



November 2025 MLS Statistical Report

November statistics are still showing the effects of the Government Shutdown. Inventory is still increasing but slowly but sales are lackluster at best.

INVENTORY

- Residential inventory is up 3% (2025 – 1189 units vs 2024 – 1153 units).
- Lots / Land inventory is up 3% (2025 – 390 units vs 2024 – 368 units).
- Commercial inventory is down 24% (2025 – 19 units vs 2024 – 25 units).

UNDER CONTRACT

- Overall, listings placed under contract are up 12% (2025 - 321 units vs 2024 – 287 units).

SALES

- Overall, sales for 2025 are showing a 1% increase (2025 – 2027 units vs 2024 – 2014 units).
- Single Family Detached sales are up 3% (2025 – 1379 units vs 2024 – 1345 units).
- Condo sales down 2% (2025 – 167 units vs 2024 – 171 units).

RESIDENTIAL MEDIAN SALE PRICE

- Residential Median Sale Price was up 3% (2025 - \$590,000 vs 2024 - \$575,000).
- Lots / Land Median Sale Price are down by 7% (2025 - \$125,800 vs 2024 - \$137,000).

Total Inventory			Total Sales		
Month / Year	Count	%Chg	YTD	Count	%Chg
Nov'25	1189	3%	2025	2027	1%
Nov'24	1153	21%	2024	2014	-8%
Nov'23	955	8%	2023	2184	-28%

Residential Inventory			Total Residential Sales		
Month / Year	Count	%Chg	YTD	Count	%Chg
Nov'25	780	3%	2025	1652	3%
Nov'24	760	40%	2024	1611	-4%
Nov'23	543	3%	2023	1675	-28%

Lots / Land Inventory			Total Lots / Land Sales		
Month / Year	Count	%Chg	YTD	Count	%Chg
Nov'25	390	6%	2025	356	-5%
Nov'24	368	-6%	2024	376	-22%
Nov'23	390	-16%	2023	484	-25%

Data Obtained: December 5, 2025

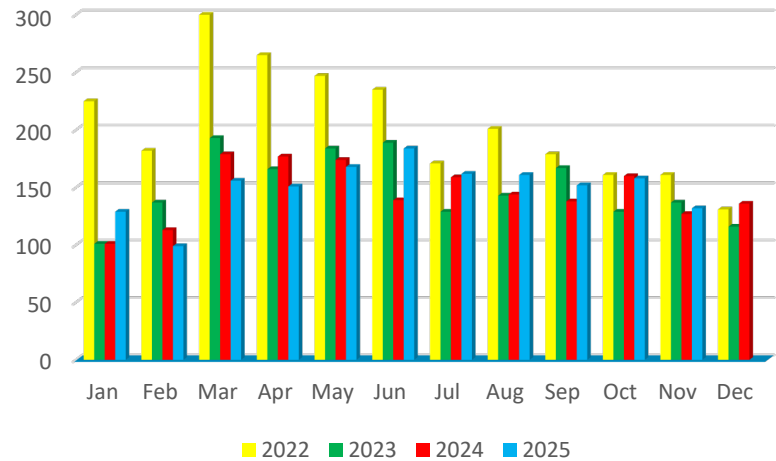
Note: This report reflects updates to previous data.

Residential

Yearly Residential Sales

Year	Count	%Chg
2025	1652	3%
2024	1611	-4%
2023	1675	-28%

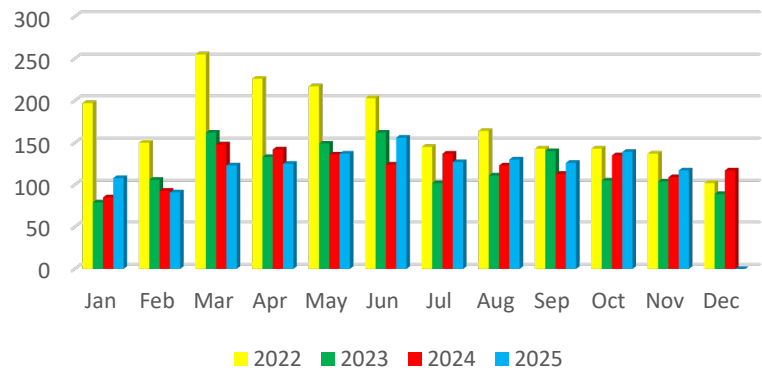
Residential Sales 2025



Yearly Single Family Detached Sales

Year	Count	%Chg
2025	1379	3%
2024	1345	-1%
2023	1353	-32%

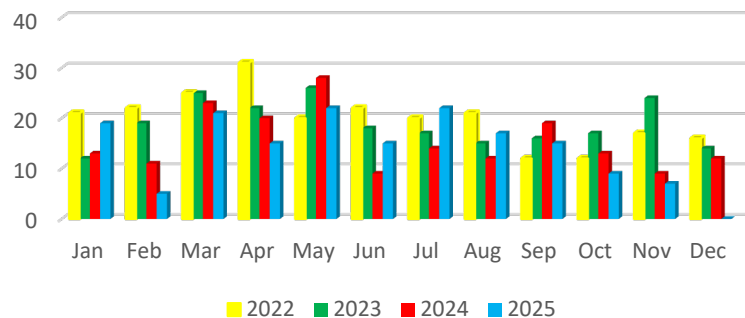
Single Family Detached Sales 2025



Yearly Condo Sales

Year	Count	%Chg
2025	167	-2%
2024	171	-19%
2023	211	-5%

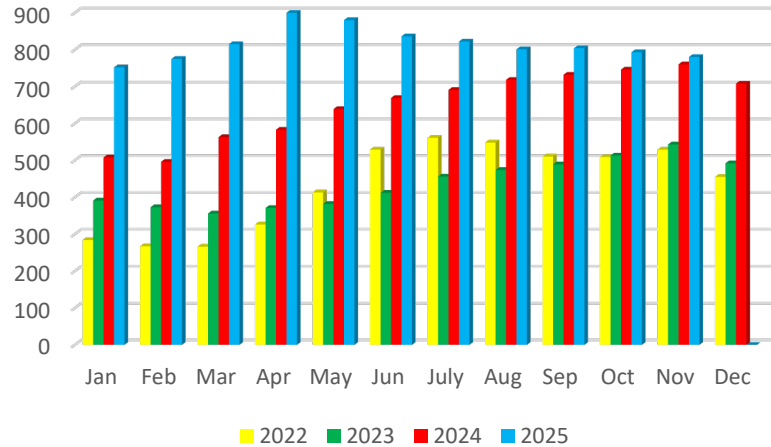
Condo Sales 2025



Residential Inventory

Month / Year	Count	%Chg
Nov'25	780	3%
Nov'24	760	40%
Nov'23	543	3%

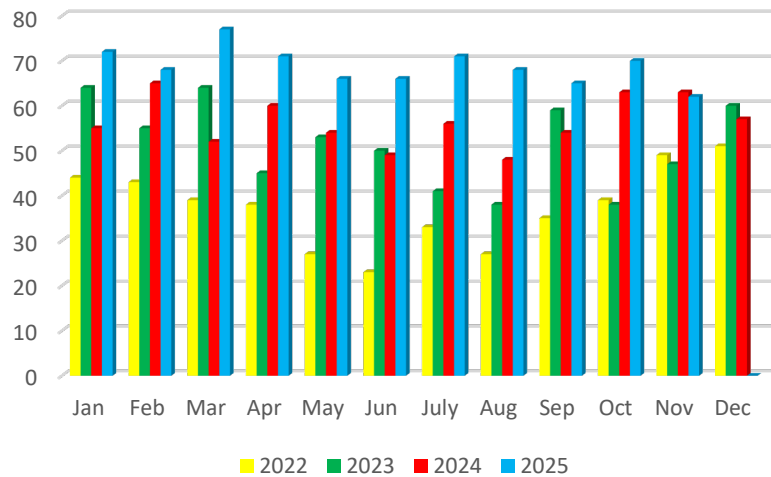
Residential Inventory



Residential YTD Days on Market

YTD	2024	2025
Average	55	69
Median	30	40

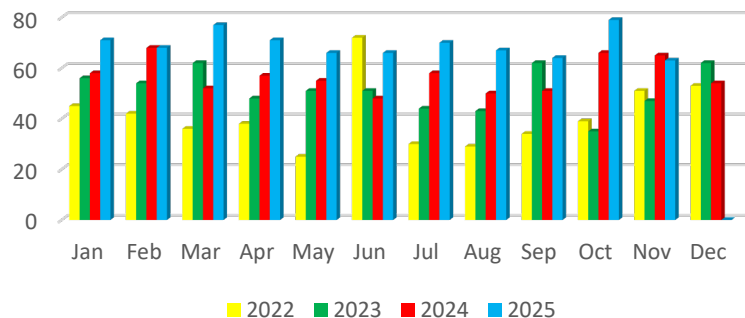
Residential DOM



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

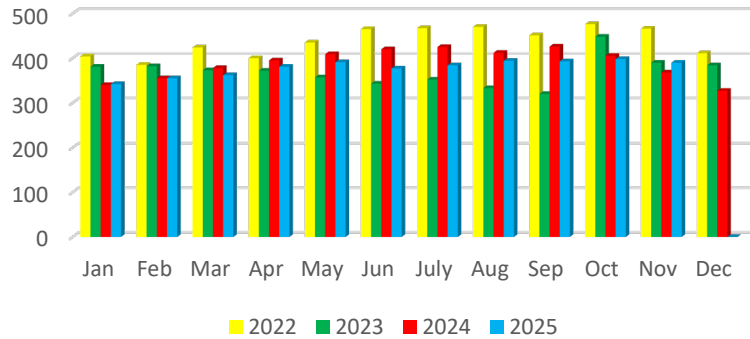


Lots / Land

Yearly Lot / Land Inventory

Month / Year	Count	%Chg
Nov'25	390	6%
Nov'24	368	-6%
Nov'23	390	-16%

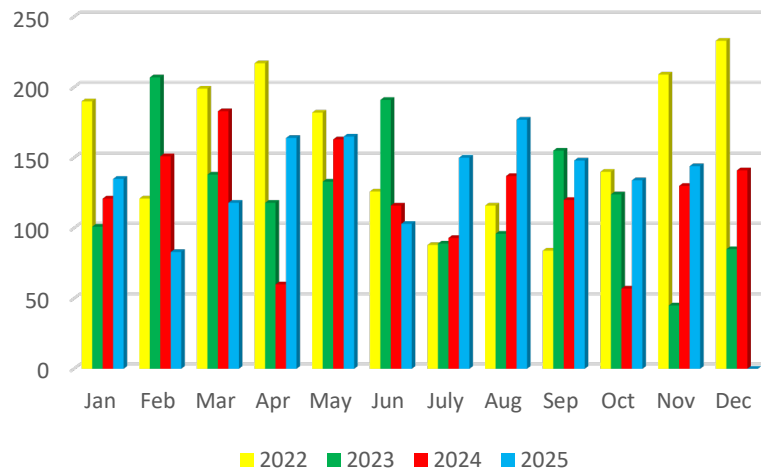
Lots / Land Inventory



Lots / Land YTD Days on Market

YTD	2024	2025
Average	117	141
Median	41	43

LOTS / LAND DOM

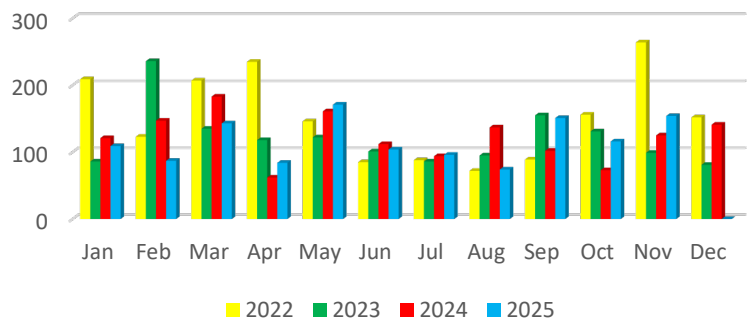


OBX Only

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



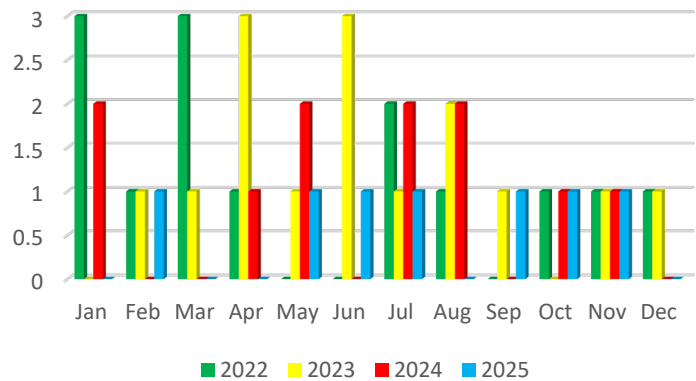
Distressed Sales

MLS Listed Short Sales / Bank Owned Properties

Dare County & Surrounding Areas Yearly Distressed Sales

Year	Count	%Chg
2025	7	-36%
2024	11	-21%
2023	14	8%

Distressed Sales

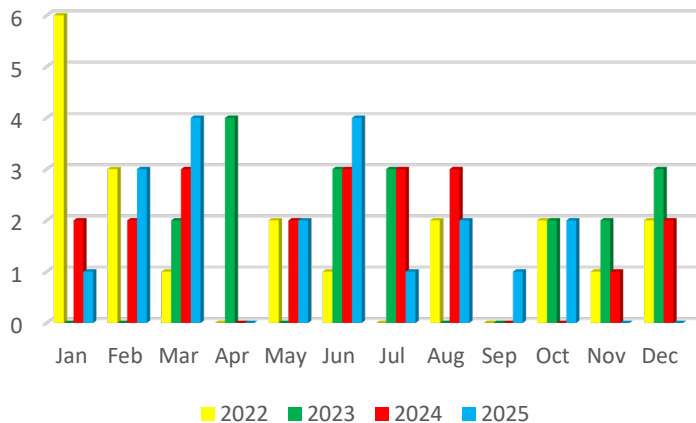


Distressed Inventory

Dare County & Surrounding Areas Distressed Inventory

Month / Year	Count	%Chg
Nov'25	0	-100%
Nov'24	1	-50%
Nov'23	2	100%

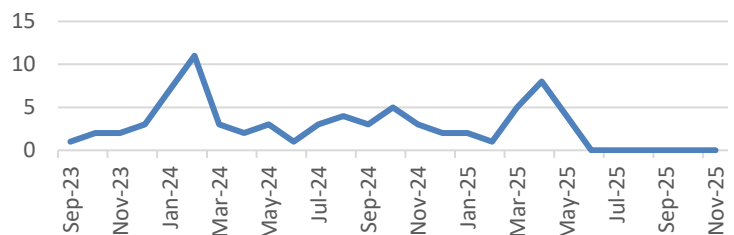
Distressed Inventory



Dare County Only Foreclosures

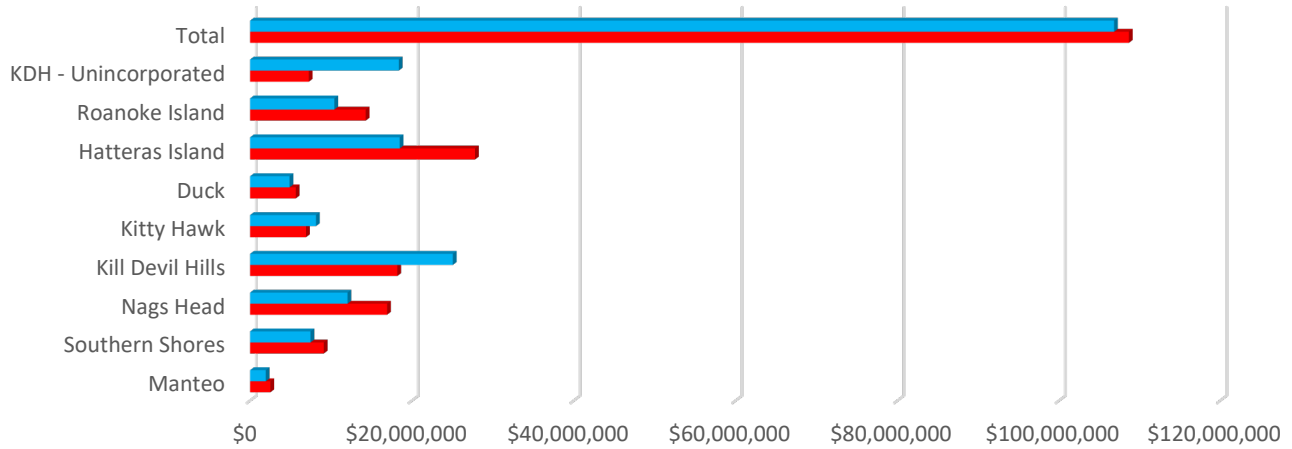
*Court Ordered Foreclosures

Dare County Foreclosures



Dare County Building Permit Value 2024 vs 2025

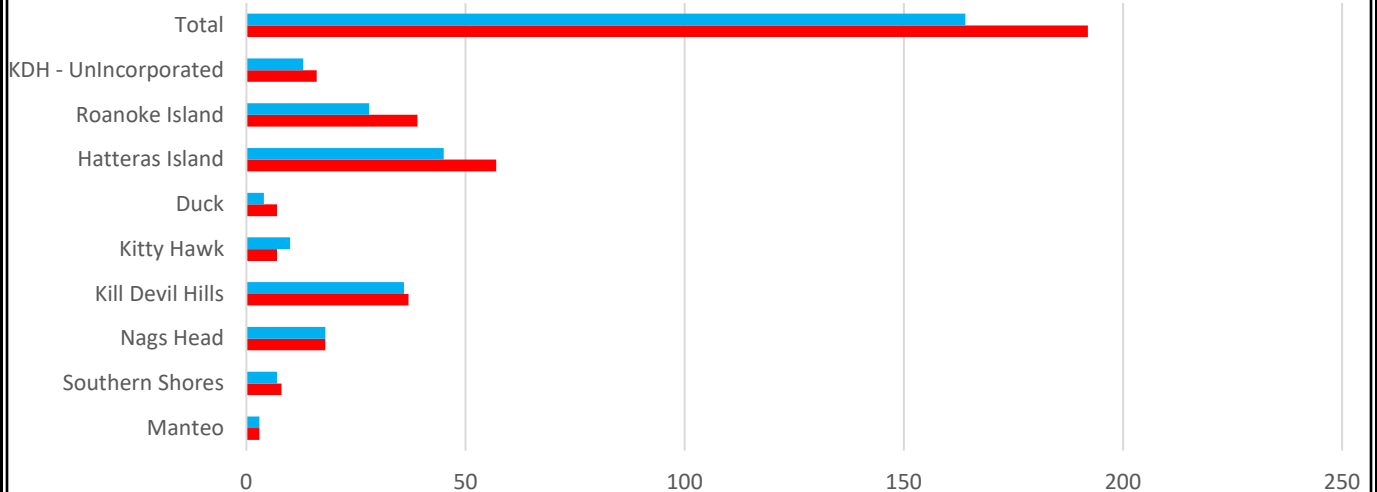
Residential New Constuction



	Manteo	Southern Shores	Nags Head	Kill Devil Hills	Kitty Hawk	Duck	Hatteras Island	Roanoke Island	KDH - Unincorporated	Total
2025	\$1,939,400	\$7,471,785	\$12,042,00	\$25,060,79	\$8,148,800	\$4,882,500	\$18,493,62	\$10,417,41	\$18,381,19	\$106,837,5
2024	\$2,508,509	\$9,111,311	\$16,939,01	\$18,199,87	\$6,918,300	\$5,650,080	\$27,798,98	\$14,293,93	\$7,257,515	\$108,677,5

2025 2024

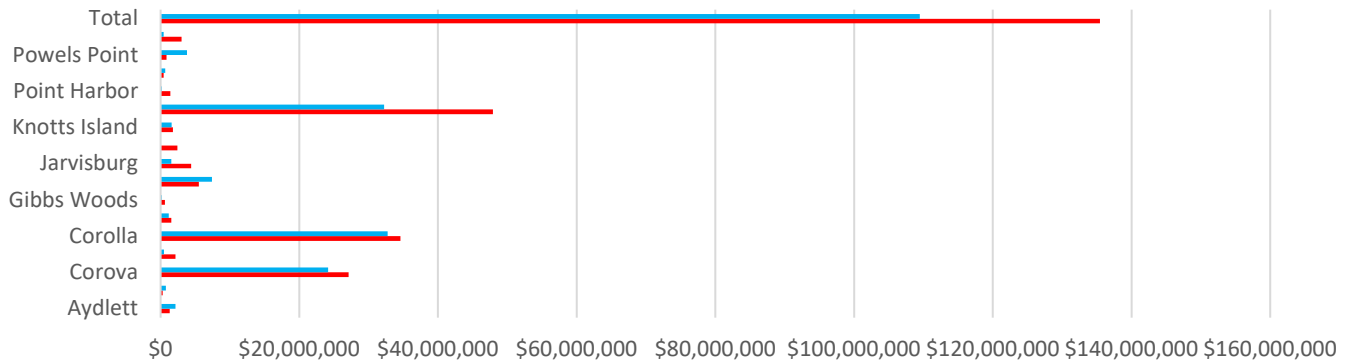
Dare County Building Permits 2024 vs 2025



	Manteo	Southern Shores	Nags Head	Kill Devil Hills	Kitty Hawk	Duck	Hatteras Island	Roanoke Island	KDH - UnIncorporated	Total
2025	3	7	18	36	10	4	45	28	13	164
2024	3	8	18	37	7	7	57	39	16	192

2025 2024

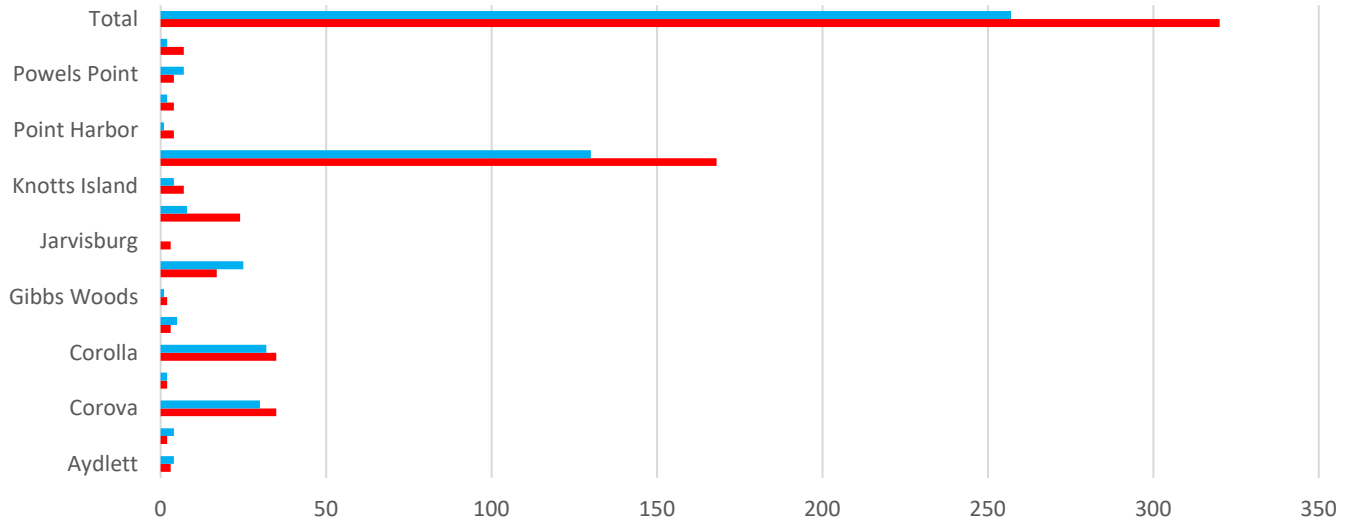
Currituck County Building Permit Value - 2024 vs 2025



	Aydlett	Barco	Corova	Coinjock	Corolla	Currituck	Gibbs Woods	Grandy	Jarvisburg	Harbin	Knotts Island	Moyock	Point Harbor	Popular Branch	Powells Point	Shawboro	Total
2025	\$2,147	\$755,0	\$24,15	\$475,0	\$32,75	\$1,188	\$149,1	\$7,402	\$1,525	\$0	\$1,606	\$32,24	\$150,0	\$690,0	\$3,790	\$450,0	\$109,4
2024	\$1,320	\$300,0	\$27,11	\$2,139	\$34,60	\$1,530	\$640,0	\$5,512	\$4,427	\$2,435	\$1,785	\$47,93	\$1,401	\$425,0	\$854,0	\$3,006	\$135,4

2025 2024

Currituck County Building Permits 2024 vs 2025



	Aydlett	Barco	Corova	Coinjock	Corolla	Currituck	Gibbs Woods	Grandy	Jarvisburg	Harbin	Knotts Island	Moyock	Point Harbor	Popular Branch	Powells Point	Shawboro	Total
2025	4	4	30	2	32	5	1	25	0	8	4	130	1	2	7	2	257
2024	3	2	35	2	35	3	2	17	3	24	7	168	4	4	4	7	320

2025 2024

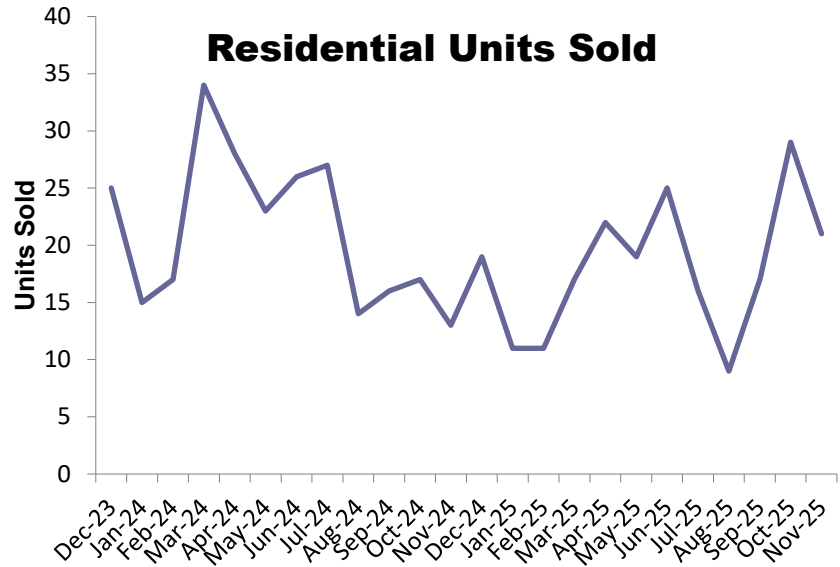
Outer Banks Towns / Areas

Corolla

Average DOM - YTD	
2024	2025
55	91

Year to Date Sales		
Year	Count	%Chg
2025	197	-14%
2024	230	-7%
2023	248	-30%

Median Sales Price		
Year	MSP	%Chg
2025	\$860,000	-1%
2024	\$868,500	7%
2023	\$810,000	-4%

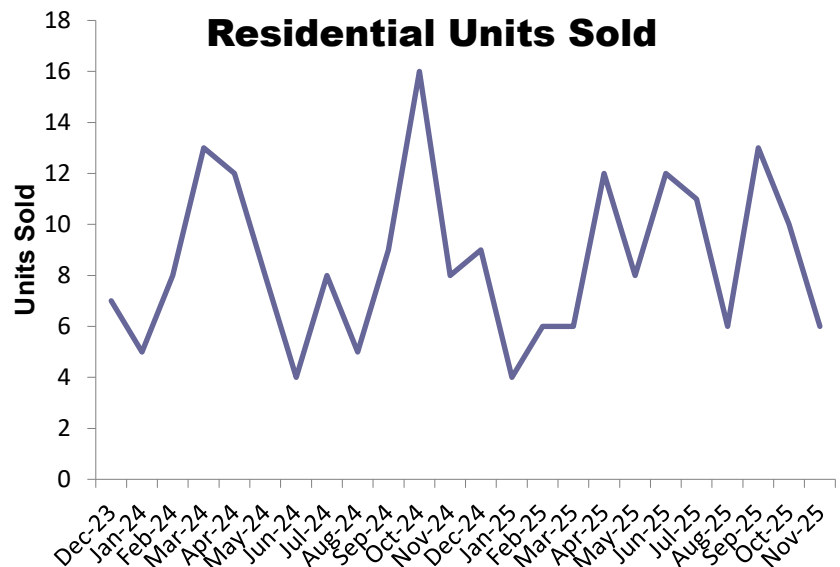


Duck

Average DOM - YTD	
2024	2025
59	82

Year to Date Sales		
Year	Count	%Chg
2025	94	-2%
2024	96	-8%
2023	104	-17%

Median Sales Price		
Year	MSP	%Chg
2025	\$937,500	9%
2024	\$857,500	7%
2023	\$799,900	-11%

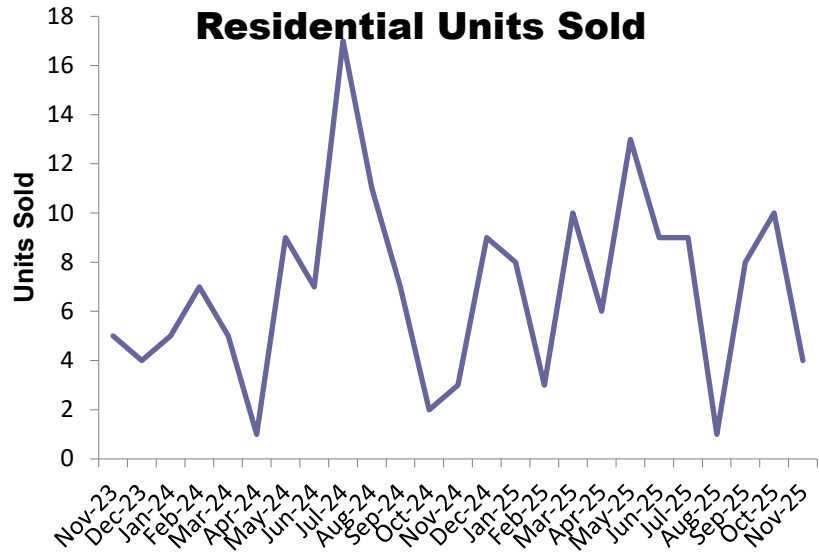


Southern Shores

Average DOM - YTD	
2024	2025
37	53

Year to Date Sales		
Year	Count	%Chg
2025	81	9%
2024	74	-3%
2023	76	-29%

Median Sales Price		
Year	MSP	%Chg
2025	\$787,500	-2%
2024	\$804,999	9%
2023	\$737,450	-5%

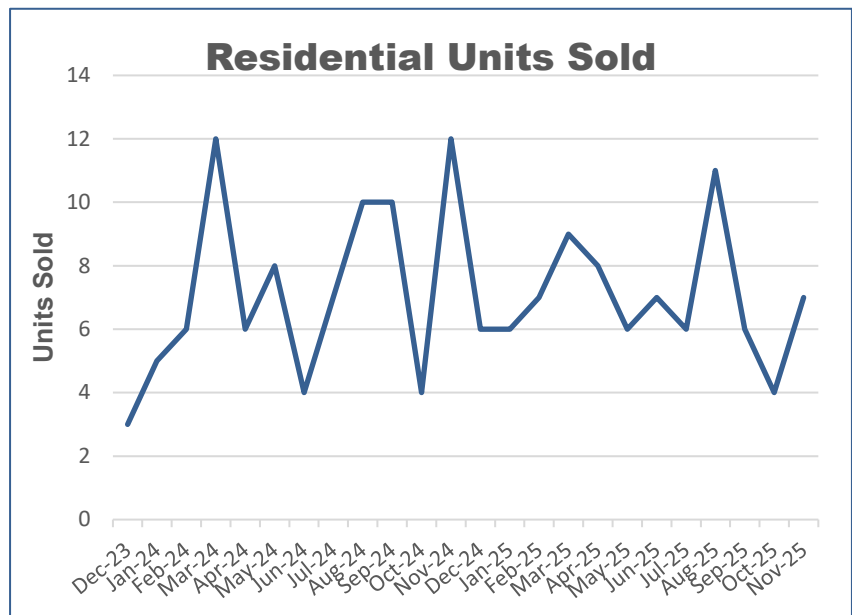


Kitty Hawk

Average DOM - YTD	
2024	2025
35	66

Year to Date Sales		
Year	Count	%Chg
2025	77	-8%
2024	84	14%
2023	74	-38%

Median Sales Price		
Year	MSP	%Chg
2025	\$615,000	-2%
2024	\$625,000	8%
2023	\$580,000	1%



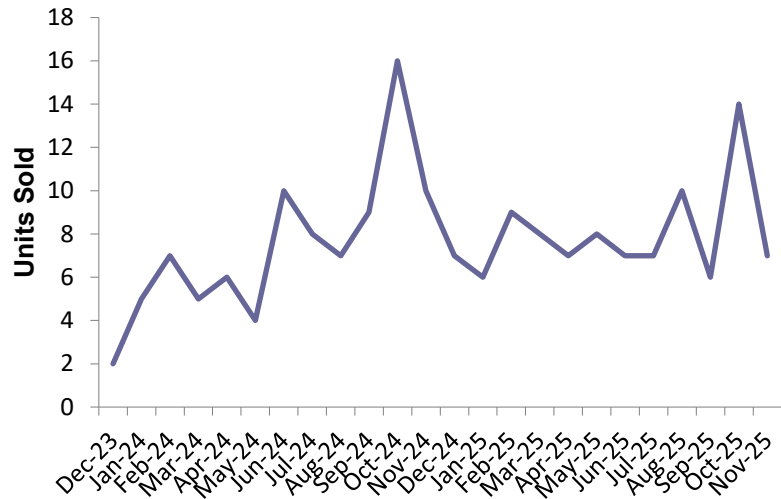
Colington

Average DOM - YTD	
2024	2025
56	68

Year to Date Sales		
Year	Count	%Chg
2025	89	2%
2024	87	-2%
2023	89	-21%

Median Sales Price		
Month / Year	MSP	%Chg
2025	\$489,500	1%
2024	\$485,000	3%
2023	\$470,000	-4%

Residential Units Sold



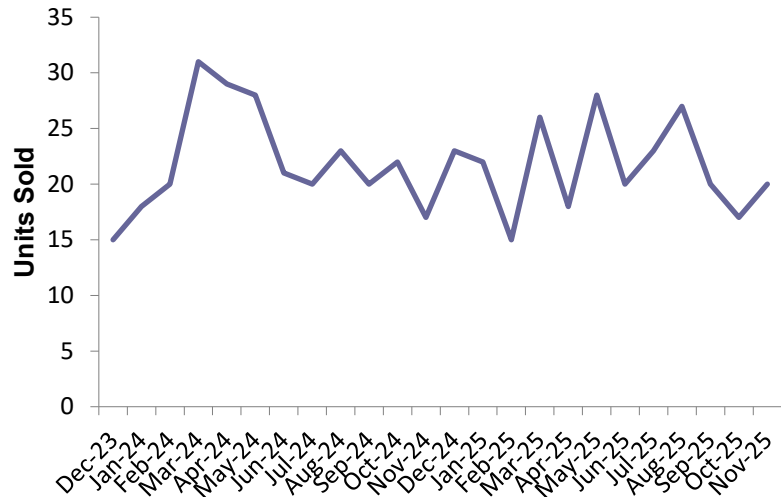
Kill Devil Hills

Average DOM - YTD	
2024	2025
58	59

Year to Date Sales		
Year	Count	%Chg
2025	236	-5%
2024	249	7%
2023	233	-31%

Median Sales Price		
Month / Year	MSP	%Chg
2025	\$562,500	3%
2024	\$545,000	2%
2023	\$533,750	10%

Residential Units Sold

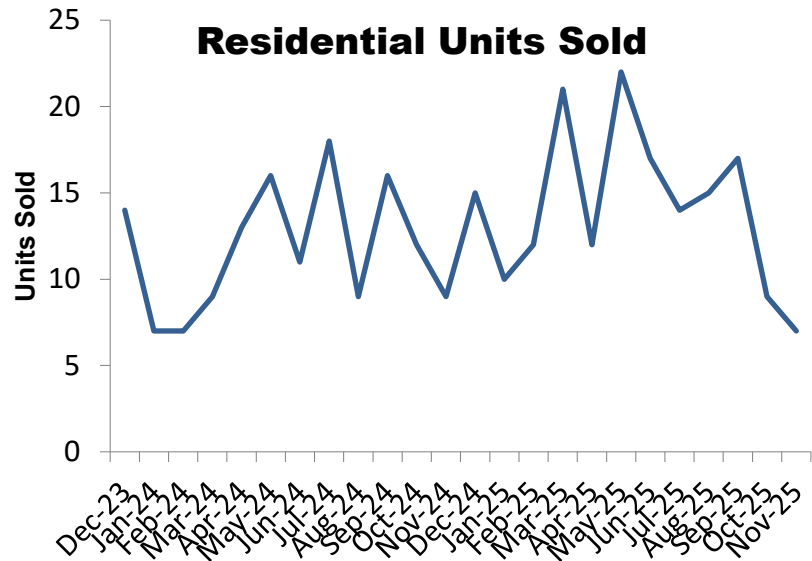


Nags Head

Average DOM - YTD	
2024	2025
54	53

Year to Date Sales		
Year	Count	%Chg
2025	156	23%
2024	127	-11%
2023	143	-29%

Median Sales Price		
Month / Year	MSP	%Chg
2025	\$723,750	-14%
2024	\$840,000	24%
2023	\$679,000	-11%

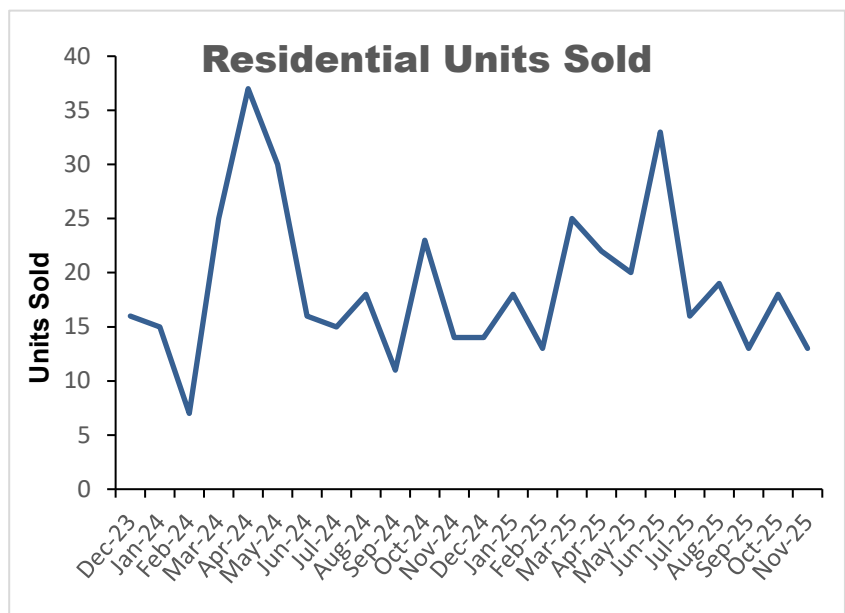


All Hatteras

Average DOM - YTD	
2024	2025
77	94

Year to Date Sales		
Year	Count	%Chg
2025	210	0%
2024	211	-5%
2023	221	-39%

Median Sales Price		
Month / Year	MSP	%Chg
2025	\$589,500	3%
2024	\$575,000	-3%
2023	\$590,000	-2%

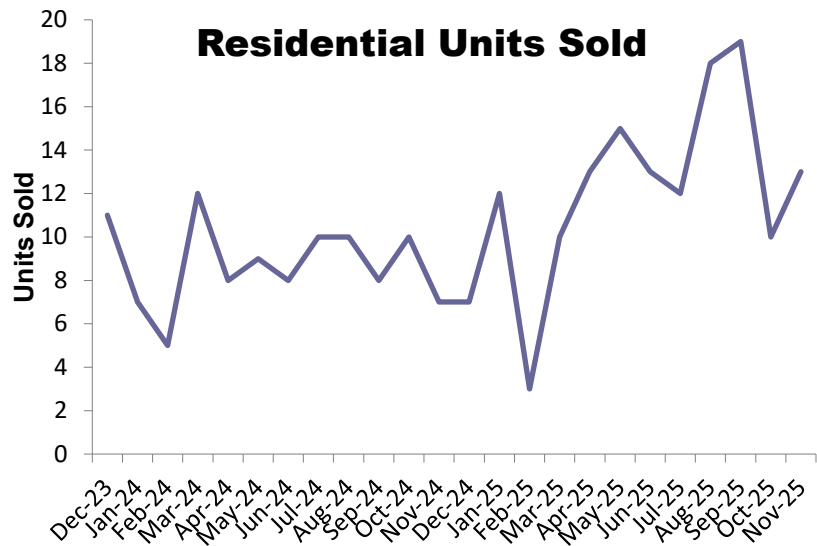


Manteo

Average DOM - YTD	
2024	2025
43	64

Year to Date Sales		
Year	Count	%Chg
2025	138	47%
2024	94	-19%
2023	116	-30%

Median Sales Price		
Month / Year	MSP	%Chg
2025	\$559,950	0%
2024	\$558,000	15%
2023	\$487,000	8%

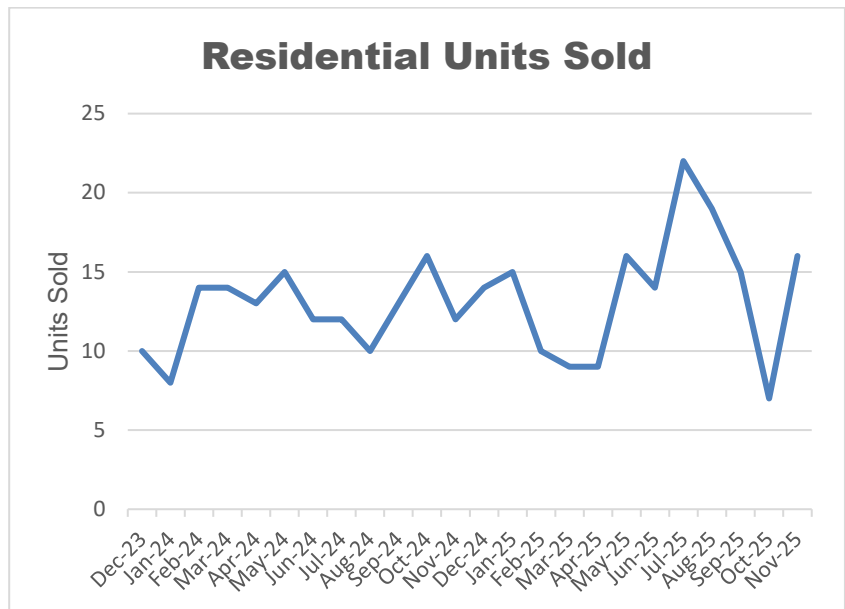


Currituck Mainland

Average DOM - YTD	
2024	2025
49	66

Year to Date Sales		
Year	Count	%Chg
2025	152	9%
2024	139	-18%
2023	169	-22%

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



Ocracoke Island

Average DOM - YTD	
2024	2025
75	126

Year to Date Sales		
Year	Count	%Chg
2025	31	48%
2024	21	40%
2023	15	-55%

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

