

Monthly Indicators



August 2026

U.S. existing-home sales edged down 1.7% from the previous month to a seasonally adjusted annual rate of 4.06 million units, according to the National Association of REALTORS® (NAR). Regionally, sales increased in the Northeast, held steady in the West, and declined in the Midwest and South. On a year-over-year basis, sales rose in the Midwest and West while remaining flat in the Northeast and South.

New Listings increased 23.6 percent for Single Family homes and 7.1 percent for Townhouse/Condo homes. Pending Sales increased 4.7 percent for Single Family homes but decreased 22.2 percent for Townhouse/Condo homes. Inventory increased 6.4 percent for Single Family homes and 4.0 percent for Townhouse/Condo homes.

Median Sales Price decreased 1.2 percent to \$637,500 for Single Family homes and 3.3 percent to \$435,000 for Townhouse/Condo homes. Days on Market increased 42.6 percent for Single Family homes but decreased 19.2 percent for Townhouse/Condo homes. Months Supply of Inventory increased 5.6 percent for Single Family homes and 34.8 percent for Townhouse/Condo homes.

Nationally, the median existing-home sales price climbed to \$431,400, as inventory remained at a 4.6-month supply at the current sales pace, NAR reported. Year-to-date sales are up 2.4%, reflecting stable demand even amid elevated mortgage rates. Homes are sitting on the market longer and fewer buyers are bidding above asking price compared to a year earlier, though local market conditions vary widely.

Quick Facts

+ 20.9%

Change in
New Listings
All Properties

- 23.6%

Change in
Closed Sales
All Properties

+ 2.5%

Change in
Median Sales Price
All Properties

Residential real estate activity in the Outer Banks Association of REALTORS® service area composed of single family properties, townhomes and condominiums combined. Percent changes are calculated using rounded figures.

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Single Family Market Overview

Key market metrics for the current month and year-to-date. Single Family properties only.



Key Metrics	Historical Sparkbars	8-2025	8-2026	% Change	YTD 2025	YTD 2026	% Change
New Listings		144	178	+ 23.6%	1,251	1,323	+ 5.8%
Pending Sales		107	112	+ 4.7%	850	836	- 1.6%
Closed Sales		99	80	- 19.2%	791	777	- 1.8%
Days on Market Until Sale		54	77	+ 42.6%	72	66	- 8.3%
Median Sales Price		\$645,000	\$637,500	- 1.2%	\$699,000	\$700,000	+ 0.1%
Average Sales Price		\$720,622	\$872,941	+ 21.1%	\$844,052	\$888,377	+ 5.3%
Percent of List Price Received		97.0%	96.7%	- 0.3%	96.6%	96.2%	- 0.4%
Housing Affordability Index		60	60	0.0%	55	55	0.0%
Inventory of Homes for Sale		533	567	+ 6.4%	—	—	—
Absorption Rate		5.4	5.7	+ 5.6%	—	—	—

Townhouse/Condo Market Overview

Key market metrics for the current month and year-to-date. Townhouse/Condo properties only.



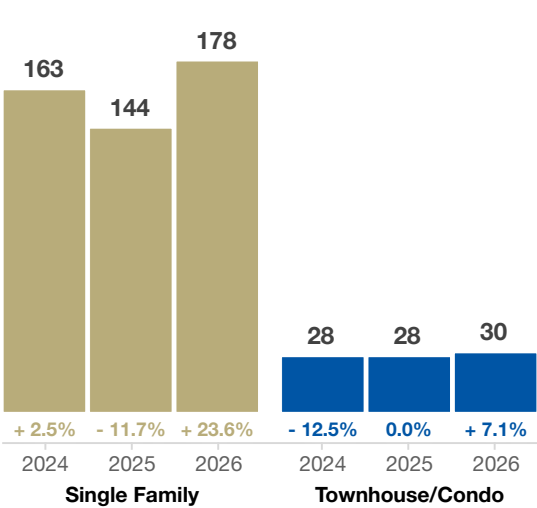
Key Metrics	Historical Sparkbars	8-2025	8-2026	% Change	YTD 2025	YTD 2026	% Change
New Listings		28	30	+ 7.1%	278	243	- 12.6%
Pending Sales		18	14	- 22.2%	169	136	- 19.5%
Closed Sales		24	14	- 41.7%	165	132	- 20.0%
Days on Market Until Sale		120	97	- 19.2%	69	79	+ 14.5%
Median Sales Price		\$450,000	\$435,000	- 3.3%	\$465,000	\$425,000	- 8.6%
Average Sales Price		\$463,329	\$457,100	- 1.3%	\$502,689	\$461,681	- 8.2%
Percent of List Price Received		97.7%	98.6%	+ 0.9%	98.0%	97.5%	- 0.5%
Housing Affordability Index		86	88	+ 2.3%	83	90	+ 8.4%
Inventory of Homes for Sale		126	131	+ 4.0%	—	—	—
Absorption Rate		6.6	8.9	+ 34.8%	—	—	—

New Listings

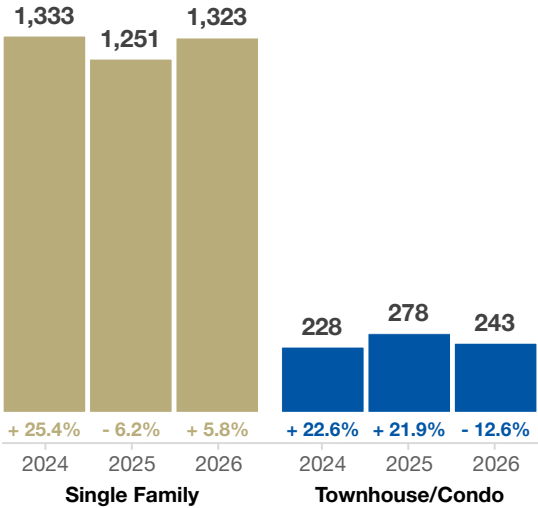
A count of the properties that have been newly listed on the market in a given month.



August

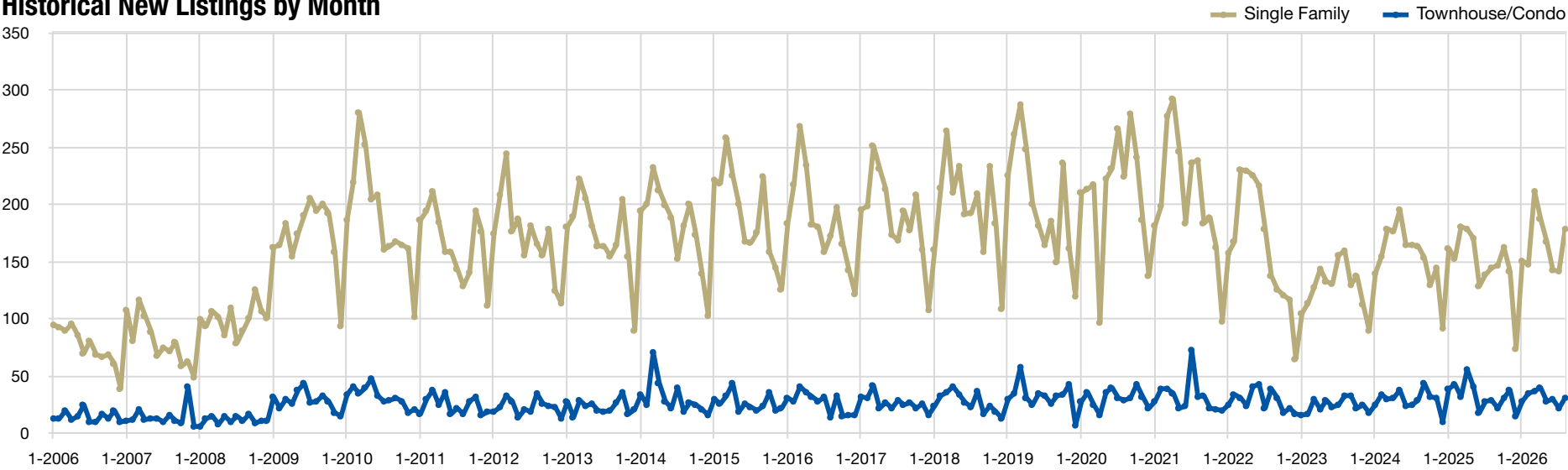


Year to Date



New Listings	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
Sep-2025	146	- 4.6%	21	- 51.2%
Oct-2025	162	+ 25.6%	30	- 3.2%
Nov-2025	141	- 2.1%	37	+ 23.3%
Dec-2025	73	- 19.8%	14	+ 55.6%
Jan-2026	150	- 6.8%	27	- 28.9%
Feb-2026	147	- 3.3%	34	- 19.0%
Mar-2026	211	+ 17.2%	36	+ 16.1%
Apr-2026	187	+ 5.1%	39	- 29.1%
May-2026	167	- 1.8%	27	- 32.5%
Jun-2026	142	+ 10.9%	29	+ 70.6%
Jul-2026	141	+ 2.2%	21	- 22.2%
Aug-2026	178	+ 23.6%	30	+ 7.1%
12-Month Avg	154	+ 4.8%	29	- 12.1%

Historical New Listings by Month

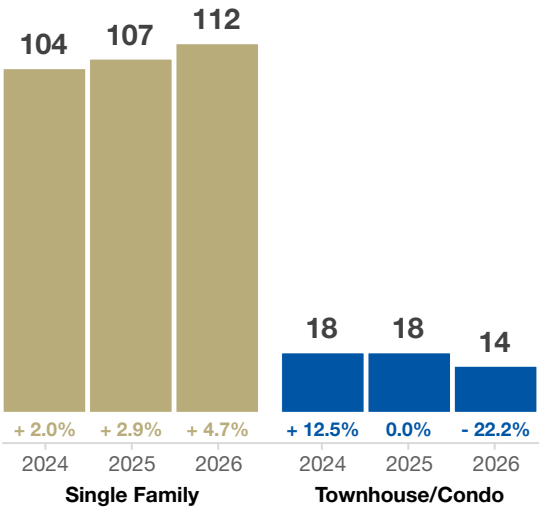


Pending Sales

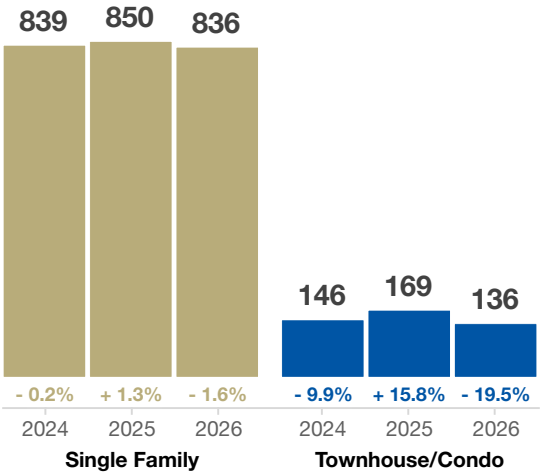
A count of the properties on which offers have been accepted in a given month.



August

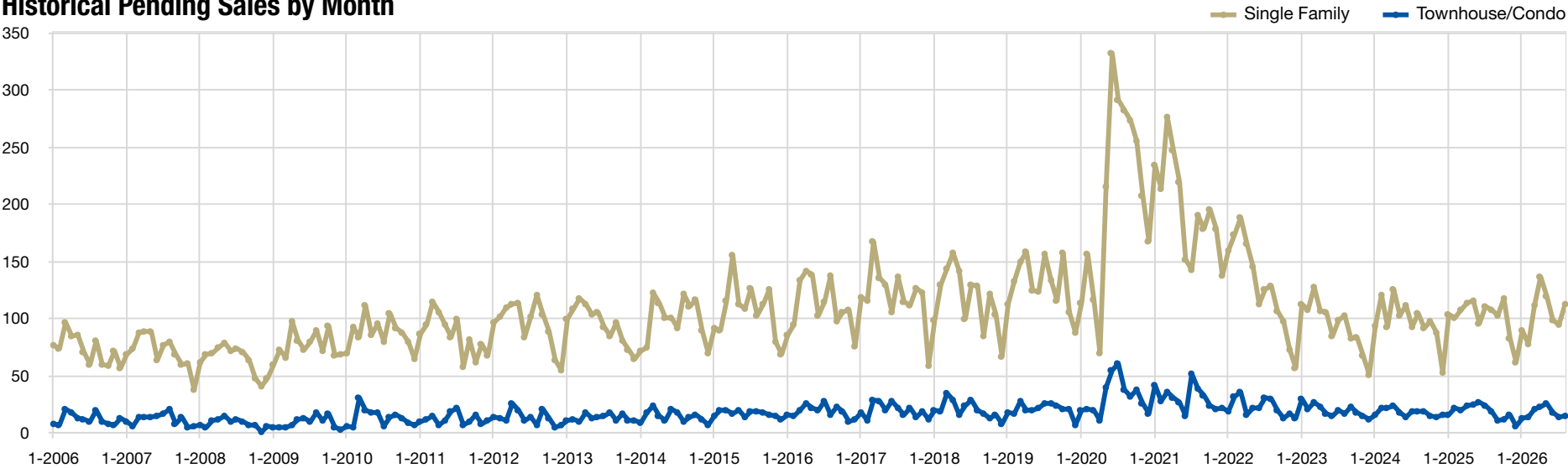


Year to Date



Pending Sales	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
Sep-2025	102	+ 12.1%	10	- 44.4%
Oct-2025	117	+ 20.6%	11	- 21.4%
Nov-2025	82	- 5.7%	15	+ 15.4%
Dec-2025	61	+ 17.3%	5	- 66.7%
Jan-2026	89	- 13.6%	12	- 20.0%
Feb-2026	77	- 23.0%	13	- 38.1%
Mar-2026	111	+ 3.7%	20	+ 5.3%
Apr-2026	136	+ 20.4%	22	- 4.3%
May-2026	119	+ 3.5%	25	+ 4.2%
Jun-2026	98	+ 3.2%	17	- 34.6%
Jul-2026	94	- 14.5%	13	- 43.5%
Aug-2026	112	+ 4.7%	14	- 22.2%
12-Month Avg	100	+ 2.0%	15	- 21.1%

Historical Pending Sales by Month

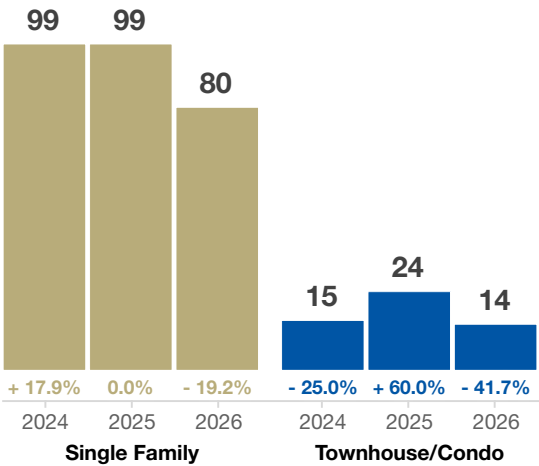


Closed Sales

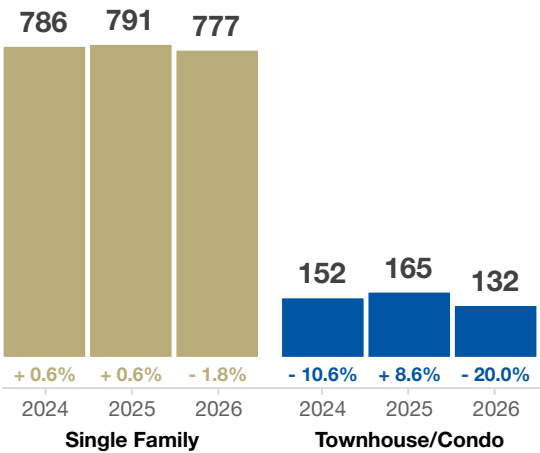
A count of the actual sales that closed in a given month.



August

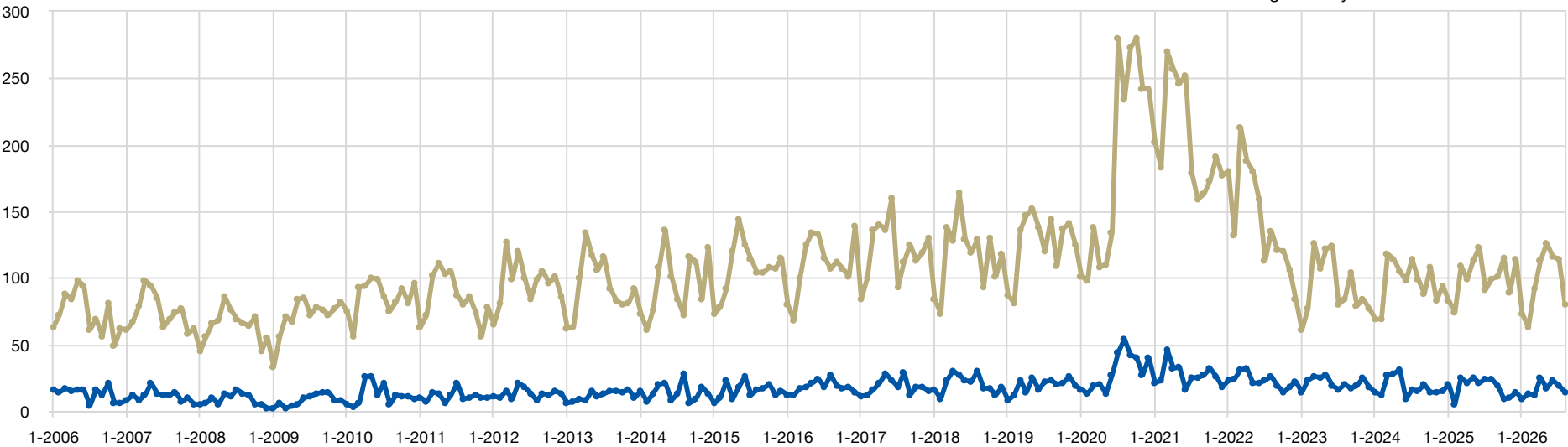


Year to Date



Closed Sales	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
Sep-2025	101	+ 14.8%	19	- 5.0%
Oct-2025	115	+ 6.5%	9	- 35.7%
Nov-2025	89	+ 7.2%	10	- 28.6%
Dec-2025	114	+ 21.3%	14	- 6.7%
Jan-2026	73	- 12.0%	9	- 55.0%
Feb-2026	63	- 14.9%	13	+ 160.0%
Mar-2026	92	- 15.6%	12	- 52.0%
Apr-2026	113	+ 14.1%	25	+ 19.0%
May-2026	126	+ 11.5%	17	- 32.0%
Jun-2026	116	- 5.7%	23	+ 9.5%
Jul-2026	114	+ 25.3%	19	- 20.8%
Aug-2026	80	- 19.2%	14	- 41.7%
12-Month Avg	100	+ 3.1%	15	- 21.1%

Historical Closed Sales by Month

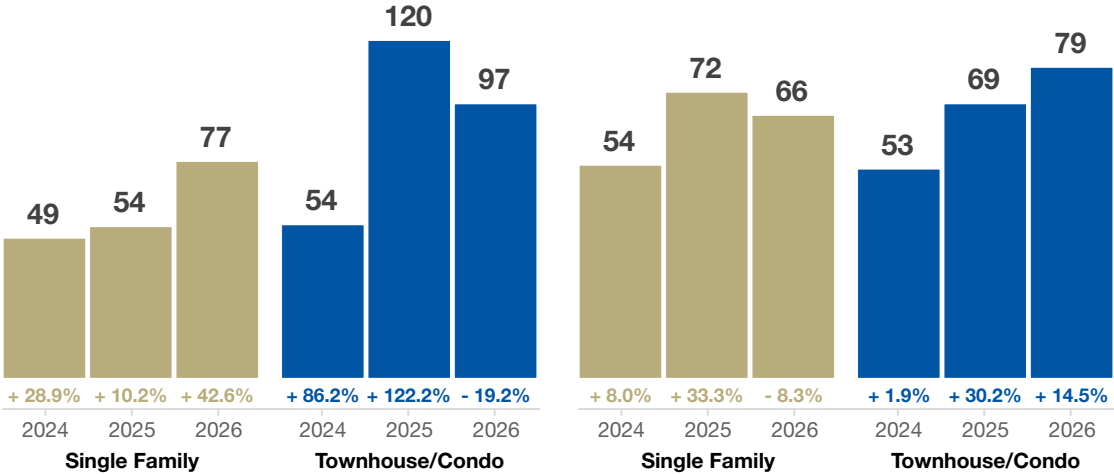


Days on Market Until Sale

Average number of days between when a property is listed and when an offer is accepted in a given month.



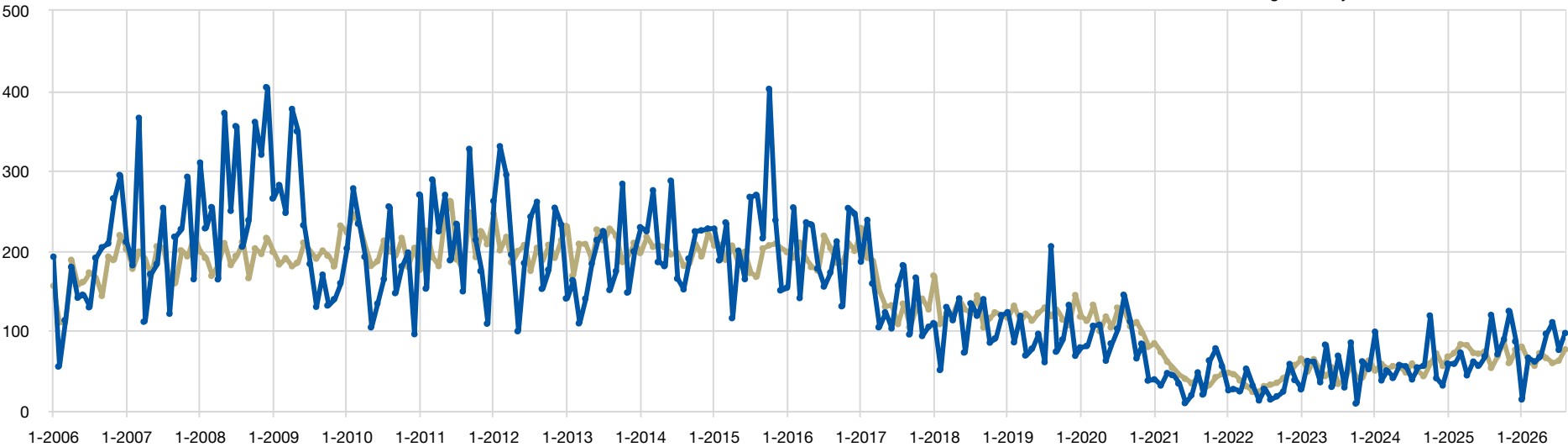
August



Days on Market	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
Sep-2025	68	+ 58.1%	71	+ 26.8%
Oct-2025	87	+ 47.5%	89	- 25.2%
Nov-2025	60	- 16.7%	125	+ 204.9%
Dec-2025	76	+ 35.7%	87	+ 171.9%
Jan-2026	80	+ 17.6%	14	- 76.3%
Feb-2026	63	- 12.5%	66	+ 11.9%
Mar-2026	56	- 32.5%	62	- 15.1%
Apr-2026	72	- 12.2%	67	+ 52.3%
May-2026	66	- 8.3%	96	+ 54.8%
Jun-2026	60	- 15.5%	111	+ 98.2%
Jul-2026	63	- 14.9%	76	+ 11.8%
Aug-2026	77	+ 42.6%	97	- 19.2%
12-Month Avg*	69	+ 2.2%	82	+ 21.6%

* Days on Market for all properties from September 2025 through August 2026. This is not the average of the individual figures above.

Historical Days on Market Until Sale by Month

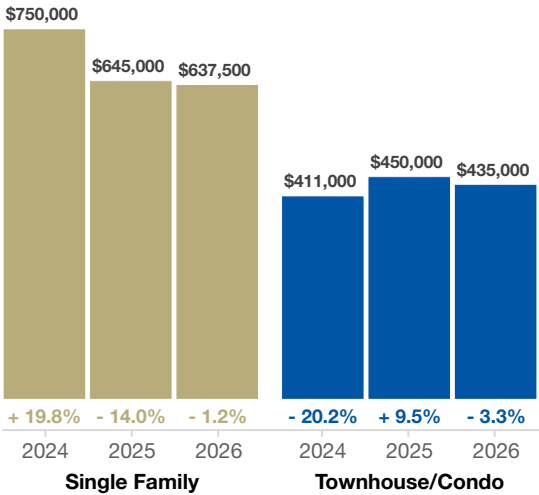


Median Sales Price

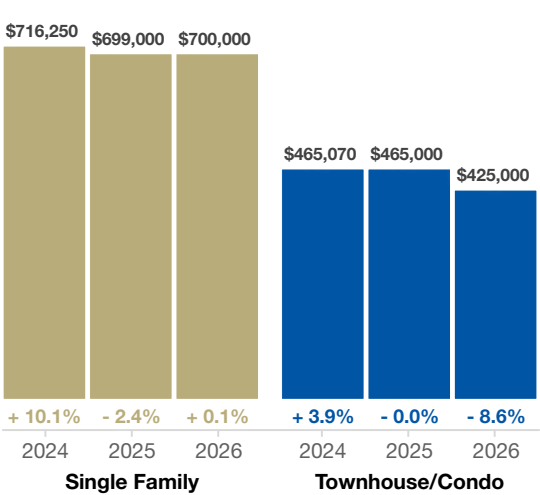
Point at which half of the sales sold for more and half sold for less, not accounting for seller concessions, in a given month.



August



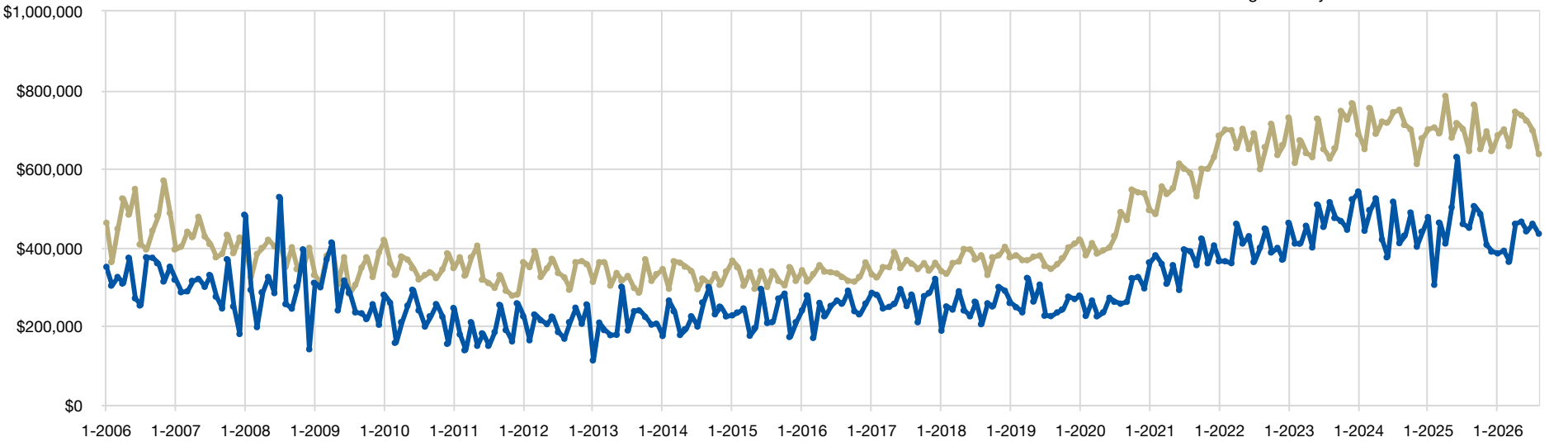
Year to Date



Median Sales Price	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
Sep-2025	\$762,772	+ 7.2%	\$505,000	+ 17.4%
Oct-2025	\$650,000	- 7.1%	\$485,000	- 0.8%
Nov-2025	\$695,000	+ 13.5%	\$407,000	+ 1.2%
Dec-2025	\$645,000	- 4.8%	\$389,500	- 11.5%
Jan-2026	\$685,000	- 2.1%	\$385,000	- 19.3%
Feb-2026	\$700,000	- 0.7%	\$391,500	+ 28.4%
Mar-2026	\$657,500	- 4.7%	\$363,500	- 21.5%
Apr-2026	\$745,000	- 5.1%	\$460,000	+ 12.2%
May-2026	\$736,000	+ 8.4%	\$465,500	- 7.3%
Jun-2026	\$722,500	+ 0.9%	\$441,000	- 30.0%
Jul-2026	\$697,500	- 0.5%	\$460,000	+ 0.1%
Aug-2026	\$637,500	- 1.2%	\$435,000	- 3.3%
12-Month Avg*	\$700,000	+ 0.7%	\$435,000	- 5.4%

* Median Sales Price for all properties from September 2025 through August 2026. This is not the average of the individual figures above.

Historical Median Sales Price by Month

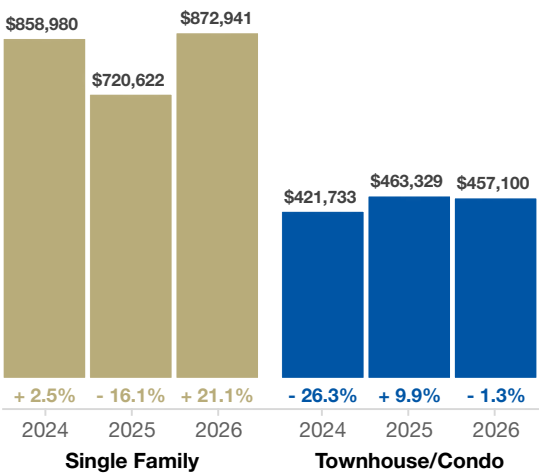


Average Sales Price

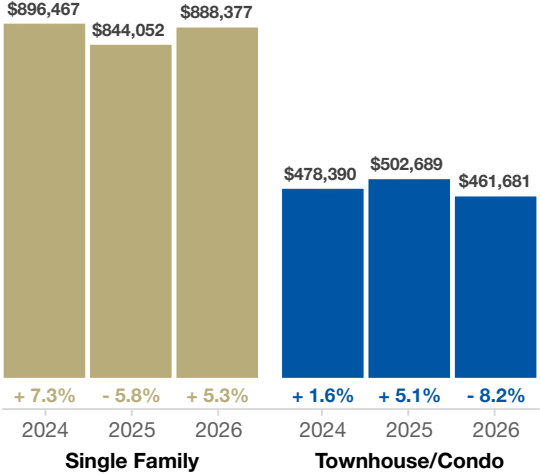
Average sales price for all closed sales, not accounting for seller concessions, in a given month.



August



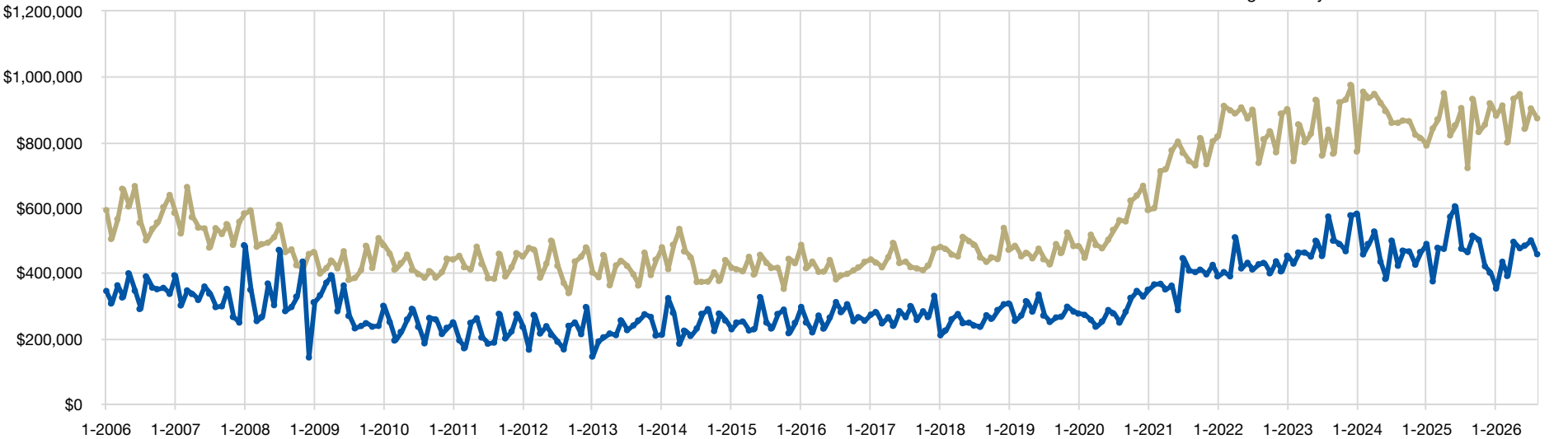
Year to Date



Avg. Sales Price	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
Sep-2025	\$932,120	+ 7.7%	\$513,289	+ 9.7%
Oct-2025	\$830,903	- 3.8%	\$500,633	+ 7.6%
Nov-2025	\$853,657	+ 3.8%	\$420,250	- 1.1%
Dec-2025	\$918,802	+ 13.1%	\$400,743	- 13.5%
Jan-2026	\$881,010	+ 11.6%	\$352,167	- 27.9%
Feb-2026	\$911,919	+ 8.4%	\$433,808	+ 16.0%
Mar-2026	\$799,139	- 8.1%	\$390,438	- 18.1%
Apr-2026	\$932,611	- 1.8%	\$494,856	+ 4.5%
May-2026	\$946,849	+ 15.3%	\$475,304	- 16.9%
Jun-2026	\$840,806	- 1.2%	\$483,213	- 19.9%
Jul-2026	\$902,863	- 0.1%	\$499,093	+ 5.3%
Aug-2026	\$872,941	+ 21.1%	\$457,100	- 1.3%
12-Month Avg*	\$886,861	+ 5.1%	\$462,027	- 5.7%

* Avg. Sales Price for all properties from September 2025 through August 2026. This is not the average of the individual figures above.

Historical Average Sales Price by Month

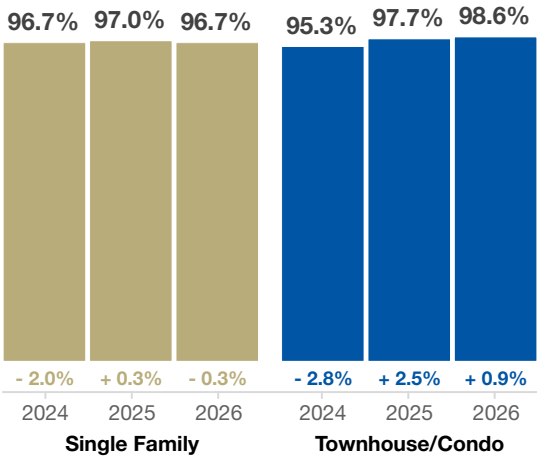


Percent of List Price Received

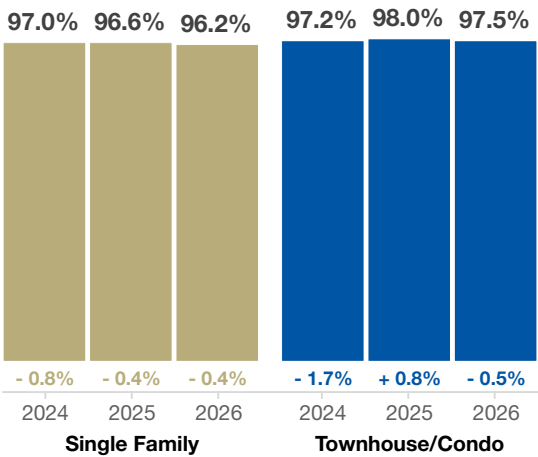
Percentage found when dividing a property's sales price by its most recent list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.



August



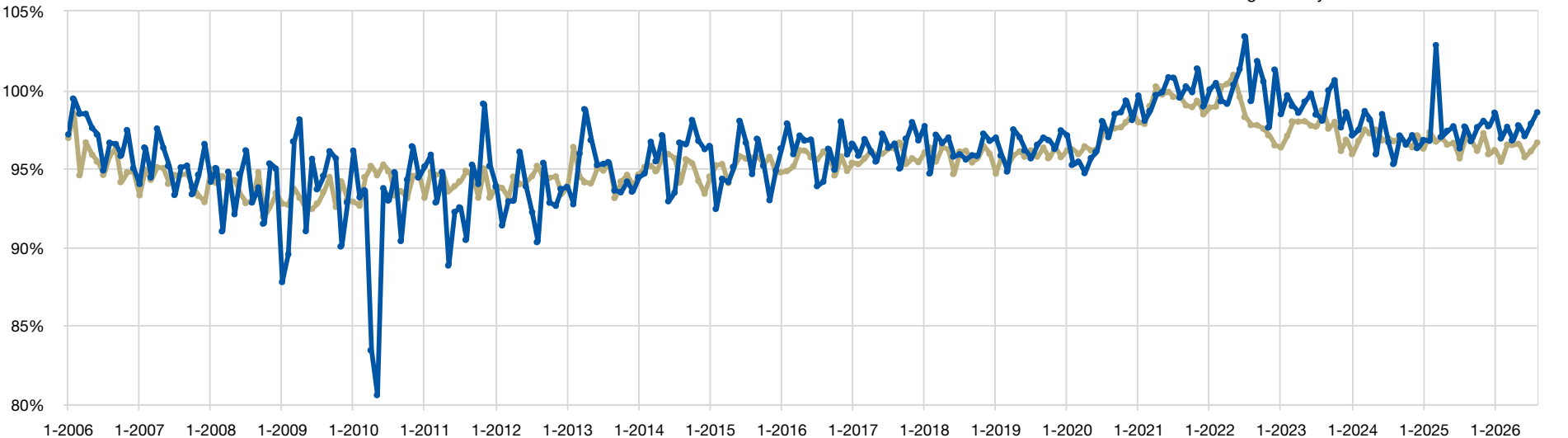
Year to Date



Pct. of List Price Received	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
Sep-2025	96.7%	- 0.3%	96.7%	- 0.4%
Oct-2025	96.1%	- 0.5%	97.6%	+ 1.1%
Nov-2025	97.2%	+ 0.9%	98.0%	+ 0.9%
Dec-2025	95.9%	- 1.2%	97.7%	+ 1.5%
Jan-2026	96.2%	- 0.1%	98.6%	+ 1.9%
Feb-2026	95.4%	- 2.0%	96.9%	+ 0.1%
Mar-2026	96.5%	- 0.2%	97.6%	- 5.2%
Apr-2026	96.5%	- 0.4%	96.8%	- 0.2%
May-2026	96.6%	+ 0.1%	97.7%	+ 0.3%
Jun-2026	95.7%	- 0.9%	97.1%	- 0.6%
Jul-2026	96.1%	+ 0.5%	97.8%	+ 1.6%
Aug-2026	96.7%	- 0.3%	98.6%	+ 0.9%
12-Month Avg*	96.3%	- 0.4%	97.5%	- 0.2%

* Pct. of List Price Received for all properties from September 2025 through August 2026. This is not the average of the individual figures above.

Historical Percent of List Price Received by Month

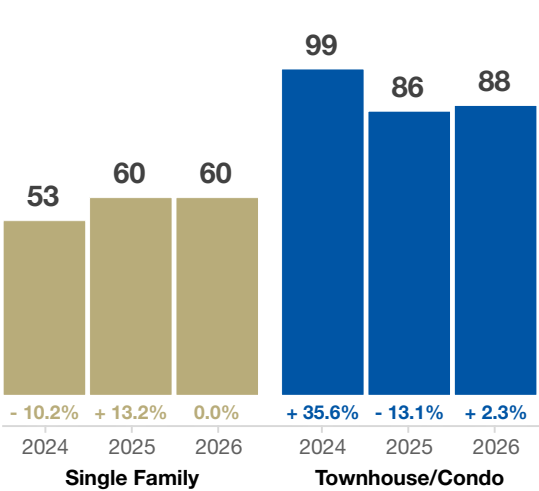


Housing Affordability Index

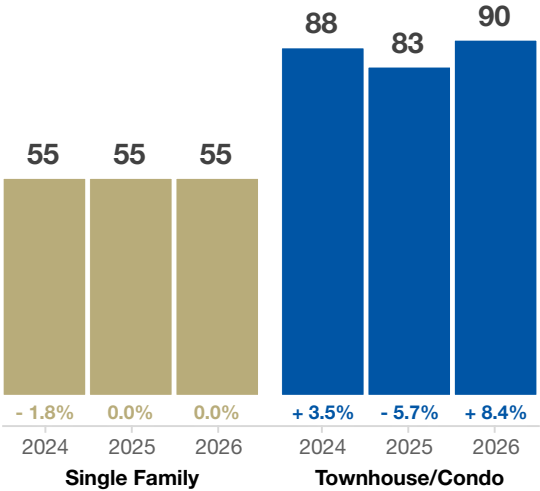
This index measures housing affordability for the region. For example, an index of 120 means the median household income is 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. A higher number means greater affordability.



August

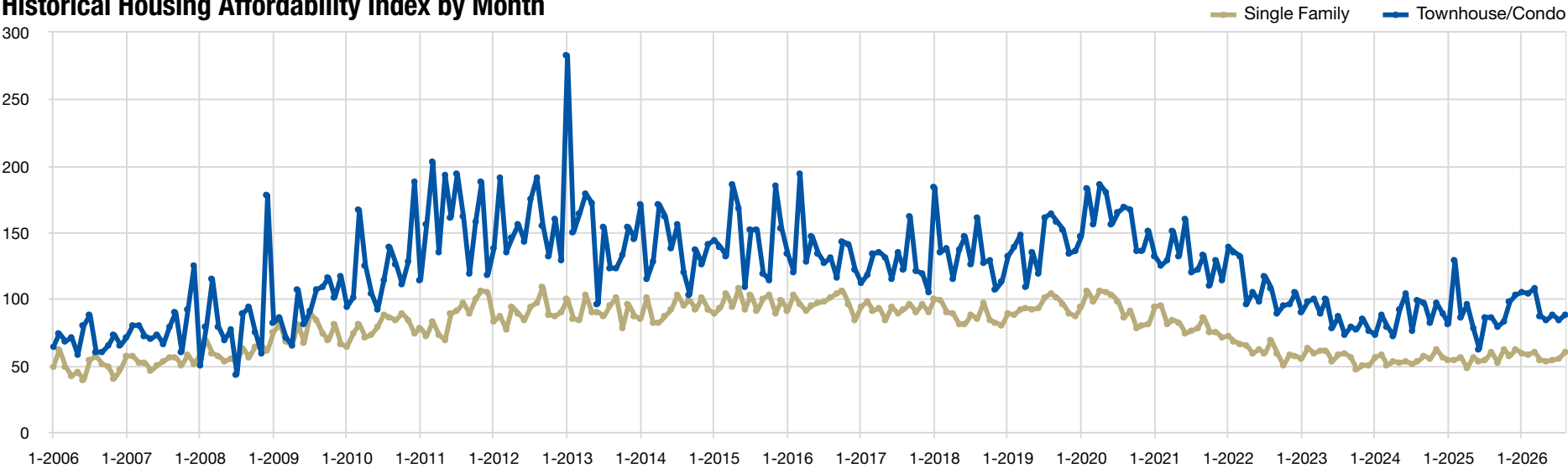


Year to Date



Affordability Index	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
Sep-2025	52	- 8.8%	79	- 18.6%
Oct-2025	62	+ 12.7%	83	+ 1.2%
Nov-2025	57	- 8.1%	98	+ 1.0%
Dec-2025	62	+ 10.7%	103	+ 15.7%
Jan-2026	59	+ 9.3%	105	+ 29.6%
Feb-2026	58	+ 7.4%	104	- 19.4%
Mar-2026	60	+ 7.1%	108	+ 25.6%
Apr-2026	54	+ 12.5%	87	- 9.4%
May-2026	53	- 5.4%	84	+ 7.7%
Jun-2026	54	+ 1.9%	88	+ 41.9%
Jul-2026	55	+ 1.9%	84	- 2.3%
Aug-2026	60	0.0%	88	+ 2.3%
12-Month Avg	57	+ 3.6%	93	+ 4.5%

Historical Housing Affordability Index by Month

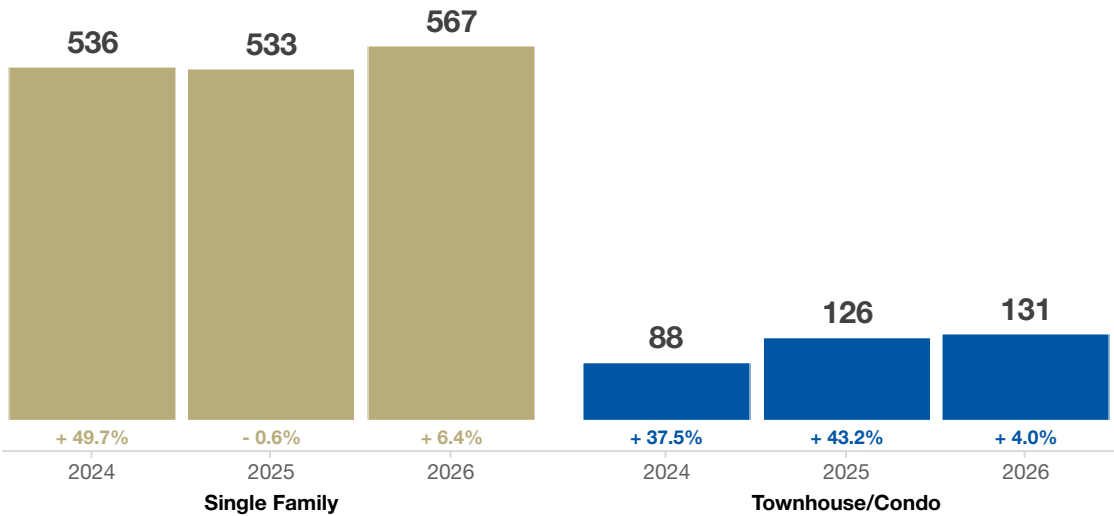


Inventory of Homes for Sale

The number of properties available for sale in active status at the end of a given month.

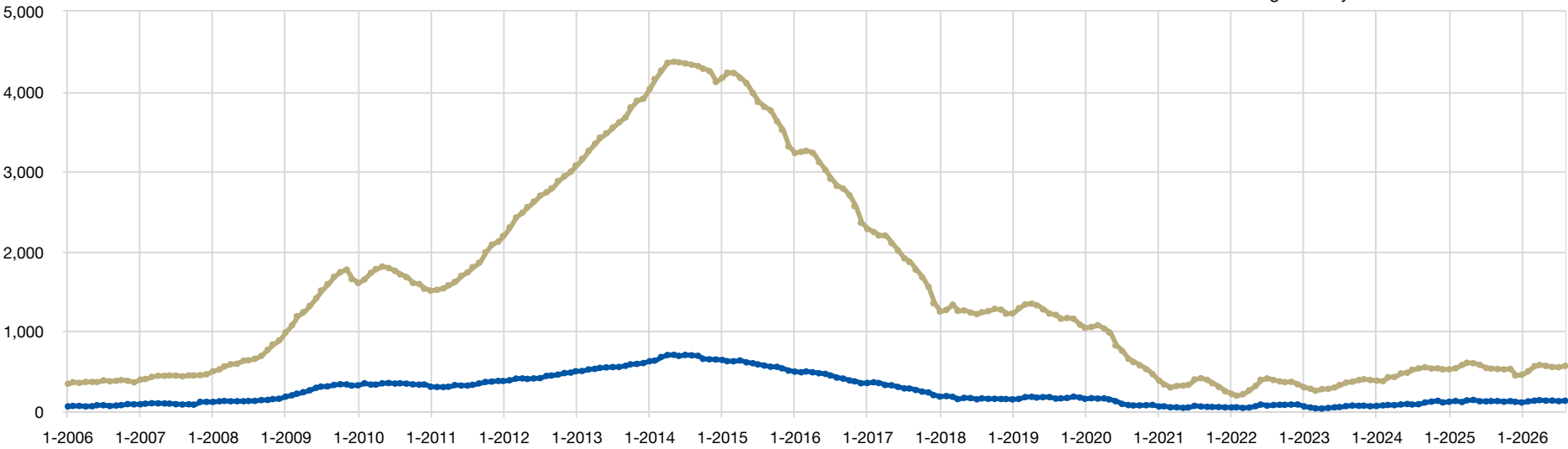


August



Homes for Sale	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
Sep-2025	528	- 4.0%	127	+ 16.5%
Oct-2025	524	- 1.9%	119	- 0.8%
Nov-2025	528	- 1.5%	126	- 3.1%
Dec-2025	447	- 14.5%	117	+ 6.4%
Jan-2026	456	- 13.0%	109	- 7.6%
Feb-2026	500	- 7.1%	123	- 3.9%
Mar-2026	564	- 2.4%	132	+ 14.8%
Apr-2026	578	- 4.6%	138	+ 1.5%
May-2026	566	- 5.7%	132	- 6.4%
Jun-2026	553	- 4.5%	133	+ 7.3%
Jul-2026	550	+ 1.7%	126	+ 2.4%
Aug-2026	567	+ 6.4%	131	+ 4.0%
12-Month Avg	530	- 4.3%	126	+ 2.4%

Historical Inventory of Homes for Sale by Month

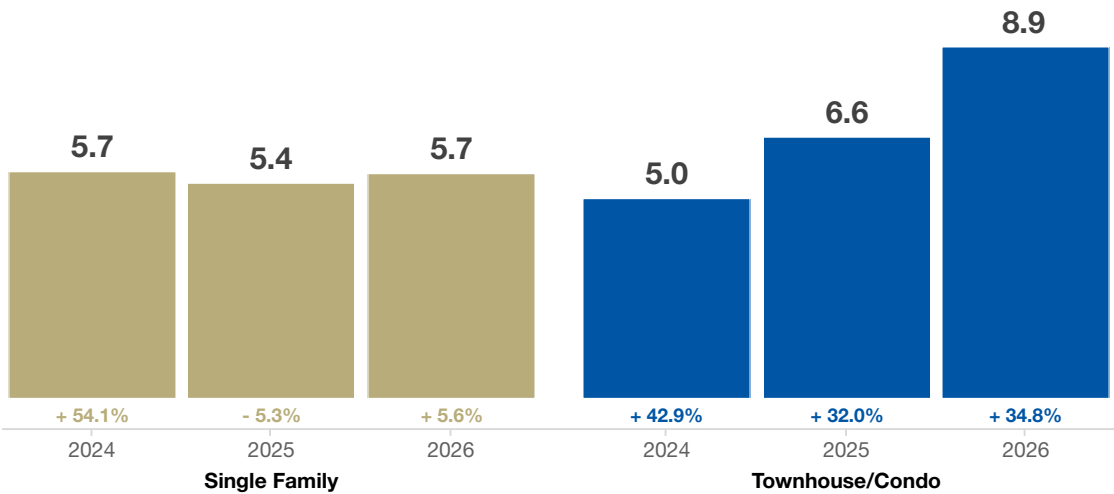


Absorption Rate

The inventory of homes for sale at the end of a given month, divided by the average monthly pending sales from the last 12 months.



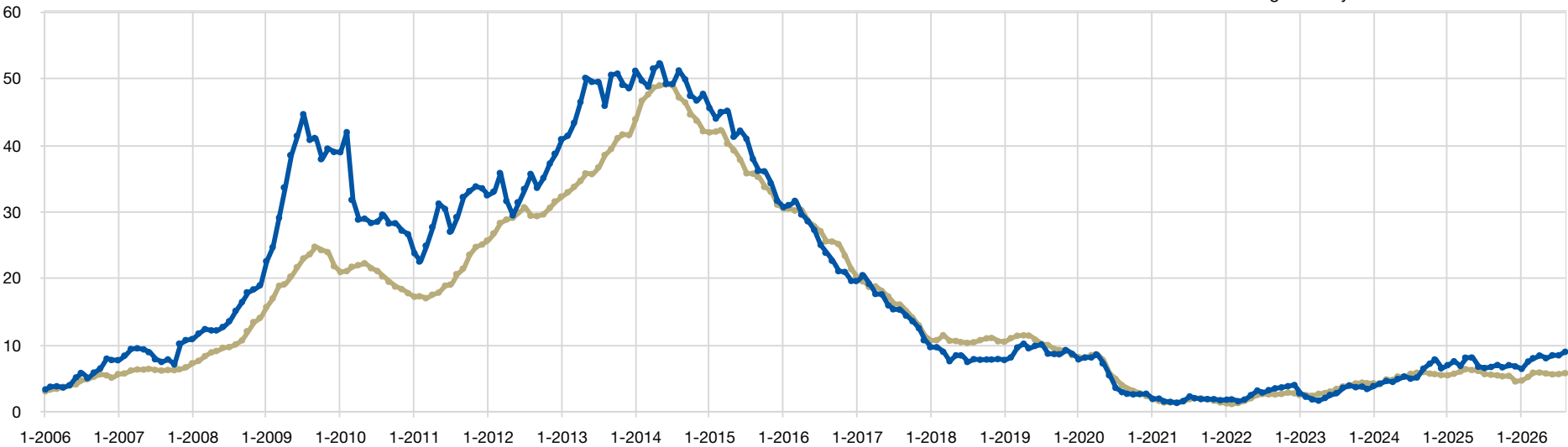
August



Months Supply	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
Sep-2025	5.3	- 8.6%	6.9	+ 9.5%
Oct-2025	5.2	- 7.1%	6.6	- 7.0%
Nov-2025	5.3	- 3.6%	6.9	- 10.4%
Dec-2025	4.4	- 18.5%	6.7	+ 4.7%
Jan-2026	4.6	- 13.2%	6.3	- 8.7%
Feb-2026	5.1	- 8.9%	7.4	- 1.3%
Mar-2026	5.7	- 3.4%	7.9	+ 16.2%
Apr-2026	5.8	- 7.9%	8.3	+ 3.8%
May-2026	5.6	- 8.2%	7.9	- 1.3%
Jun-2026	5.5	- 8.3%	8.4	+ 27.3%
Jul-2026	5.5	0.0%	8.4	+ 31.3%
Aug-2026	5.7	+ 5.6%	8.9	+ 34.8%
12-Month Avg*	5.3	- 7.1%	7.5	+ 7.2%

* Months Supply for all properties from September 2025 through August 2026. This is not the average of the individual figures above.

Historical Absorption Rate by Month



All Property Combined

Key market metrics for the current month and year-to-date.



Key Metrics	Historical Sparkbars	8-2025	8-2026	% Change	YTD 2025	YTD 2026	% Change
New Listings		172	208	+ 20.9%	1,529	1,566	+ 2.4%
Pending Sales		125	126	+ 0.8%	1,019	972	- 4.6%
Closed Sales		123	94	- 23.6%	956	909	- 4.9%
Days on Market Until Sale		67	80	+ 19.4%	72	68	- 5.6%
Median Sales Price		\$600,000	\$615,000	+ 2.5%	\$655,000	\$660,000	+ 0.8%
Average Sales Price		\$670,418	\$811,007	+ 21.0%	\$785,135	\$826,414	+ 5.3%
Percent of List Price Received		97.1%	96.9%	- 0.2%	96.9%	96.4%	- 0.5%
Housing Affordability Index		65	63	- 3.1%	59	58	- 1.7%
Inventory of Homes for Sale		659	698	+ 5.9%	—	—	—
Absorption Rate		5.6	6.1	+ 8.9%	—	—	—