Local Market Update – September 2026

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

All Duck

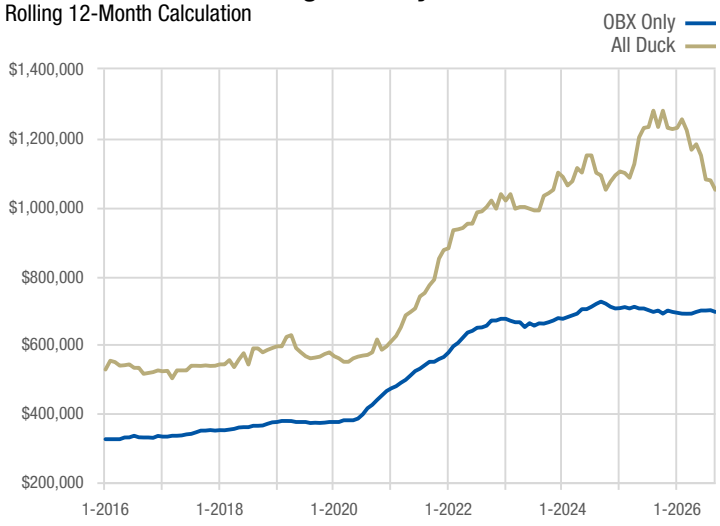
Single-Family Detached	September			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 9-2025**	**Thru 9-2026**	**% Change**
New Listings	7	**13**	+ 85.7%	68	**75**	+ 10.3%
Pending Sales	11	**6**	- 45.5%	60	**52**	- 13.3%
Closed Sales	9	**8**	- 11.1%	52	**53**	+ 1.9%
Days on Market Until Sale	47	**75**	+ 59.6%	73	**43**	- 41.1%
Median Sales Price*	$1,223,000	**$1,065,100**	- 12.9%	$1,281,000	**$1,050,000**	- 18.0%
Average Sales Price*	$1,557,465	**$1,217,525**	- 21.8%	$1,445,189	**$1,322,990**	- 8.5%
Percent of List Price Received*	98.7%	**99.0%**	+ 0.3%	96.4%	**96.7%**	+ 0.3%
Inventory of Homes for Sale	16	**21**	+ 31.3%	—	**—**	—
Months Supply of Inventory	2.5	**3.9**	+ 56.0%	—	**—**	—

Single-Family Attached	September			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 9-2025**	**Thru 9-2026**	**% Change**
New Listings	2	**1**	- 50.0%	22	**14**	- 36.4%
Pending Sales	0	**1**	—	12	**11**	- 8.3%
Closed Sales	2	**1**	- 50.0%	12	**10**	- 16.7%
Days on Market Until Sale	101	**167**	+ 65.3%	58	**62**	+ 6.9%
Median Sales Price*	$492,250	**$425,000**	- 13.7%	$495,750	**$441,000**	- 11.0%
Average Sales Price*	$492,250	**$425,000**	- 13.7%	$489,458	**$474,750**	- 3.0%
Percent of List Price Received*	100.0%	**95.5%**	- 4.5%	98.3%	**97.6%**	- 0.7%
Inventory of Homes for Sale	8	**7**	- 12.5%	—	**—**	—
Months Supply of Inventory	4.9	**4.8**	- 2.0%	—	**—**	—

* 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.

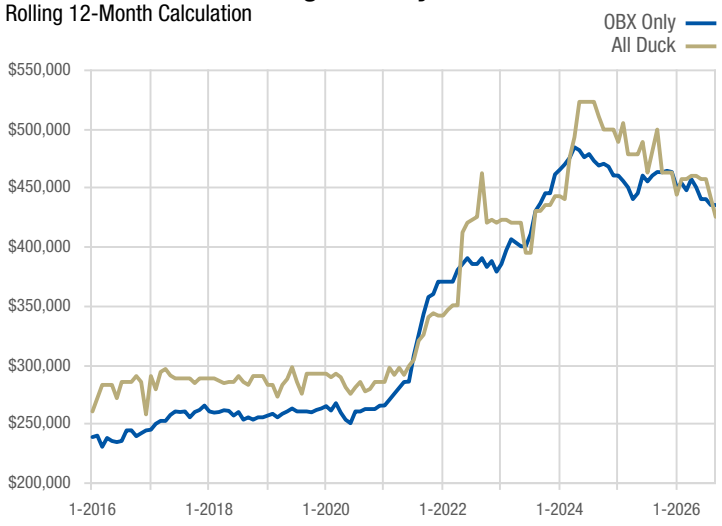
Median Sales Price - Single-Family Detached

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