Local Market Update – October 2026

A Research Tool Provided by the Outer Banks Association of REALTORS®

All Kill Devil Hills

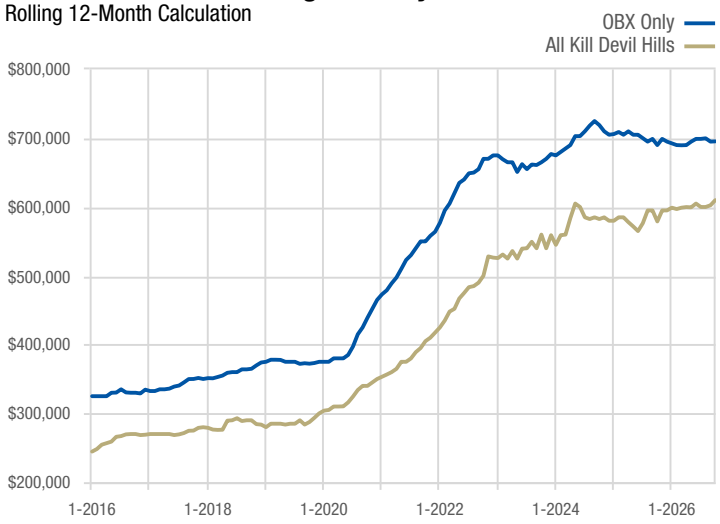
Single-Family Detached	October			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 10-2025**	**Thru 10-2026**	**% Change**
New Listings	26	**26**	0.0%	244	**231**	- 5.3%
Pending Sales	18	**20**	+ 11.1%	187	**160**	- 14.4%
Closed Sales	15	**20**	+ 33.3%	175	**152**	- 13.1%
Days on Market Until Sale	78	**58**	- 25.6%	60	**57**	- 5.0%
Median Sales Price*	$570,000	**$594,500**	+ 4.3%	$595,000	**$627,000**	+ 5.4%
Average Sales Price*	$649,973	**$582,475**	- 10.4%	$696,150	**$770,899**	+ 10.7%
Percent of List Price Received*	96.3%	**96.4%**	+ 0.1%	97.1%	**96.5%**	- 0.6%
Inventory of Homes for Sale	62	**65**	+ 4.8%	—	**—**	—
Months Supply of Inventory	3.6	**4.1**	+ 13.9%	—	**—**	—

Single-Family Attached	October			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 10-2025**	**Thru 10-2026**	**% Change**
New Listings	8	**9**	+ 12.5%	80	**94**	+ 17.5%
Pending Sales	4	**3**	- 25.0%	38	**42**	+ 10.5%
Closed Sales	2	**2**	0.0%	41	**40**	- 2.4%
Days on Market Until Sale	106	**37**	- 65.1%	64	**53**	- 17.2%
Median Sales Price*	$503,500	**$412,250**	- 18.1%	$489,150	**$425,000**	- 13.1%
Average Sales Price*	$503,500	**$412,250**	- 18.1%	$499,706	**$463,633**	- 7.2%
Percent of List Price Received*	96.5%	**98.6%**	+ 2.2%	97.1%	**97.9%**	+ 0.8%
Inventory of Homes for Sale	33	**46**	+ 39.4%	—	**—**	—
Months Supply of Inventory	8.3	**11.3**	+ 36.1%	—	**—**	—

* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

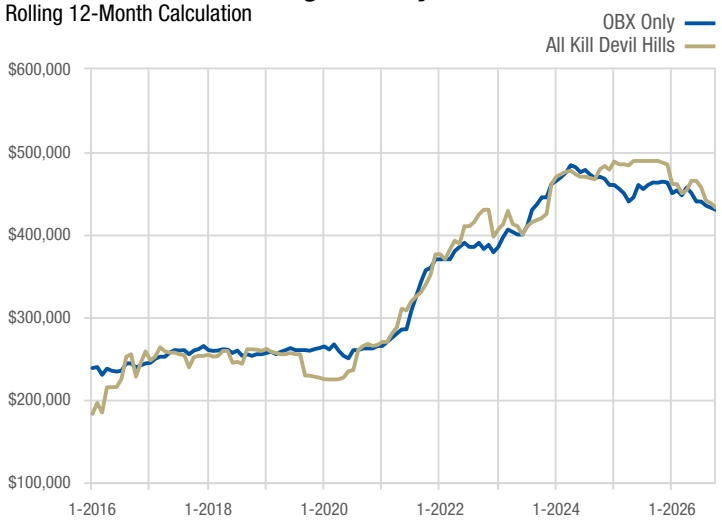
Median Sales Price - Single-Family Detached

Rolling 12-Month Calculation



Median Sales Price - Single-Family Attached

Rolling 12-Month Calculation



A rolling 12-month calculation represents the current month and the 11 months prior in a single data point. If no activity occurred during a month, the line extends to the next available data point.

Current as of November 5, 2026. All data from the Outer Banks Association of REALTORS®. Report © 2026 ShowingTime Plus, LLC.