



April 2025 MLS Statistical Report

Inventory continues to climb and, when compared to April of 2024, inventory is up 29% (2025 1302 units vs 2024 – 1006 units).

- Residential inventory is up 54% (2025 – 900 units vs 2024 – 583 units).
- Lots / Land inventory is down 4% (2025 – 381 units vs 2024 – 395 units).
- Commercial inventory is down 25% (2025 – 21 units vs 2024 – 28 Units).

Overall, sales for 2025 are showing a decline from 2024 sales – down by 7% (2025 – 657 units vs 2024 – 709 units).

- Single Family Detached sales are down by 4% (2025 – 448 units vs 2024 – 468 units).
- Condo sales are down by 10% (2025 – 60 units vs 2024 – 67 units).
- Lots / Land sales are down 10% (2025 – 116 units vs 2024 – 129 units).

Median sale prices are mixed.

- Residential Median Sale Price are up by 7% (2025 - \$609,000 vs 2024 \$570,000).
- Lots / Land Median Sale Price are down by 5% (2024 - \$120,000 vs 2024 - \$126,000).

Total Inventory			Total Sales		
Month / Year	Count	%Chg	Month / Year	Count	% Chg
Apr'25	1302	29%	2025	657	-7%
Apr'24	1006	31%	2024	709	-8%
Apr'23	768	-1%	2023	772	-39%
Residential Inventory			Total Residential Sales		
Month / Year	Count	%Chg	Month / Year	Count	% Chg
Apr'25	900	54%	2025	536	-6%
Apr'24	583	12%	2024	570	-5%
Apr'23	371	14%	2023	597	-39%
Lots / Land Inventory			Total Lots / Land Sales		
Month / Year	Count	%Chg	Month / Year	Count	% Chg
Apr'25	381	-4%	2025	116	-9%
Apr'24	395	6%	2024	127	-23%
Apr'23	372	-7%	2023	165	-39%

Data Obtained: May 6, 2025

Note: This report reflects updates to previous data.

Residential

YTD Residential Sales

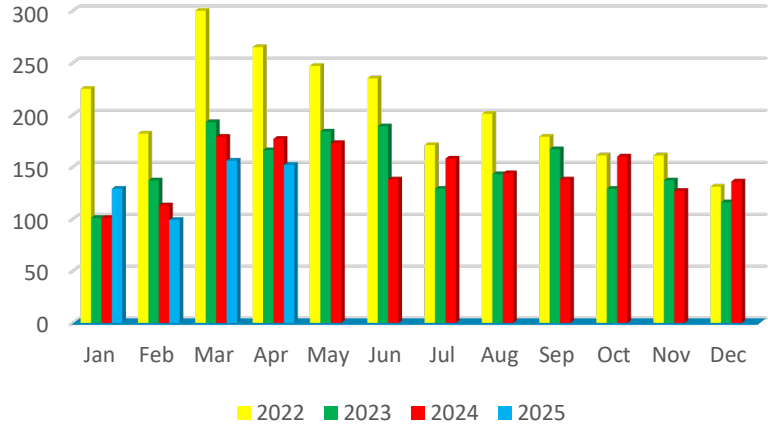
Year to Date	Count	%Chg
2025	536	-6%
2024	570	-5%
2023	597	-39%

Residential Inventory

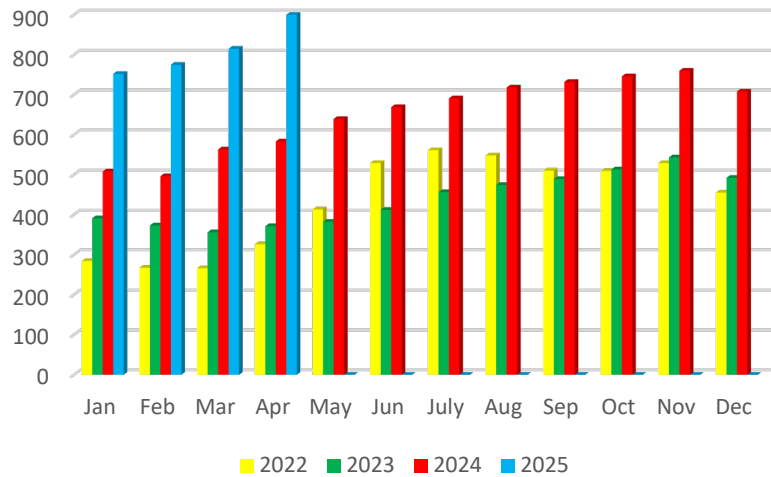
Month / Year	Count	%Chg
Apr'25	900	54%
Apr'24	583	12%
Apr'23	371	14%

YTD	2024	2025
Average	57	72
Median	26	40

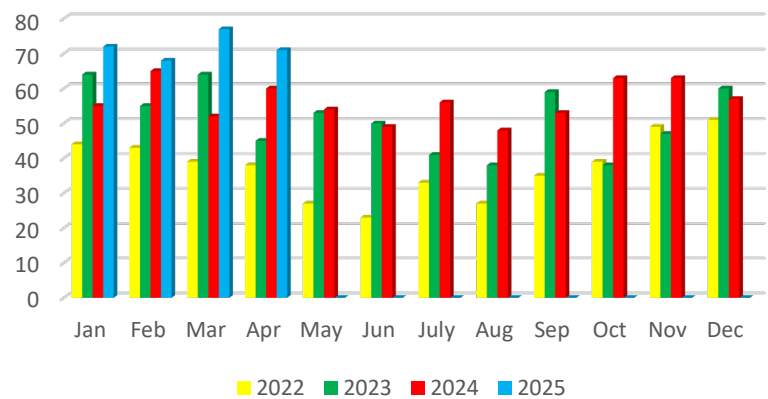
Residential Sales 2025



Residential Inventory



Residential DOM

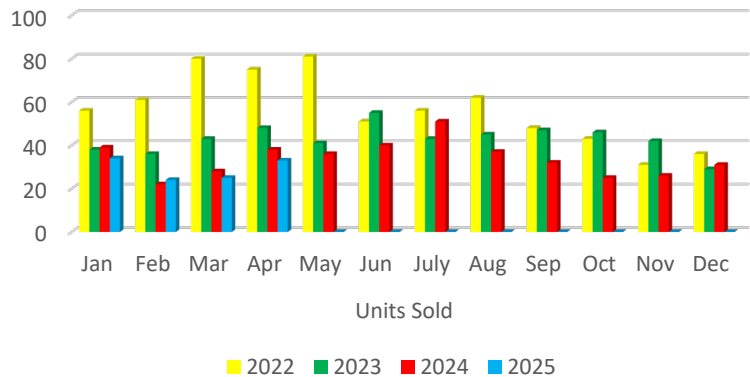


Lots / Land

YTD Lot / Land Sales

Month / Year	Count	%Chg
2025	116	-10%
2024	127	-23%
2023	165	-39%

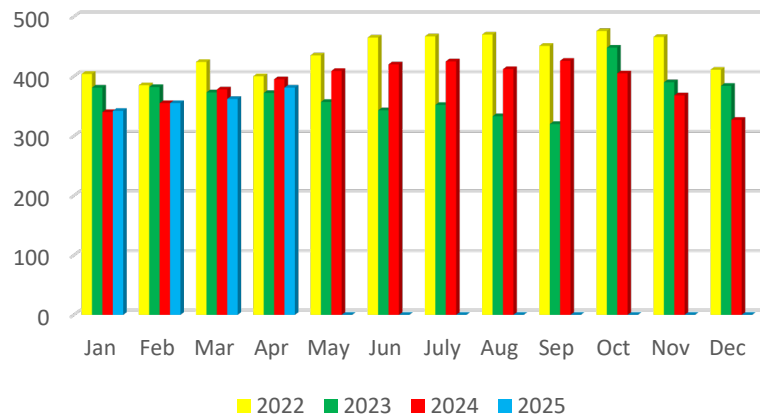
Lot Land Unit Sales



YTD Lot / Land Inventory

Month / Year	Count	%Chg
Apr'25	381	-4%
Apr'24	395	6%
Apr'23	372	-7%

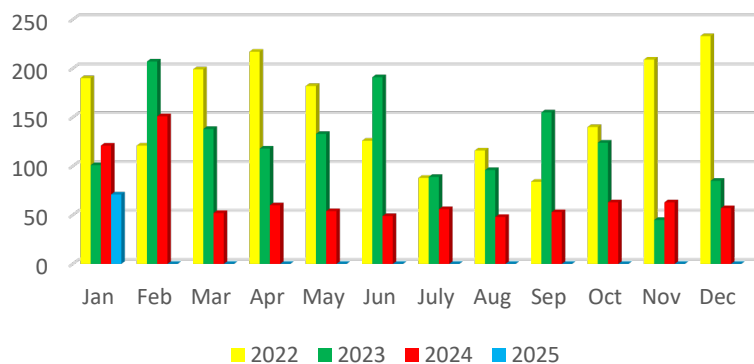
Lots / Land Inventory



Lots / Land YTD Days on Market

YTD	2024	2025
Average	121	129
Median	29	31

Lots / Land DOM

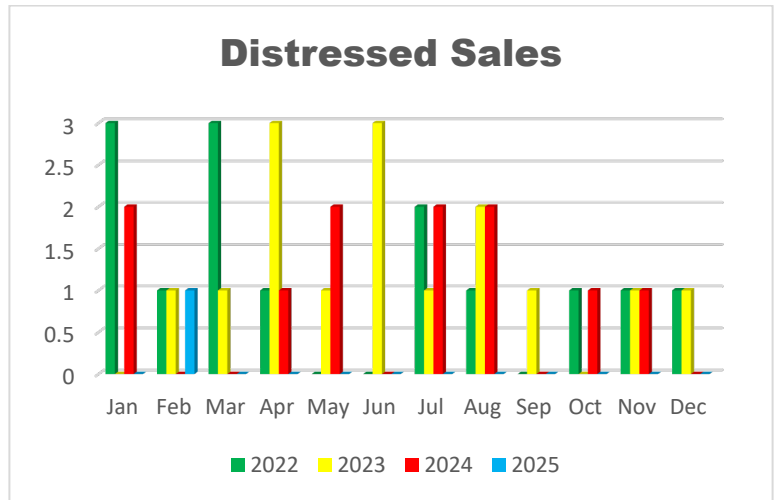


Distressed Sales

MLS Listed Short Sales / Bank Owned Properties

Dare County & Surrounding Areas Yearly Distressed Sales

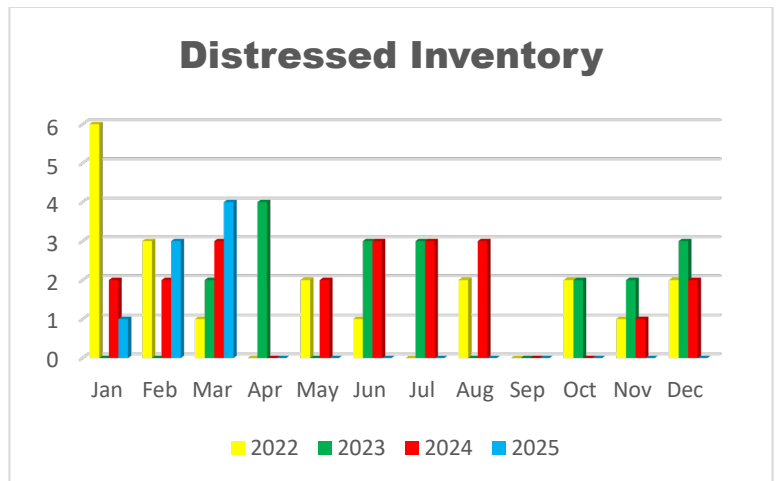
Month / Year	Count	%Chg
2025	0	-100%
2024	1	-67%
2023	3	200%



Distressed Inventory

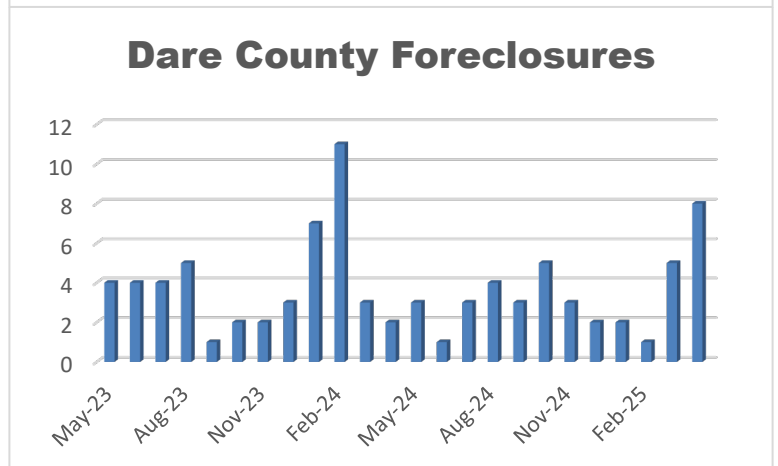
Dare County & Surrounding Areas Year to Date Distressed Inventory

Month / Year	Count	%Chg
Apr'25	0	-
Apr'24	0	-100%
Apr'23	4	

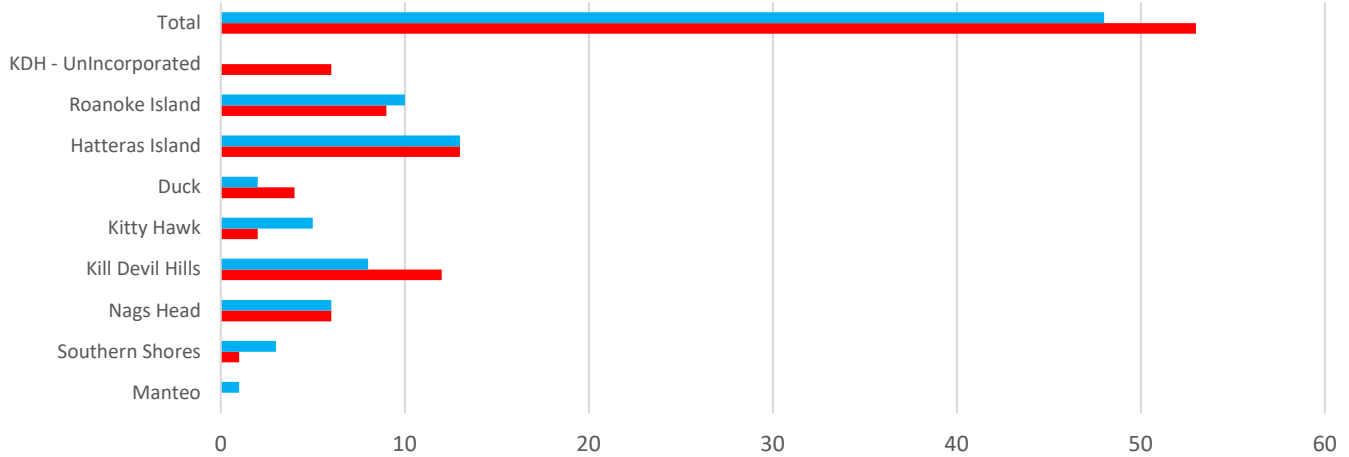


Dare County Only Foreclosures

*Court Ordered Foreclosures



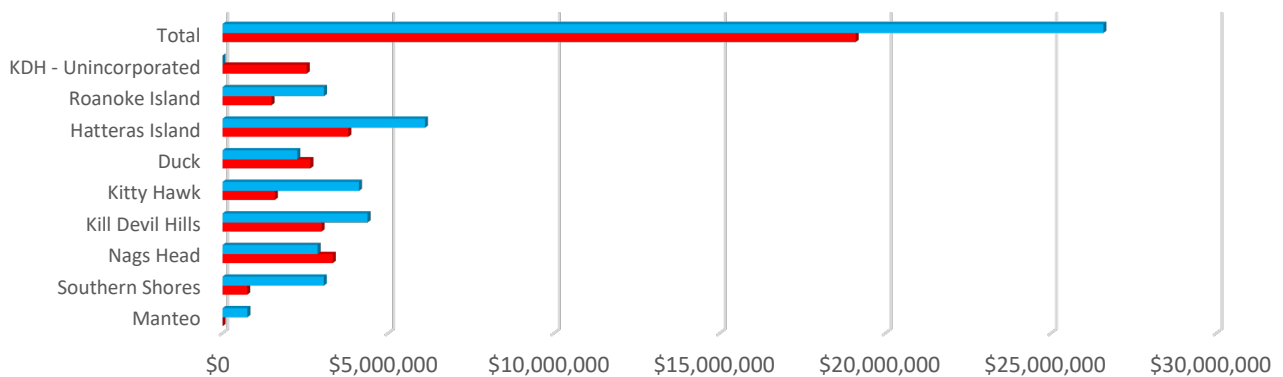
Dare County Building Permits 2024 vs 2025



	Manteo	Southern Shores	Nags Head	Kill Devil Hills	Kitty Hawk	Duck	Hatteras Island	Roanoke Island	KDH - UnIncorporated	Total
■ 2025	1	3	6	8	5	2	13	10	0	48
■ 2024	0	1	6	12	2	4	13	9	6	53

■ 2025 ■ 2024

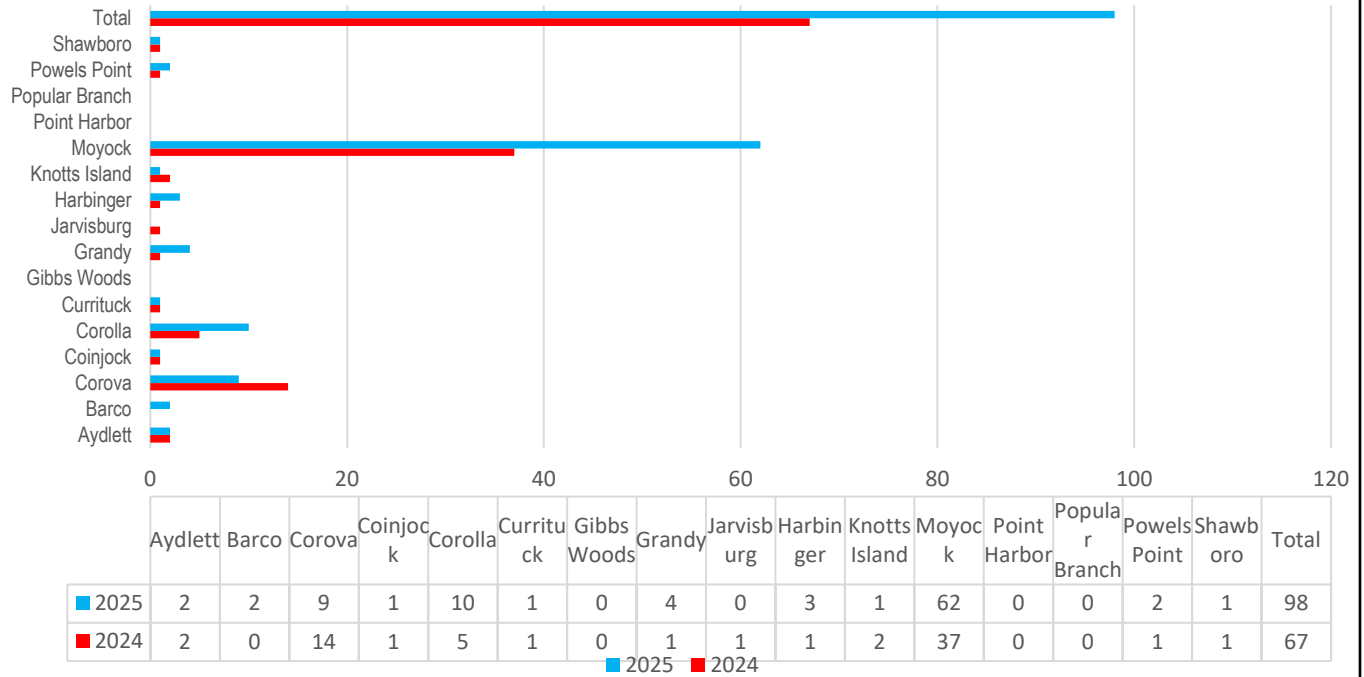
Dare County Building Permit Value 2024 vs 2025 Residential New Constuction



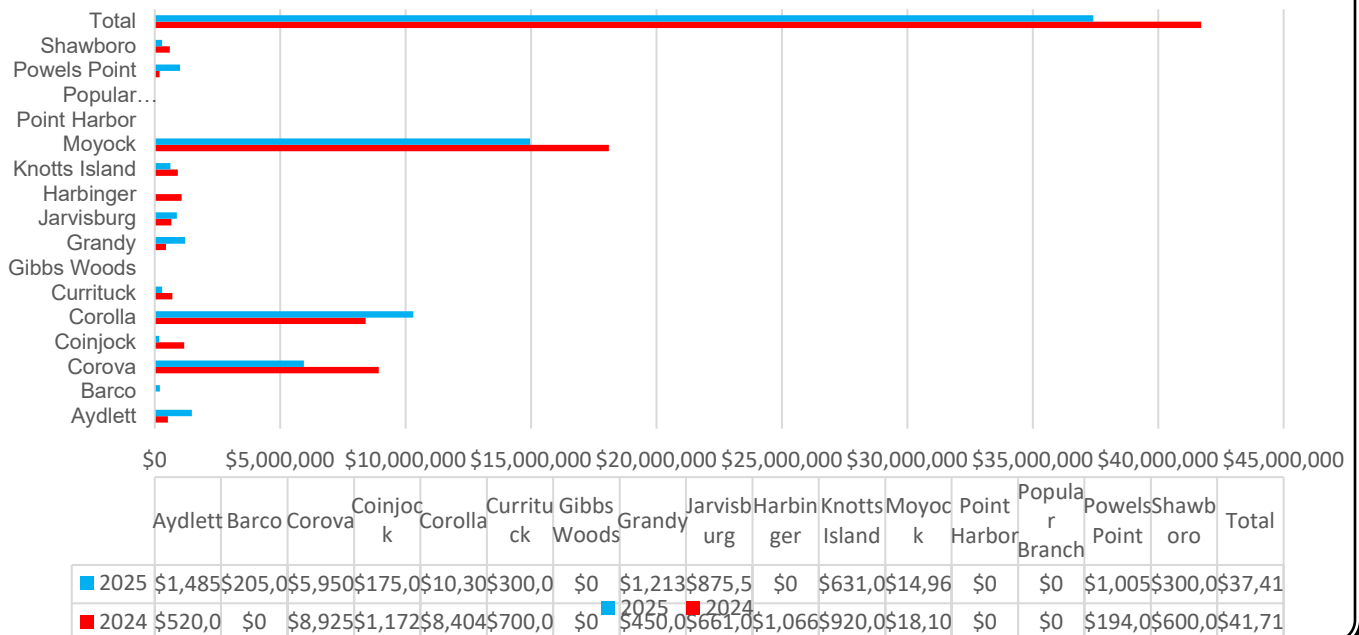
	Manteo	Southern Shores	Nags Head	Kill Devil Hills	Kitty Hawk	Duck	Hatteras Island	Roanoke Island	KDH - Unincorporated	Total
■ 2025	\$750,000	\$3,054,000	\$2,867,000	\$4,372,829	\$4,115,191	\$2,255,000	\$6,105,719	\$3,060,000	\$0	\$26,579,730
■ 2024	\$0	\$742,472	\$3,326,158	\$2,988,566	\$1,579,100	\$2,649,930	\$3,794,476	\$1,478,000	\$2,540,000	\$19,098,700

■ 2025 ■ 2024

Currituck County Building Permits 2024 vs 2025



Currituck County Building Permit Value - 2024 vs 2025



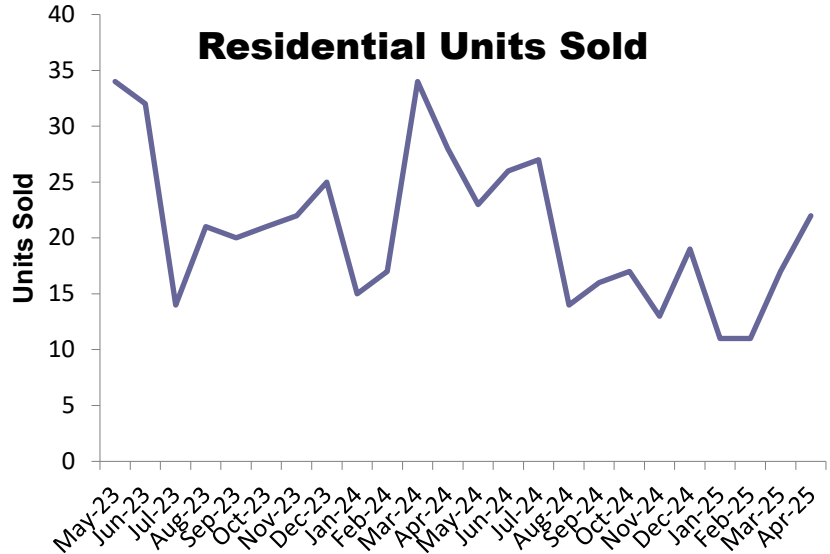
Outer Banks Towns / Areas

Corolla

Average DOM - YTD	
2024	2025
52	91

Year to Date Sales		
Year to Date	Count	%Chg
2025	61	-35%
2024	94	12%
2023	84	-38%

Median Sales Price		
Year	MSP	%Chg
2025	\$800,000	-10%
2024	\$887,500	10%
2023	\$810,000	-4%

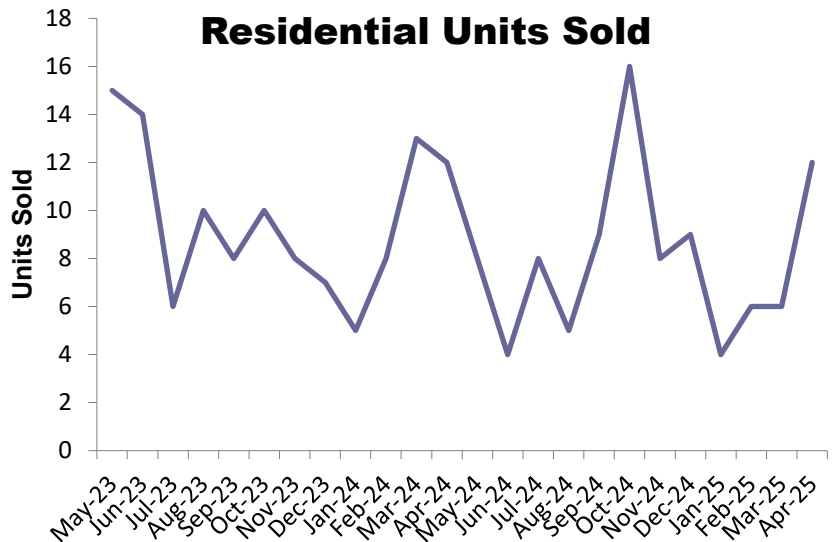


Duck

Average DOM - YTD	
2024	2025
68	109

Year to Date Sales		
Year to Date	Count	%Chg
2025	28	-26%
2024	38	15%
2023	33	-53%

Median Sales Price		
Year	MSP	%Chg
2025	\$1,052,500	13%
2024	\$932,500	17%
2023	\$799,900	-11%

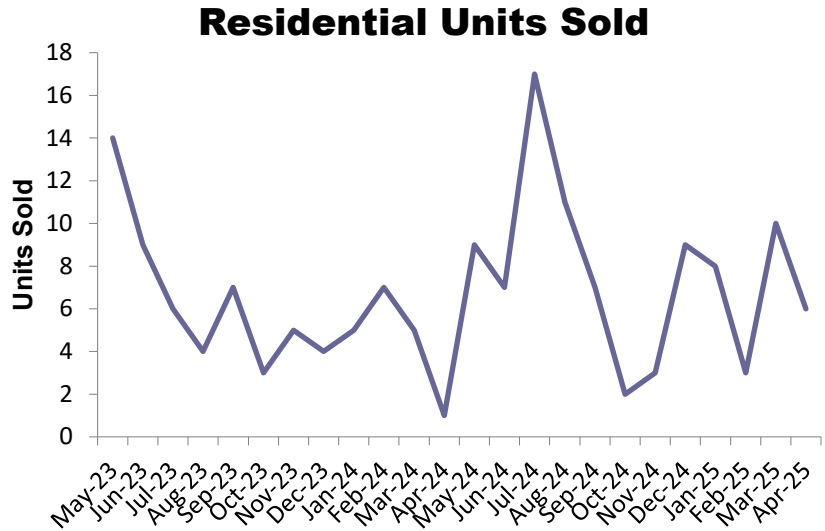


Southern Shores

Average DOM - YTD	
2024	2025
23	35

Year to Date Sales		
Year to Date	Count	%Chg
2025	27	50%
2024	18	-36%
2023	28	-28%

Median Sales Price		
Year	MSP	%Chg
2025	\$799,000	-1%
2024	\$804,999	9%
2023	\$737,450	-5%

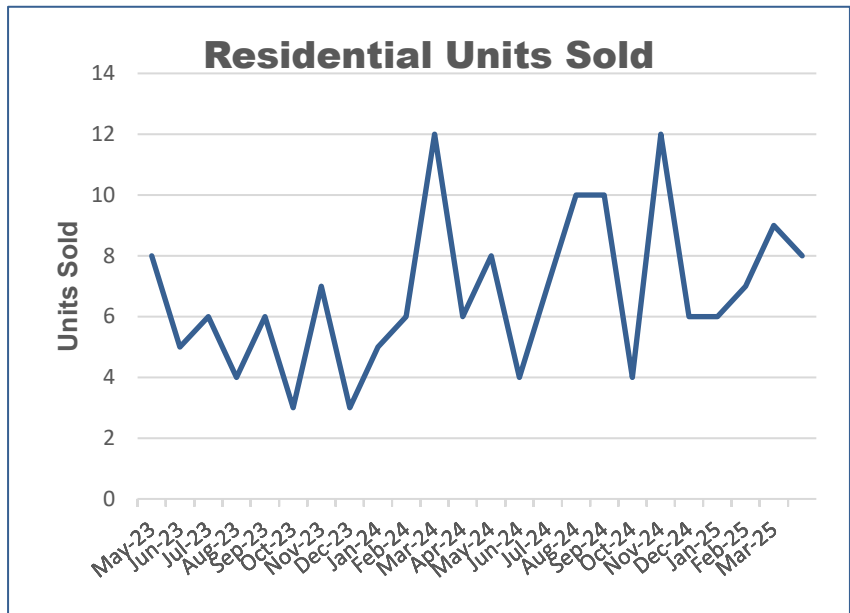


Kitty Hawk

Average DOM - YTD	
2024	2025
42	65

Year to Date Sales		
Year to Date	Count	%Chg
2025	30	3%
2024	29	-17%
2023	35	-24%

Median Sales Price		
Year	MSP	%Chg
2025	\$616,250	6%
2024	\$579,000	0%
2023	\$580,000	1%



Colington

Average DOM - YTD	
2024	2025
55	72

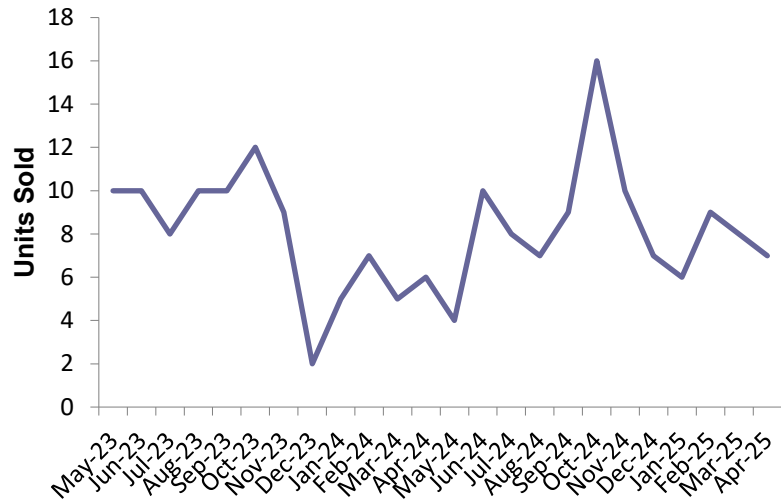
Year to Date Sales

Year to Date	Count	%Chg
2025	30	30%
2024	23	15%
2023	20	-50%

Median Sales Price

Month / Year	MSP	%Chg
2025	\$486,000	5%
2024	\$465,000	-1%
2023	\$470,000	-4%

Residential Units Sold



Kill Devil Hills

Average DOM - YTD	
2024	2025
56	62

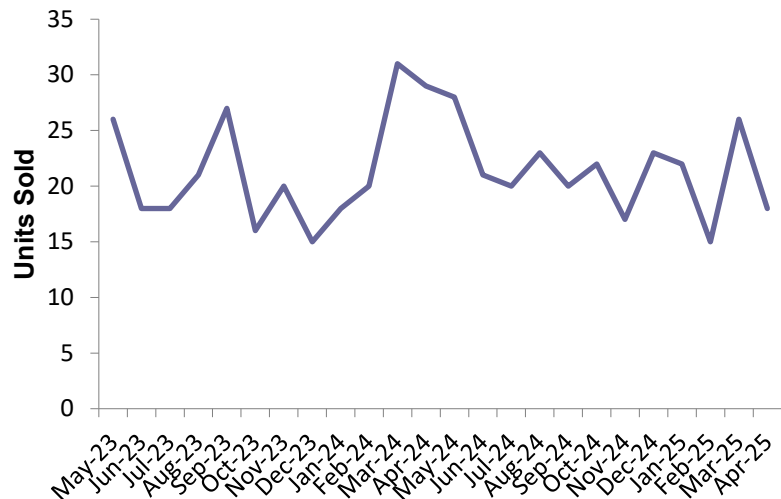
Year to Date Sales

Year to Date	Count	%Chg
2025	81	-17%
2024	98	13%
2023	87	-44%

Median Sales Price

Month / Year	MSP	%Chg
2025	\$580,000	4%
2024	\$559,950	5%
2023	\$533,750	10%

Residential Units Sold

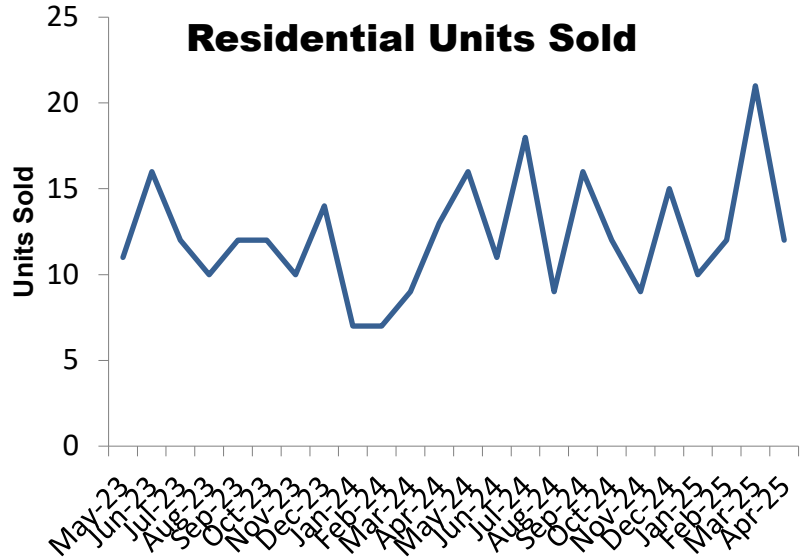


Nags Head

Average DOM - YTD	
2024	2025
48	66

Year to Date Sales		
Year to Date	Count	%Chg
2025	55	53%
2024	36	-40%
2023	60	-37%

Median Sales Price		
Month / Year	MSP	%Chg
2025	\$740,000	-11%
2024	\$834,950	23%
2023	\$679,000	-11%



All Hatteras

Average DOM - YTD	
2024	2025
83	89

Year to Date Sales		
Year to Date	Count	%Chg
2025	78	-7%
2024	84	4%
2023	81	-52%

Median Sales Price		
Month / Year	MSP	%Chg
2025	\$637,250	21%
2024	\$524,500	-11%
2023	\$590,000	-2%

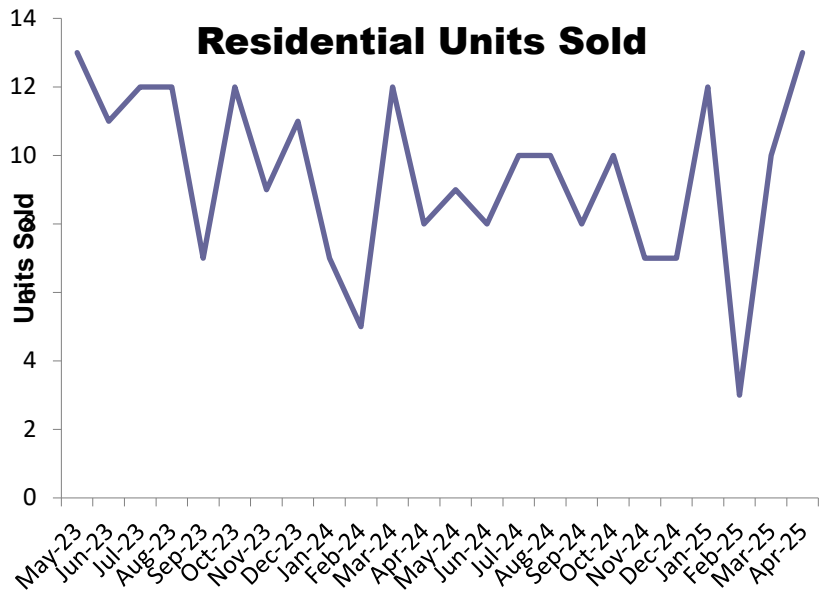


Manteo

Average DOM - YTD	
2024	2025
41	77

Year to Date Sales		
Year to Date	Count	%Chg
2025	38	19%
2024	32	-20%
2023	40	-47%

Median Sales Price		
Month / Year	MSP	%Chg
2025	\$481,250	-18%
2024	\$587,500	21%
2023	\$487,000	8%

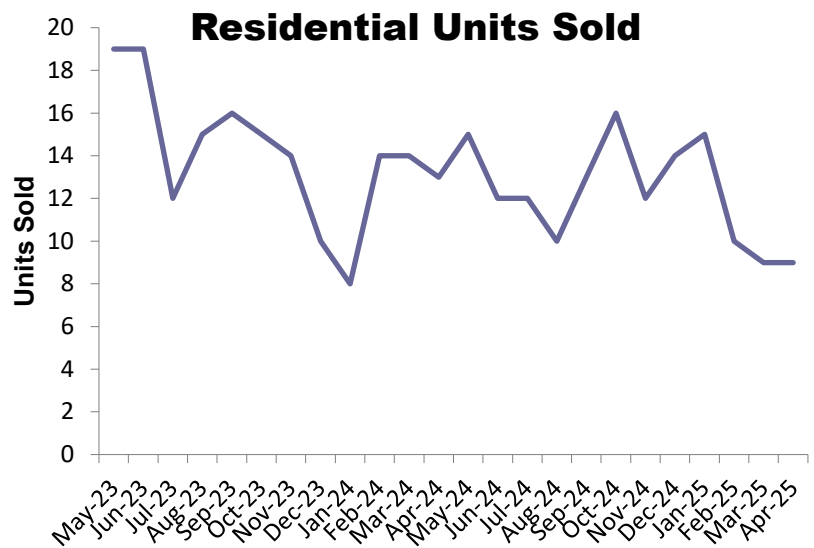


Currituck Mainland

Average DOM - YTD	
2024	2025
59	73

Year to Date Sales		
Year to Date	Count	%Chg
2025	43	-12%
2024	49	-17%
2023	59	-21%

Median Sales Price		
Month / Year	MSP	%Chg
2025	\$394,677	4%
2024	\$379,000	-2%
2023	\$385,000	1%



Ocracoke Island

Average DOM - YTD	
2024	2025
61	101

Year to Date Sales		
Year to Date	Count	%Chg
2025	12	200%
2024	4	0%
2023	4	-56%

Median Sales Price		
Month / Year	MSP	%Chg
2025	\$483,500	-10%
2024	\$540,000	9%
2023	\$495,000	-7%

