
Year	Count	%Chg
2026	13	-41%
2025	22	57%
2024	14	-42%

Median Sales Price		
Year	MSP	%Chg
2026	\$741,500	4%
2025	\$715,000	-15%
2024	\$840,000	24%

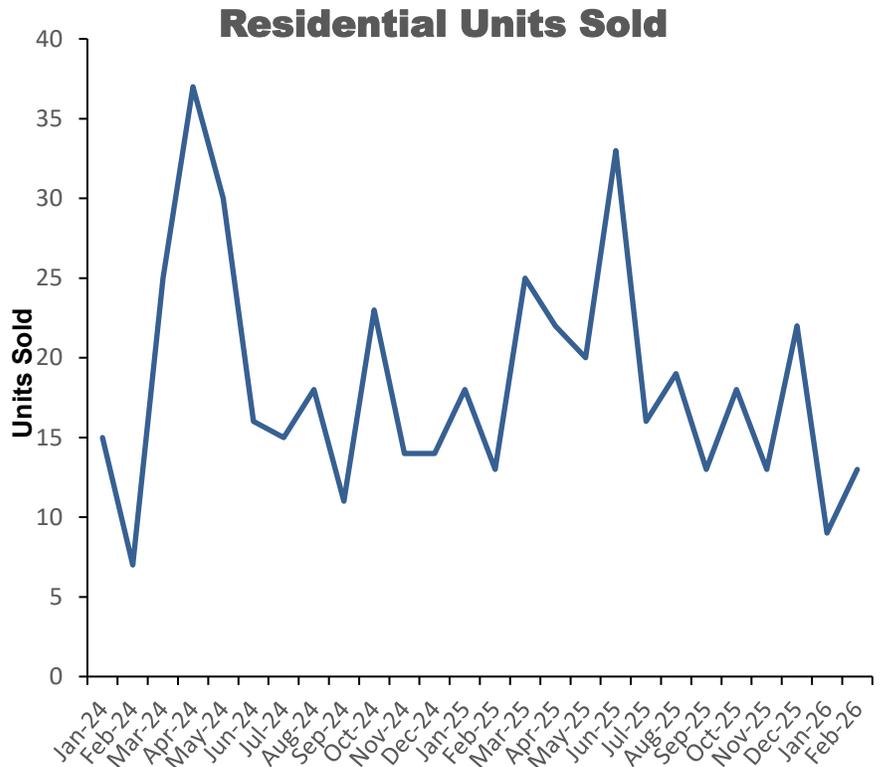


All Hatteras

Average DOM - YTD	
2025	2026
99	61

Year to Date Sales		
Year	Count	%Chg
2026	22	-29%
2025	31	41%
2024	22	-37%

Median Sales Price		
Year	MSP	%Chg
2026	\$565,000	-3%
2025	\$580,000	1%
2024	\$575,000	-3%

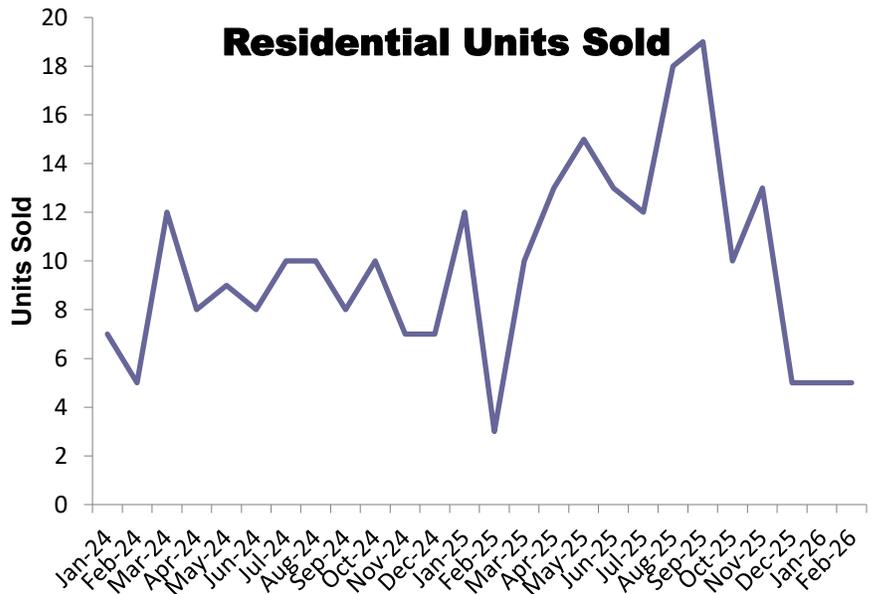


Manteo

Average DOM - YTD	
2025	2026
66	44

Year to Date Sales		
Year	Count	%Chg
2026	10	-33%
2025	15	25%
2024	12	-25%

Median Sales Price		
Year	MSP	%Chg
2026	\$399,500	-29%
2025	\$559,900	0%
2024	\$558,000	15%

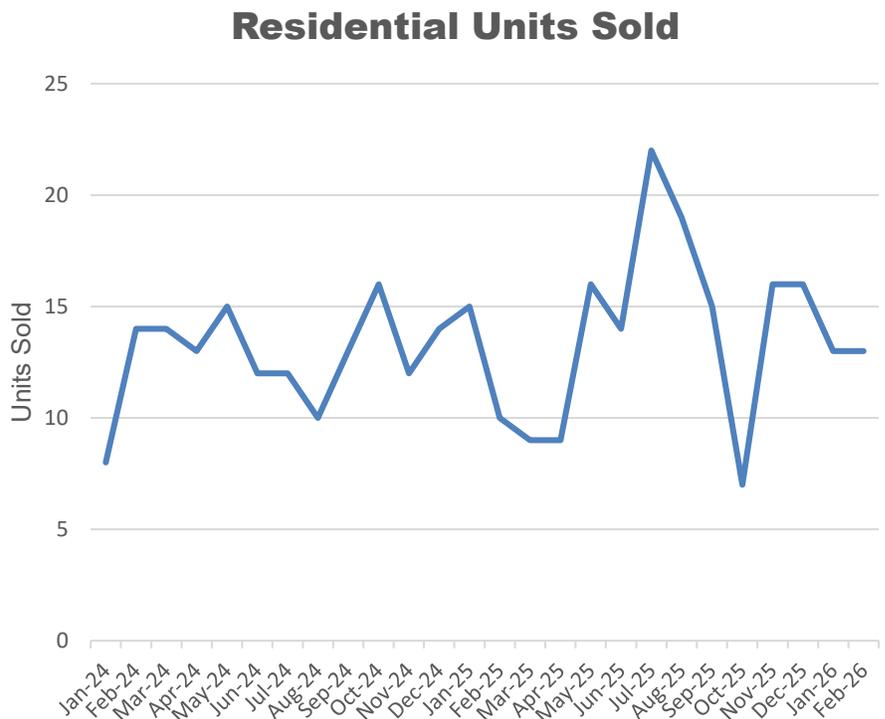


Currituck Mainland

Average DOM - YTD	
2025	2026
66	66

Year to Date Sales		
Year	Count	%Chg
2026	26	4%
2025	25	14%
2024	22	-21%

Median Sales Price		
Year	MSP	%Chg
2026	\$406,000	-3%
2025	\$420,000	8%
2024	\$388,000	1%



Ocracoke Island

Average DOM - YTD	
2025	2026
118	69

Year to Date Sales		
Year	Count	%Chg
2026	4	0%
2025	4	300%
2024	1	0%

Median Sales Price		
Year	MSP	%Chg
2026	\$587,500	24%
2025	\$475,000	-16%
2024	\$565,000	14%

