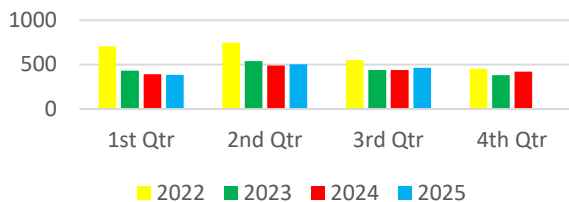




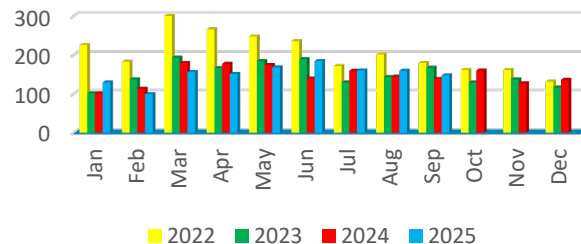
Third Quarter 2025 MLS Statistical Report

Residential Sales – Residential sales for the third quarter 2025 are up by 6% (466 units vs 441 units) and up by 2% (1353 units vs 1324 units). Small changes for sure but we are starting to see a positive trend for this year.

Quarterly Residential Sales

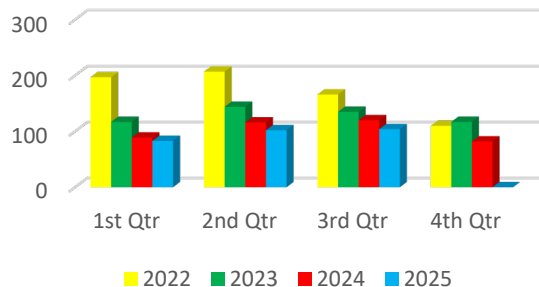


Residential Sales 2025

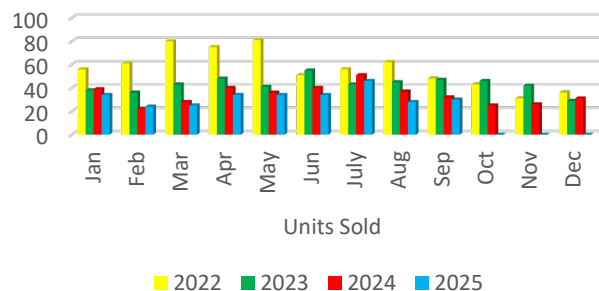


Quarterly Lot / Land Sales – Lot / Land Sales are continuing to decline. So far in 2025 only 289 units have been sold (2024 – 325 units, 2023 – 396 units and 2022 – 570 units).

Quarterly Land Sales



Lot Land Sales



Quarterly New Listings – In the third quarter of 2025 884 new properties have been added to the MLS. Although the number of new listings has declined by 2% (2835 vs 2907), total inventory for September 2025 is up by 3% (1218 units vs 1185 units).

Data Obtained: Oct 6, 2025

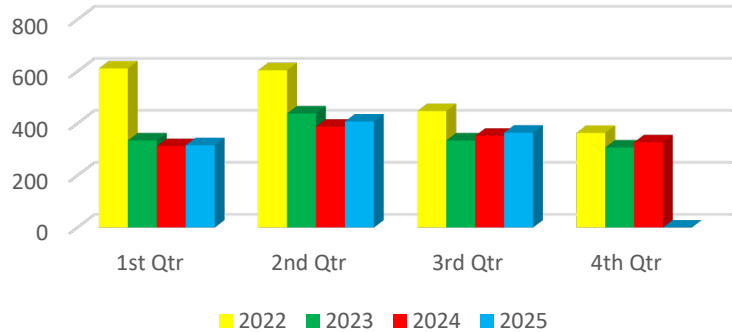
Note: This report reflects updates to previous data.

OBX Only Residential

3rd Quarter OBX Only Residential Sales

Quarter	Count	%Chg
3rd Qtr'25	365	3%
3rd Qtr'24	353	5%
3rd Qtr'23	335	-25%

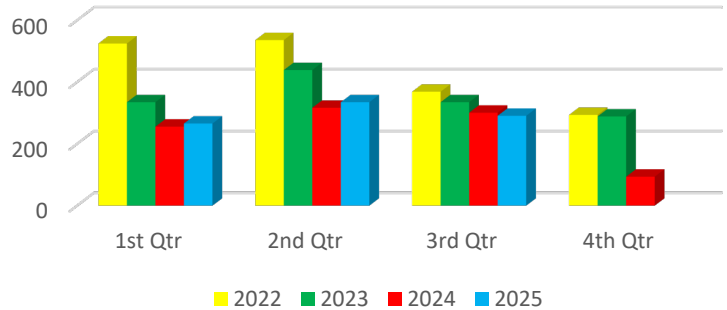
OBX Only Residential Quarterly Sales



3rd Quarter OBX Only Single Family Detached Sales

Quarter	Count	%Chg
3rd Qtr'25	291	-3%
3rd Qtr'24	301	-10%
3rd Qtr'23	335	-9%

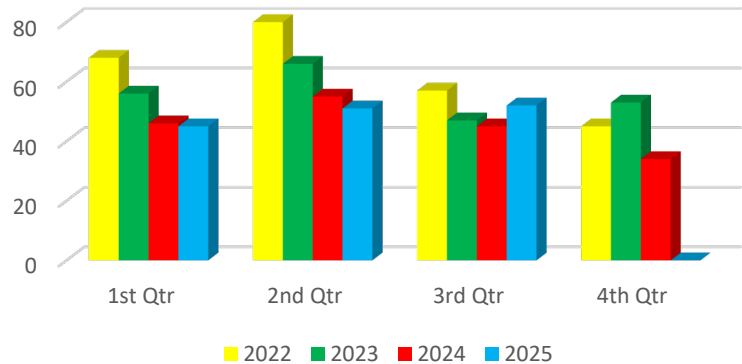
OBX Only Single Family Detached Quarterly Sales



3rd Quarter OBX Only Condo Sales

Quarter	Count	%Chg
3rd Qtr'25	52	16%
3rd Qtr'24	45	-4%
3rd Qtr'23	47	-18%

OBX Only Quarterly Condo Sales

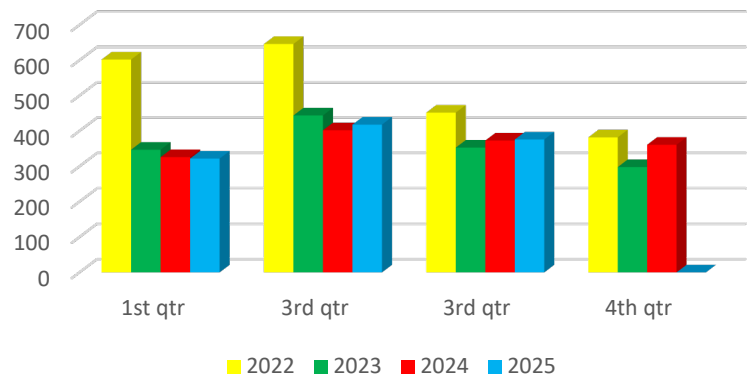


Residential

3rd Quarter Single Family Detached Sales

Quarter	Count	%Chg
3rd Qtr'25	376	1%
3rd Qtr'24	373	6%
3rd Qtr'23	353	-22%

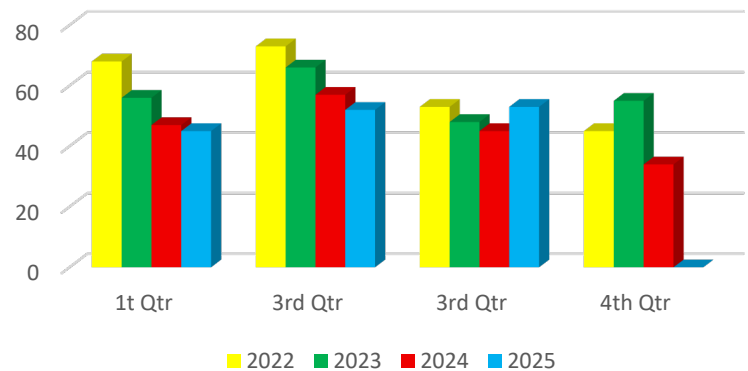
Quarterly SFD Sales



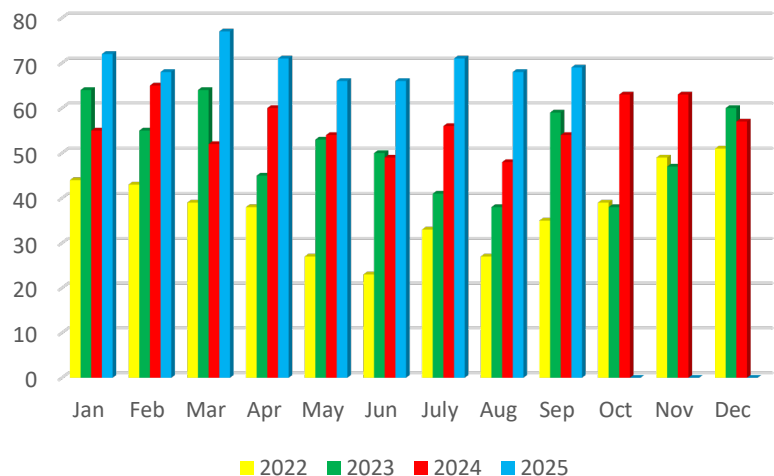
3rd Quarter Condo Sales

Quarter	Count	%Chg
3rd Qtr'25	53	18%
3rd Qtr'24	45	-6%
3rd Qtr'23	48	-9%

Quarterly Condo Sales



Residential DOM



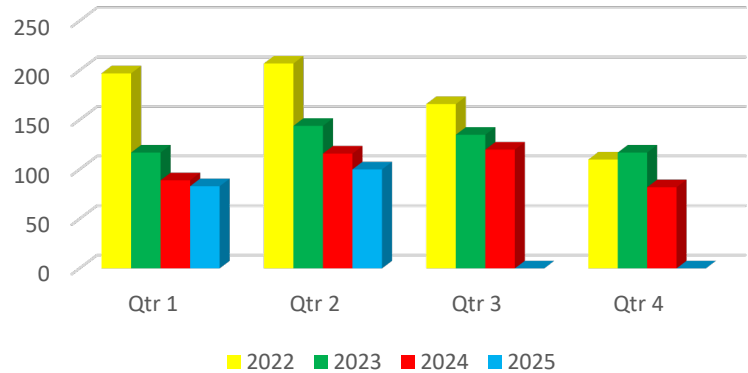
YTD	2024	2025
Average	54	69
Median	28	40

Lots / Land

3rd Quarter Lot / Land Sales

Quarter	Count	%Chg
3rd Qtr'25	104	-13%
3rd Qtr'24	120	-11%
3rd Qtr'23	135	-19%

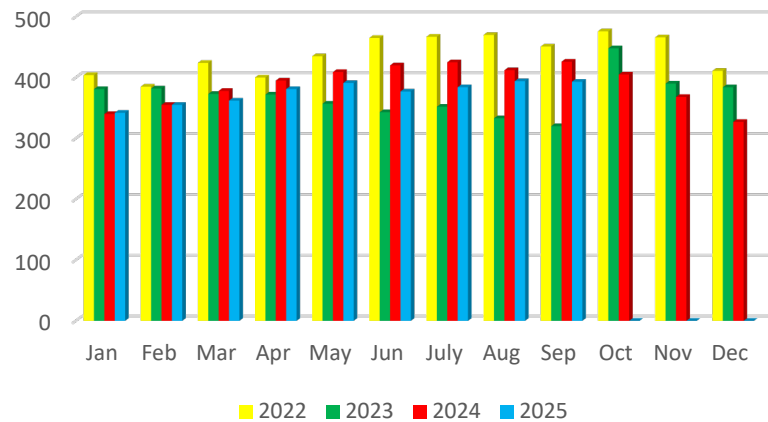
Quarterly Land Sales



3rd Quarter Lot / Land Inventory

Quarter	Count	%Chg
3rd Qtr'25	1171	-7%
3rd Qtr-24	1263	26%
3rd Qtr'23	1005	-28%

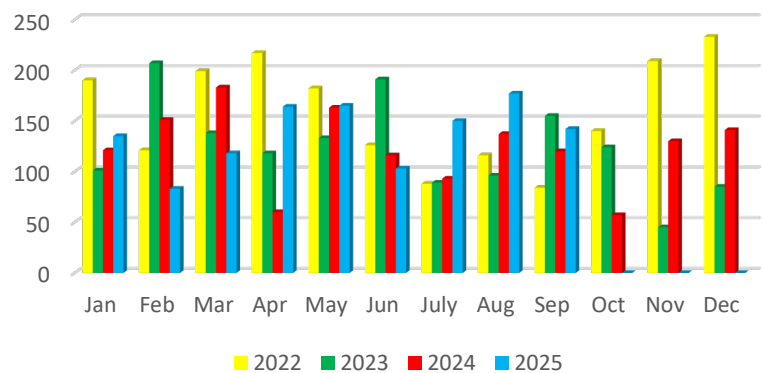
Lots / Land Inventory



Lots / Land YTD Days on Market

YTD	2024	2025
Average	120	142
Median	47	43

LOTS / LAND DOM



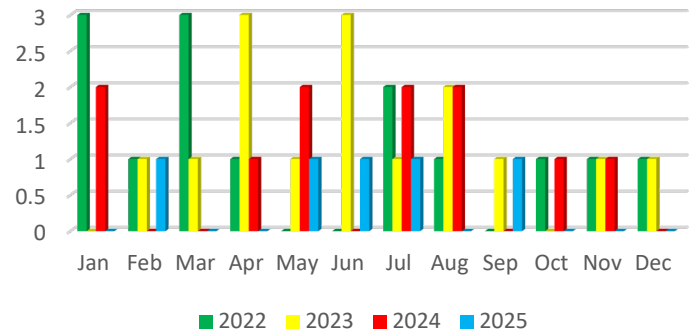
Distressed Sales

MLS Listed Short Sales / Bank Owned Properties

Dare County & Surrounding Areas Yearly Distressed Sales

Month / Year	Count	%Chg
Sept'25	1	-
Sept'24	0	-100%
Sept'23	1	-

Distressed Sales

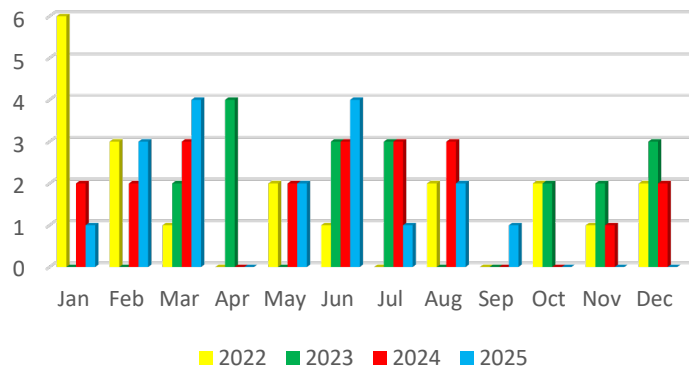


Distressed Inventory

Dare County & Surrounding Areas Year to Date Distressed Inventory

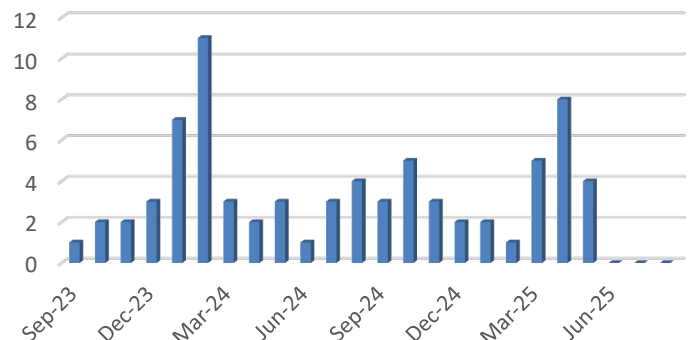
Month / Year	Count	%Chg
Sept'25	1	-
Sept'24	0	-
Sept'23	0	-

Distressed Inventory

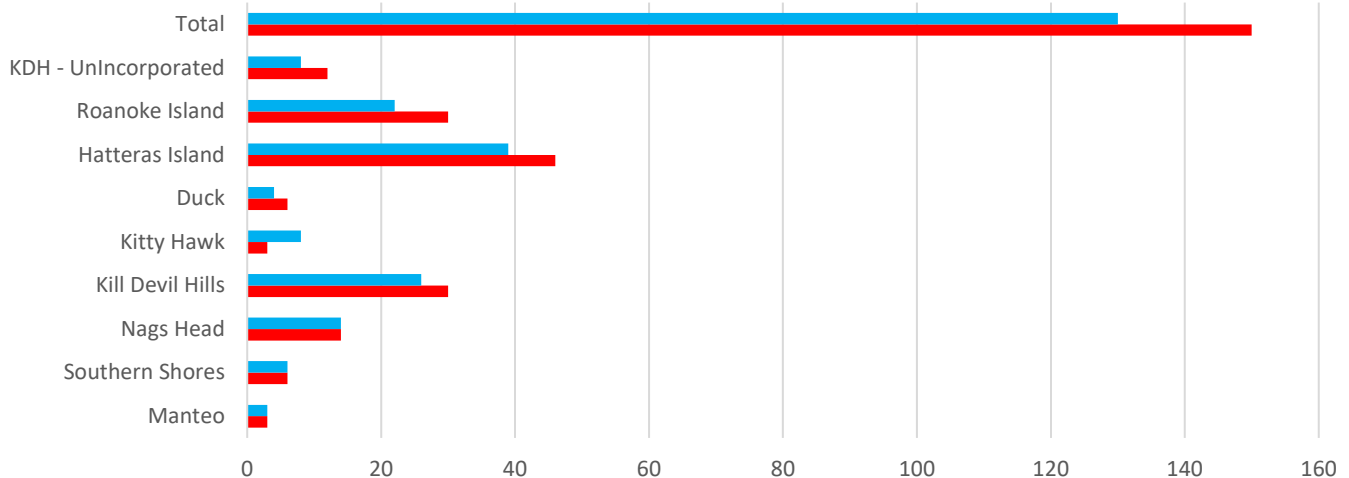


**Dare County Only
Foreclosures**
*Court Ordered Foreclosures

Dare County Foreclosures

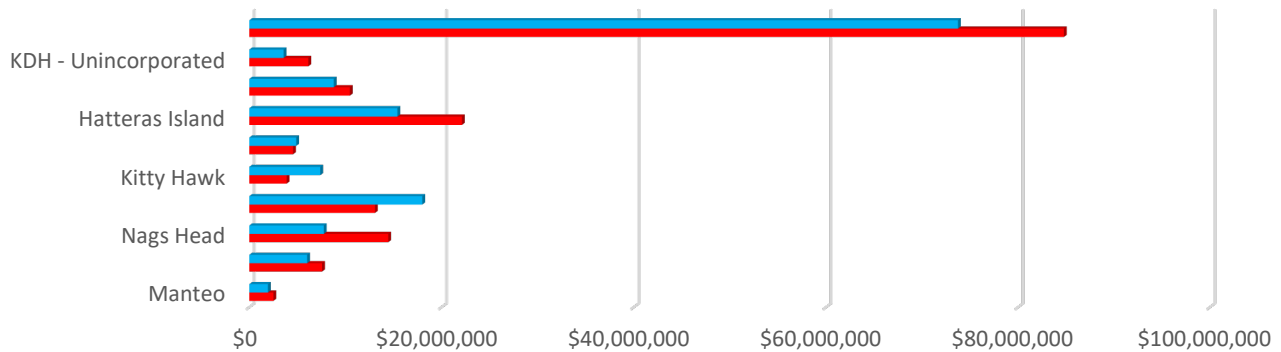


Dare County Building Permits 2024 vs 2025



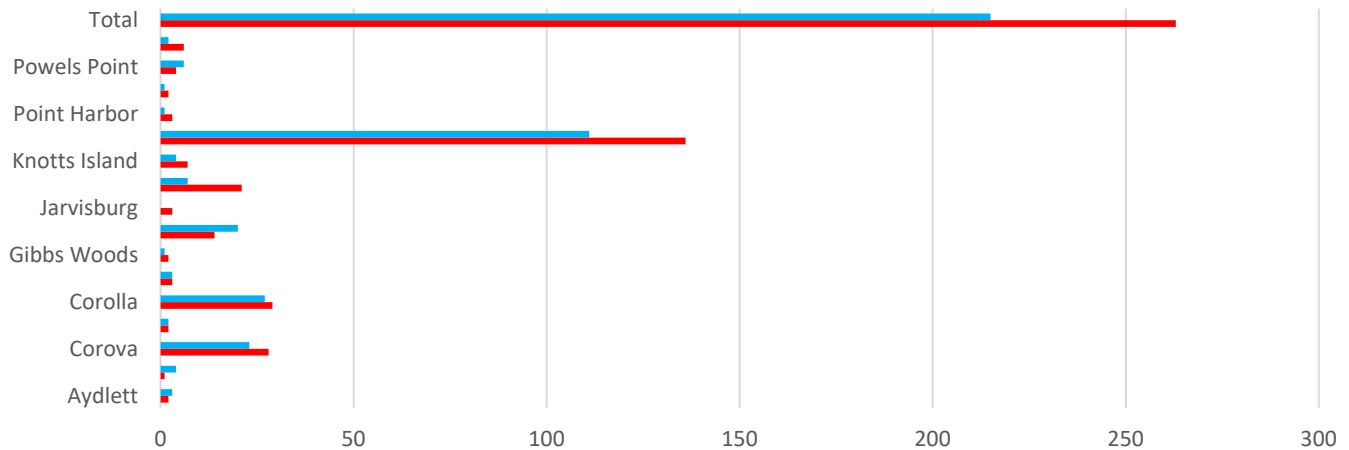
2025 2024

Dare County Building Permit Value 2024 vs 2025 Residential New Constuction



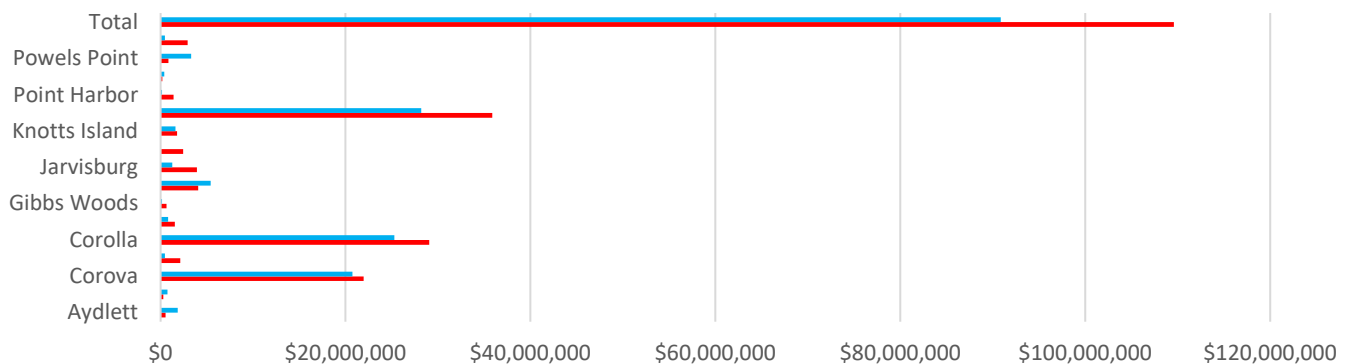
2025 2024

Currituck County Building Permits 2024 vs 2025



■ 2025 ■ 2024

Currituck County Building Permit Value - 2024 vs 2025



■ 2025 ■ 2024

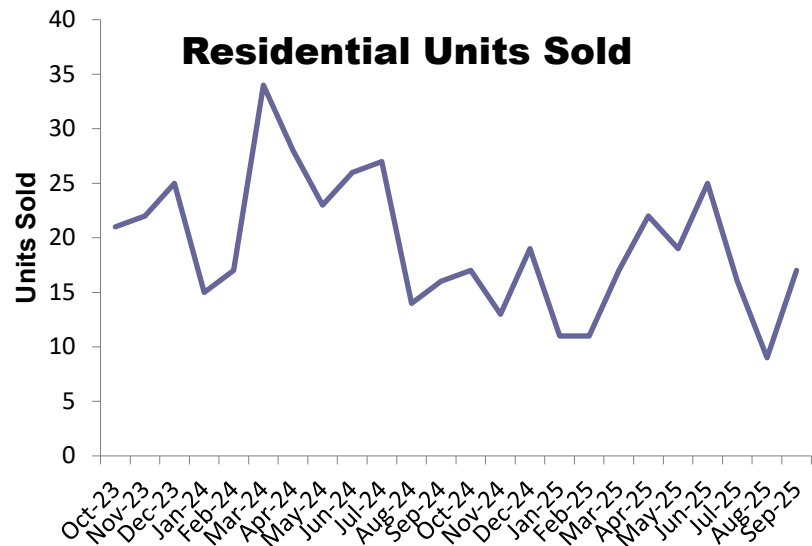
Outer Banks Towns / Areas

Corolla

Average DOM - YTD	
2024	2025
54	94

Year to Date Sales		
Year to Date	Count	%Chg
2025	147	-27%
2024	200	-2%
2023	205	-30%

Median Sales Price		
Year	MSP	%Chg
2025	\$830,000	-6%
2024	\$881,450	9%
2023	\$810,000	-4%

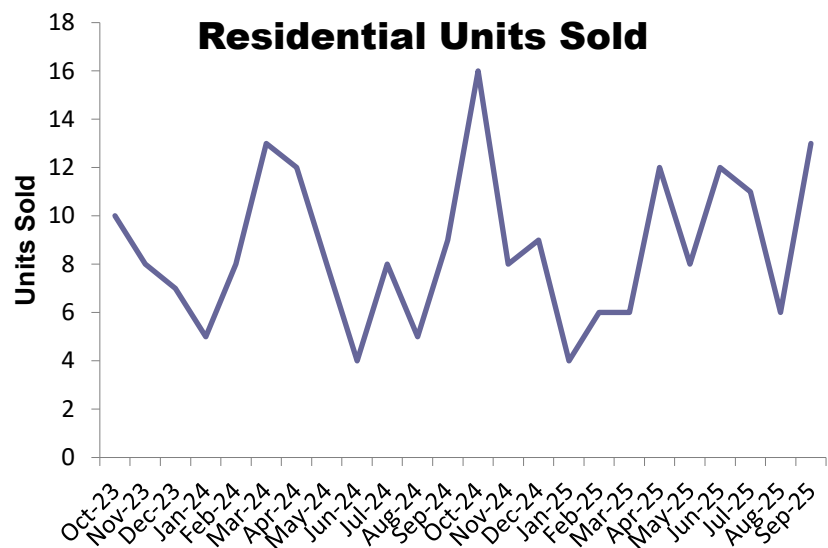


Duck

Average DOM - YTD	
2024	2025
22	87

Year to Date Sales		
Year to Date	Count	%Chg
2025	78	8%
2024	72	-16%
2023	86	-23%

Median Sales Price		
Year	MSP	%Chg
2025	\$949,500	11%
2024	\$852,500	7%
2023	\$799,900	-11%

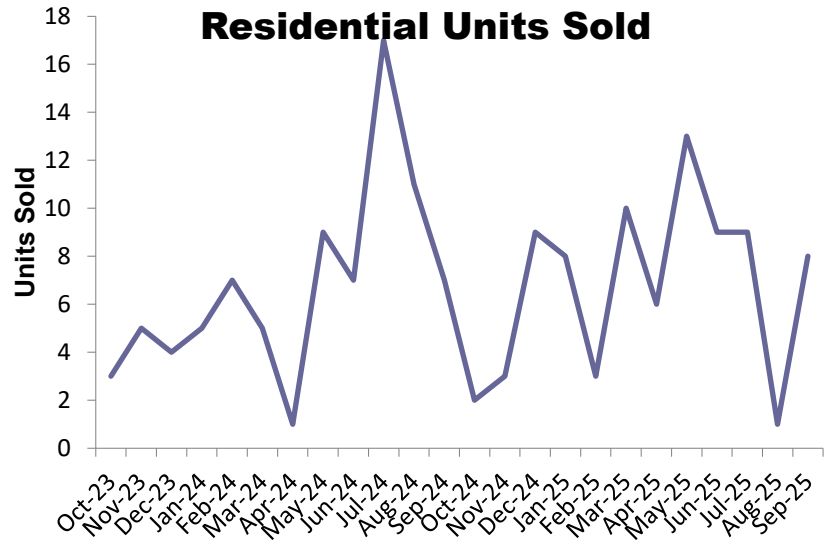


Southern Shores

Average DOM - YTD	
2024	2025
38	47

Year to Date Sales		
Year to Date	Count	%Chg
2025	67	-3%
2024	69	1%
2023	68	-26%

Median Sales Price		
Year	MSP	%Chg
2025	\$800,000	2%
2024	\$785,000	6%
2023	\$737,450	-5%

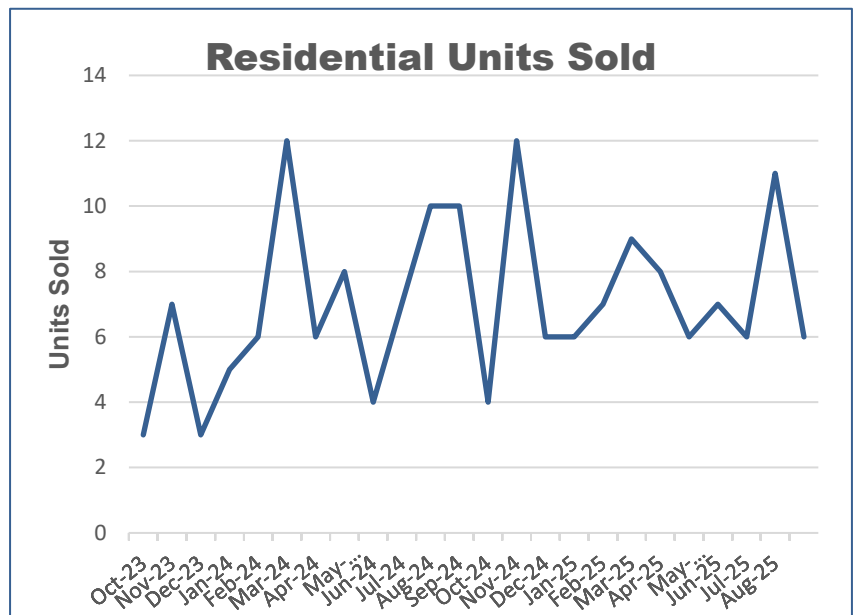


Kitty Hawk

Average DOM - YTD	
2024	2025
35	64

Year to Date Sales		
Year to Date	Count	%Chg
2025	66	-3%
2024	68	6%
2023	64	-39%

Median Sales Price		
Year	MSP	%Chg
2025	\$616,250	4%
2024	\$592,500	2%
2023	\$580,000	1%



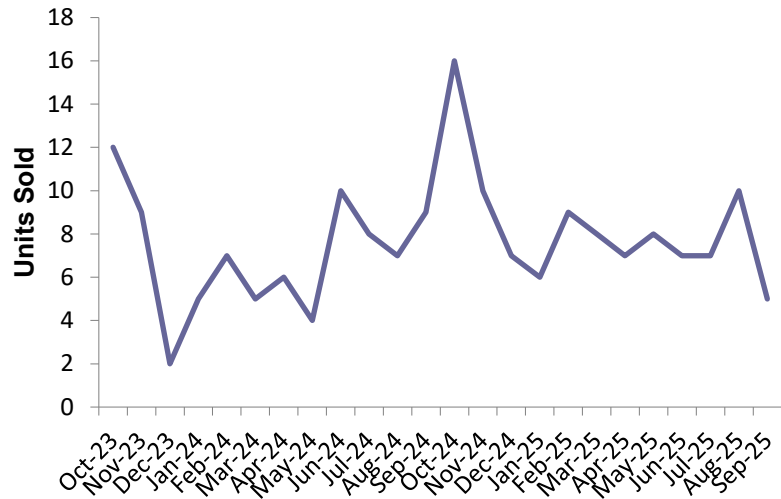
Colington

Average DOM - YTD	
2024	2025
51	48

Year to Date Sales		
Year to Date	Count	%Chg
2025	67	10%
2024	61	-10%
2023	68	-30%

Median Sales Price		
Month / Year	MSP	%Chg
2025	\$487,950	1%
2024	\$485,000	3%
2023	\$470,000	-4%

Residential Units Sold



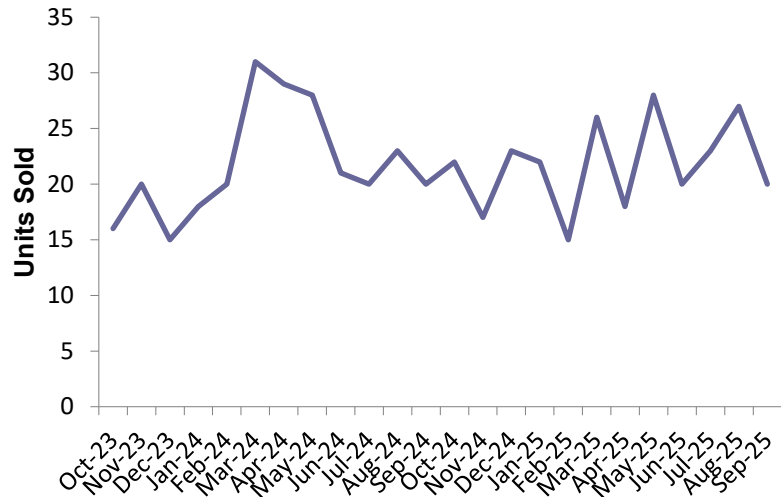
Kill Devil Hills

Average DOM - YTD	
2024	2025
52	32

Year to Date Sales		
Year to Date	Count	%Chg
2025	199	-5%
2024	210	7%
2023	197	-34%

Median Sales Price		
Month / Year	MSP	%Chg
2025	\$570,000	5%
2024	\$543,593	2%
2023	\$533,750	10%

Residential Units Sold

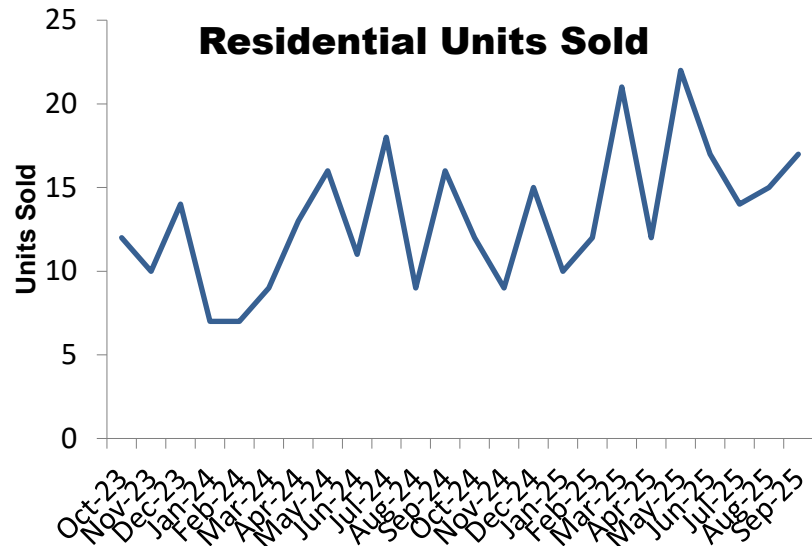


Nags Head

Average DOM - YTD	
2024	2025
53	51

Year to Date Sales		
Year to Date	Count	%Chg
2025	140	32%
2024	106	-12%
2023	121	-33%

Median Sales Price		
Month / Year	MSP	%Chg
2025	\$732,462	-13%
2024	\$842,500	24%
2023	\$679,000	-11%

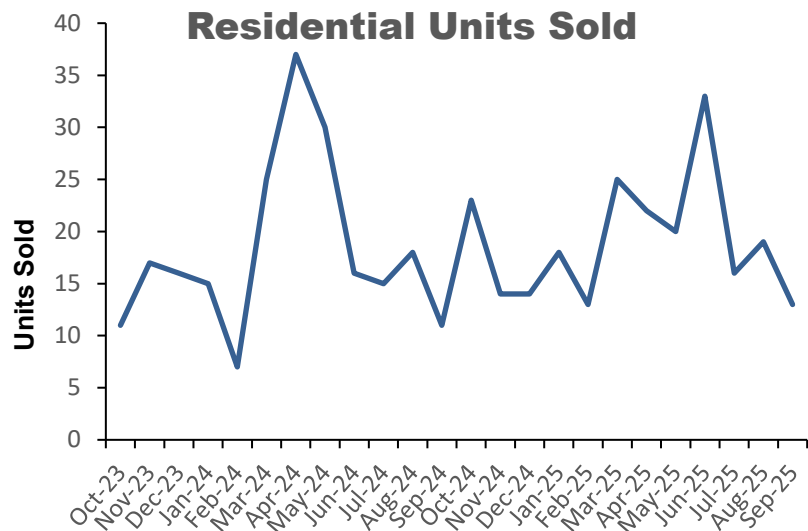


All Hatteras

Average DOM - YTD	
2024	2025
75	91

Year to Date Sales		
Year to Date	Count	%Chg
2025	179	3%
2024	174	-10%
2023	193	-38%

Median Sales Price		
Month / Year	MSP	%Chg
2025	\$599,000	4%
2024	\$575,000	-3%
2023	\$590,000	-2%

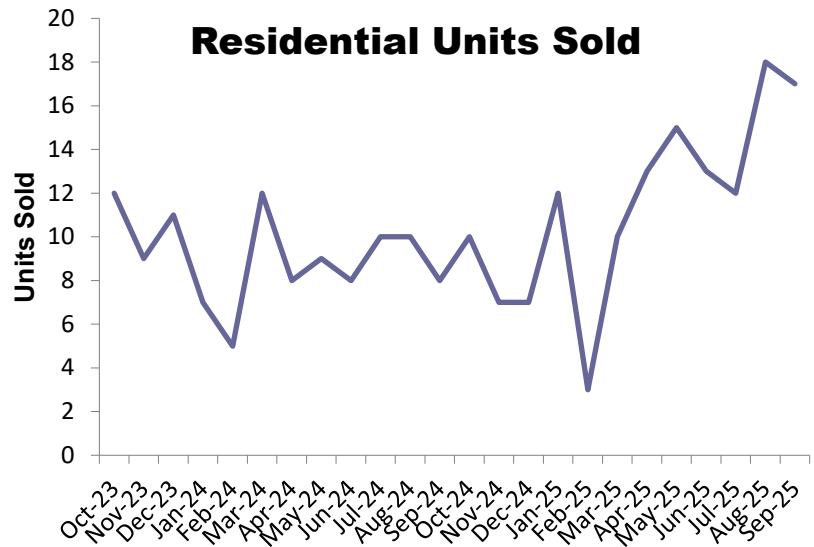


Manteo

Average DOM - YTD	
2024	2025
40	61

Year to Date Sales		
Year to Date	Count	%Chg
2025	113	47%
2024	77	-19%
2023	95	-35%

Median Sales Price		
Month / Year	MSP	%Chg
2025	\$550,000	-2%
2024	\$562,500	16%
2023	\$487,000	8%

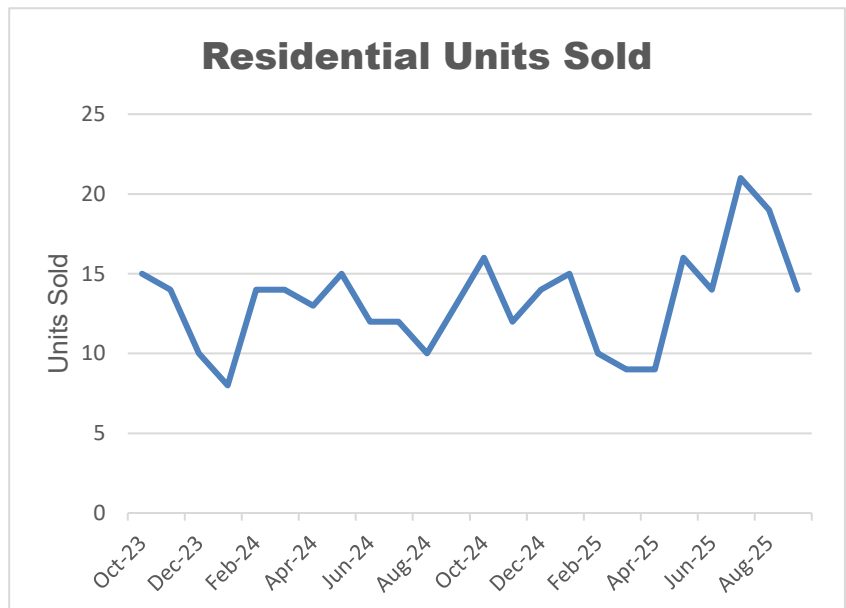


Currituck Mainland

Average DOM - YTD	
2024	2025
49	69

Year to Date Sales		
Year to Date	Count	%Chg
2025	127	14%
2024	111	-21%
2023	140	-23%

Median Sales Price		
Month / Year	MSP	%Chg
2025	\$420,000	10%
2024	\$381,545	-1%
2023	\$385,000	1%



Ocracoke Island

Average DOM - YTD	
2024	2025
76	140

Year to Date Sales		
Year to Date	Count	%Chg
2025	22	29%
2024	17	42%
2023	12	-56%

Median Sales Price		
Month / Year	MSP	%Chg
2025	\$483,500	-14%
2024	\$560,000	13%
2023	\$495,000	-7%

