

Monthly Indicators



September 2026

U.S. existing-home sales fell 2.0% from the previous month and 1.2% from a year earlier to a seasonally adjusted annual rate of 3.98 million, the first reading below 4 million since June 2025, according to the National Association of REALTORS® (NAR). Sales held steady in the West and declined in the Northeast, Midwest, and South. Compared with a year earlier, sales were unchanged in the South and declined in the Northeast, Midwest, and West.

New Listings increased 15.8 percent for Single Family homes and 14.3 percent for Townhouse/Condo homes. Pending Sales increased 1.0 percent for Single Family homes and 50.0 percent for Townhouse/Condo homes. Inventory increased 7.7 percent for Single Family homes and 2.3 percent for Townhouse/Condo homes.

Median Sales Price decreased 9.2 percent to \$692,500 for Single Family homes but increased 3.8 percent to \$524,000 for Townhouse/Condo homes. Days on Market decreased 14.7 percent for Single Family homes but increased 9.9 percent for Townhouse/Condo homes. Months Supply of Inventory increased 5.6 percent for Single Family homes and 24.3 percent for Townhouse/Condo homes.

Heading into September, there were 1.62 million homes listed for sale, up 3.2% from the previous month and 5.9% from a year earlier, the first time inventory has exceeded 1.6 million units since November 2019, NAR reported. That represents a 4.9-month supply at the current sales pace, up from 4.6 months a month earlier and the highest level in over ten years, according to NAR Chief Economist Lawrence Yun. The median existing-home sales price rose 1.6% year-over-year to \$429,100, marking 38 consecutive months of annual gains, and year-to-date sales are up 1.6%. The Federal Reserve raised its benchmark rate by a quarter point on September 16 to a range of 3.75% to 4%, its first increase since July 2023, and the 30-year fixed-rate mortgage moved above 7% in late September, up from an August average of 6.67%, according to Freddie Mac.

Quick Facts

+ 15.6%

Change in
New Listings
All Properties

- 3.3%

Change in
Closed Sales
All Properties

- 5.0%

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	9-2025	9-2026	% Change	YTD 2025	YTD 2026	% Change
New Listings		146	169	+ 15.8%	1,397	1,495	+ 7.0%
Pending Sales		102	103	+ 1.0%	952	937	- 1.6%
Closed Sales		101	106	+ 5.0%	892	886	- 0.7%
Days on Market Until Sale		68	58	- 14.7%	72	65	- 9.7%
Median Sales Price		\$762,772	\$692,500	- 9.2%	\$705,000	\$700,000	- 0.7%
Average Sales Price		\$932,120	\$840,498	- 9.8%	\$854,024	\$881,728	+ 3.2%
Percent of List Price Received		96.7%	96.3%	- 0.4%	96.6%	96.3%	- 0.3%
Housing Affordability Index		52	54	+ 3.8%	56	53	- 5.4%
Inventory of Homes for Sale		531	572	+ 7.7%	—	—	—
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.



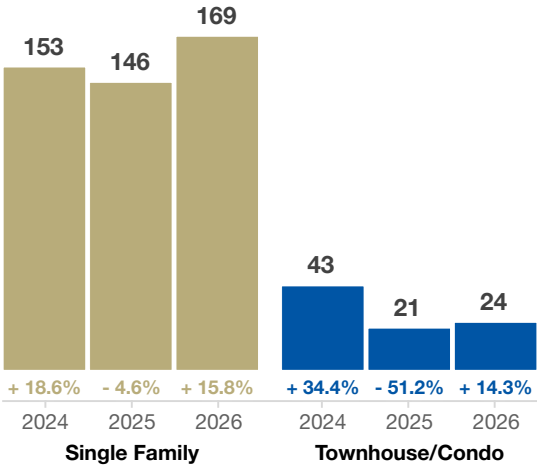
Key Metrics	Historical Sparkbars	9-2025	9-2026	% Change	YTD 2025	YTD 2026	% Change
New Listings		21	24	+ 14.3%	299	268	- 10.4%
Pending Sales		10	15	+ 50.0%	179	149	- 16.8%
Closed Sales		19	10	- 47.4%	184	142	- 22.8%
Days on Market Until Sale		71	78	+ 9.9%	70	79	+ 12.9%
Median Sales Price		\$505,000	\$524,000	+ 3.8%	\$470,000	\$432,500	- 8.0%
Average Sales Price		\$513,289	\$512,850	- 0.1%	\$503,784	\$465,284	- 7.6%
Percent of List Price Received		96.7%	97.6%	+ 0.9%	97.9%	97.5%	- 0.4%
Housing Affordability Index		79	71	- 10.1%	84	86	+ 2.4%
Inventory of Homes for Sale		128	131	+ 2.3%	—	—	—
Absorption Rate		7.0	8.7	+ 24.3%	—	—	—

New Listings

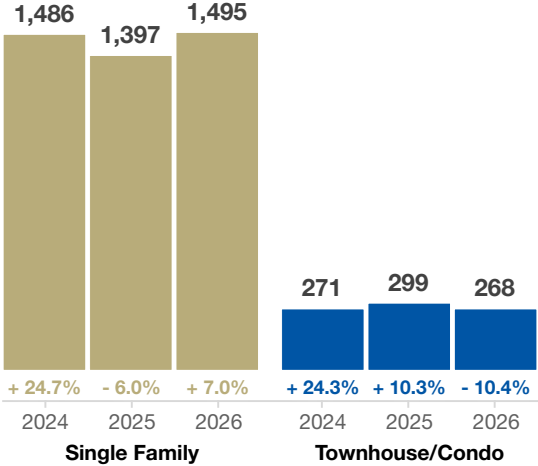
A count of the properties that have been newly listed on the market in a given month.



September

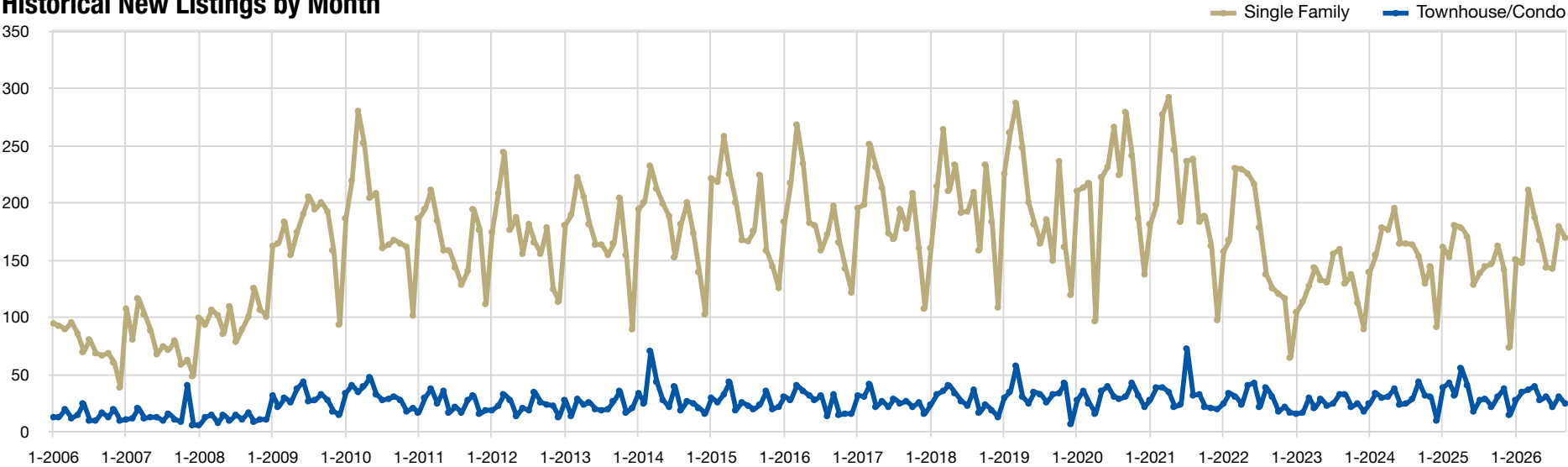


Year to Date



New Listings	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
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	143	+ 11.7%	30	+ 76.5%
Jul-2026	142	+ 2.9%	21	- 22.2%
Aug-2026	179	+ 24.3%	30	+ 7.1%
Sep-2026	169	+ 15.8%	24	+ 14.3%
12-Month Avg	156	+ 6.1%	29	- 6.5%

Historical New Listings by Month

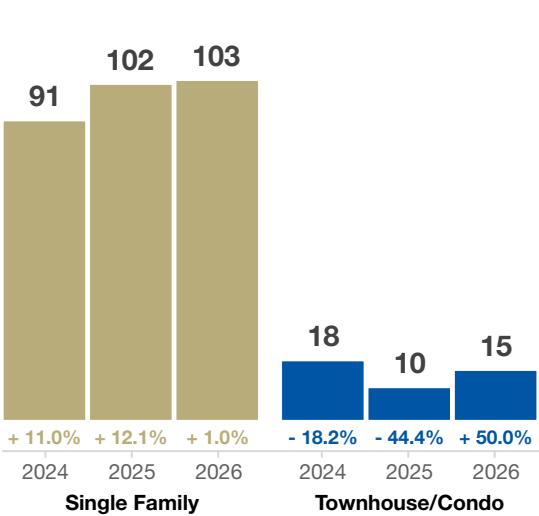


Pending Sales

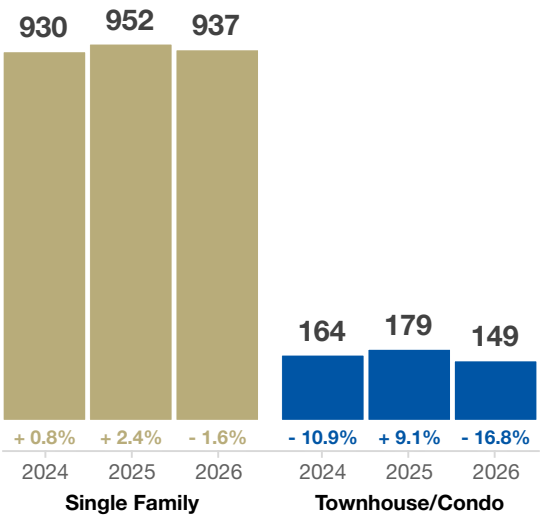
A count of the properties on which offers have been accepted in a given month.



September

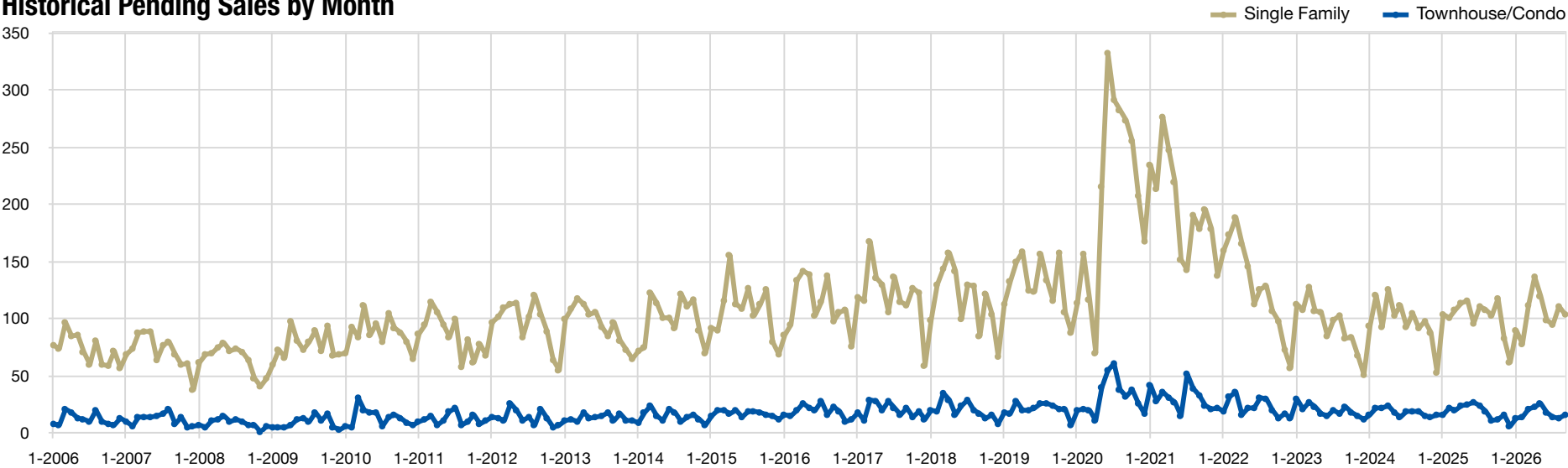


Year to Date



Pending Sales	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
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	110	+ 2.8%	12	- 33.3%
Sep-2026	103	+ 1.0%	15	+ 50.0%
12-Month Avg	100	+ 1.0%	15	- 16.7%

Historical Pending Sales by Month

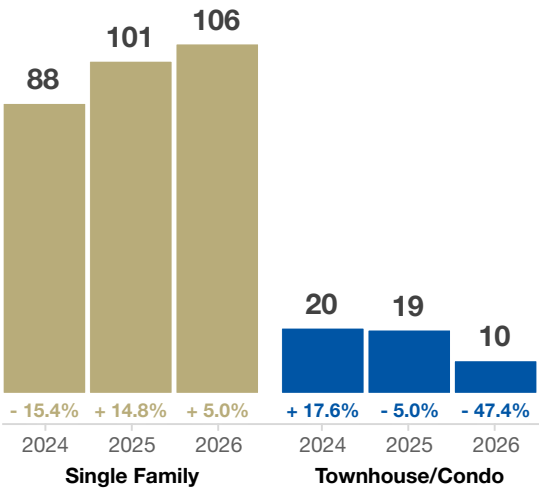


Closed Sales

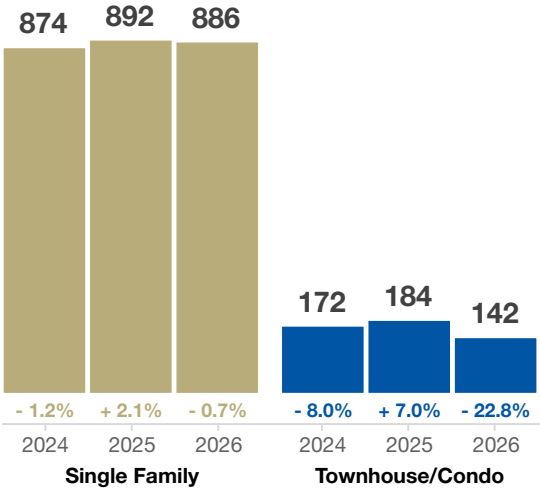
A count of the actual sales that closed in a given month.



September

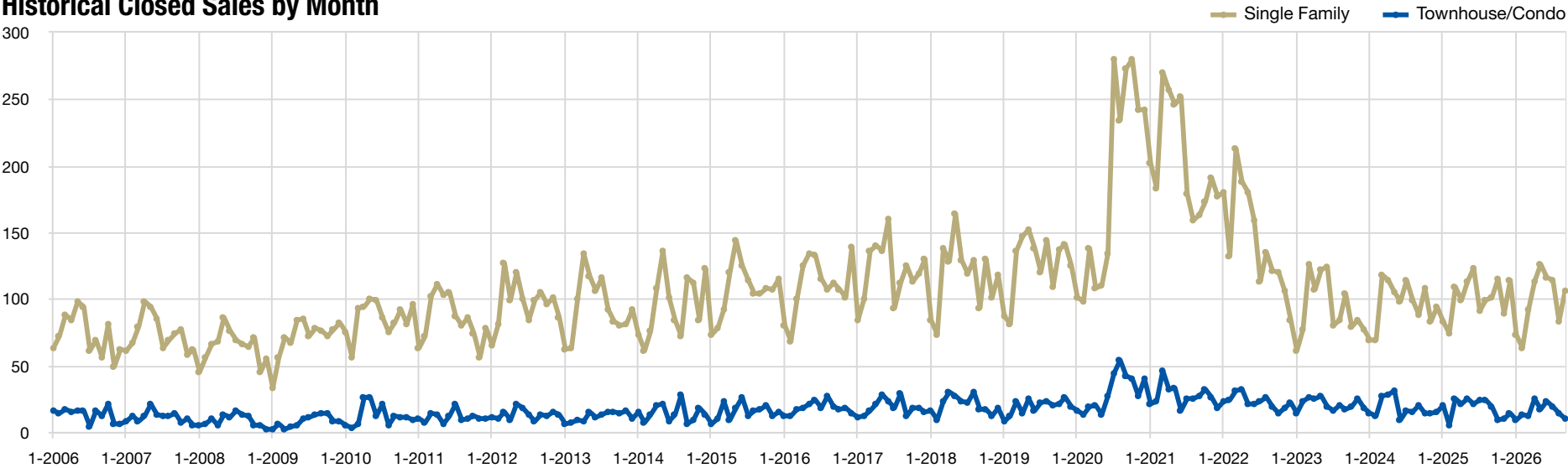


Year to Date



Closed Sales	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
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	83	- 16.2%	14	- 41.7%
Sep-2026	106	+ 5.0%	10	- 47.4%
12-Month Avg	100	+ 2.0%	15	- 21.1%

Historical Closed Sales by Month

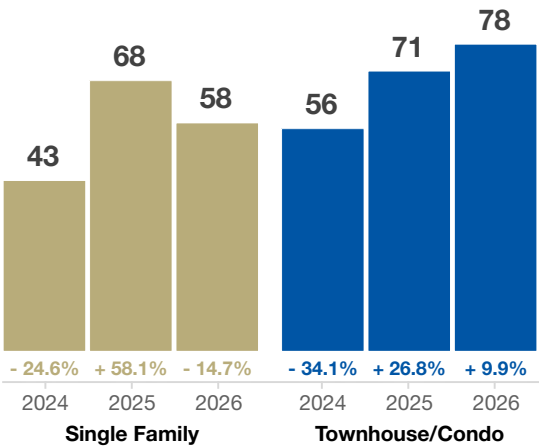


Days on Market Until Sale

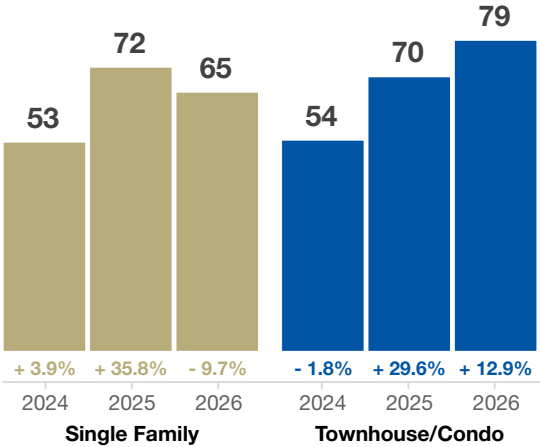
Average number of days between when a property is listed and when an offer is accepted in a given month.



September



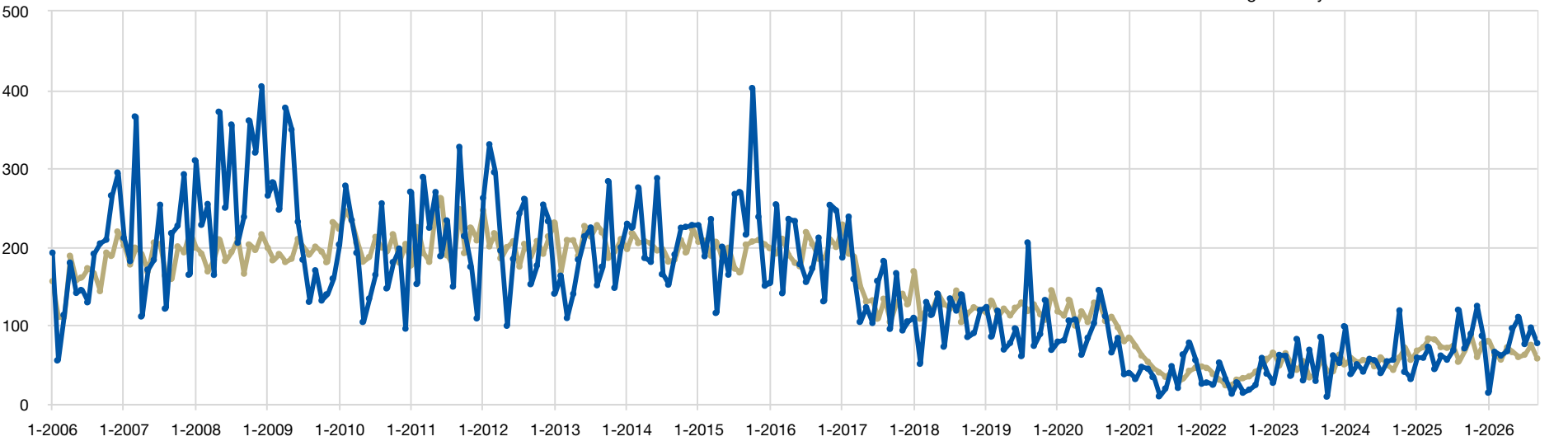
Year to Date



Days on Market	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
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	75	+ 38.9%	97	- 19.2%
Sep-2026	58	- 14.7%	78	+ 9.9%
12-Month Avg*	68	- 2.0%	83	+ 20.7%

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

Historical Days on Market Until Sale by Month

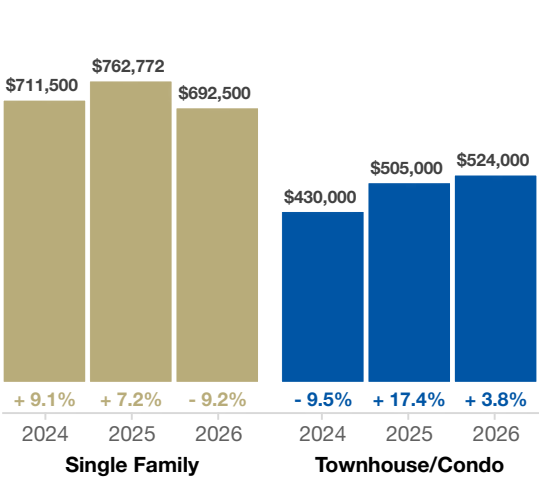


Median Sales Price

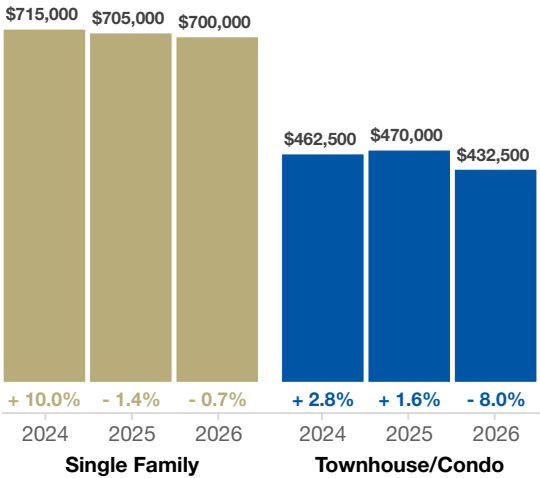
Point at which half of the sales sold for more and half sold for less, not accounting for seller concessions, in a given month.



September



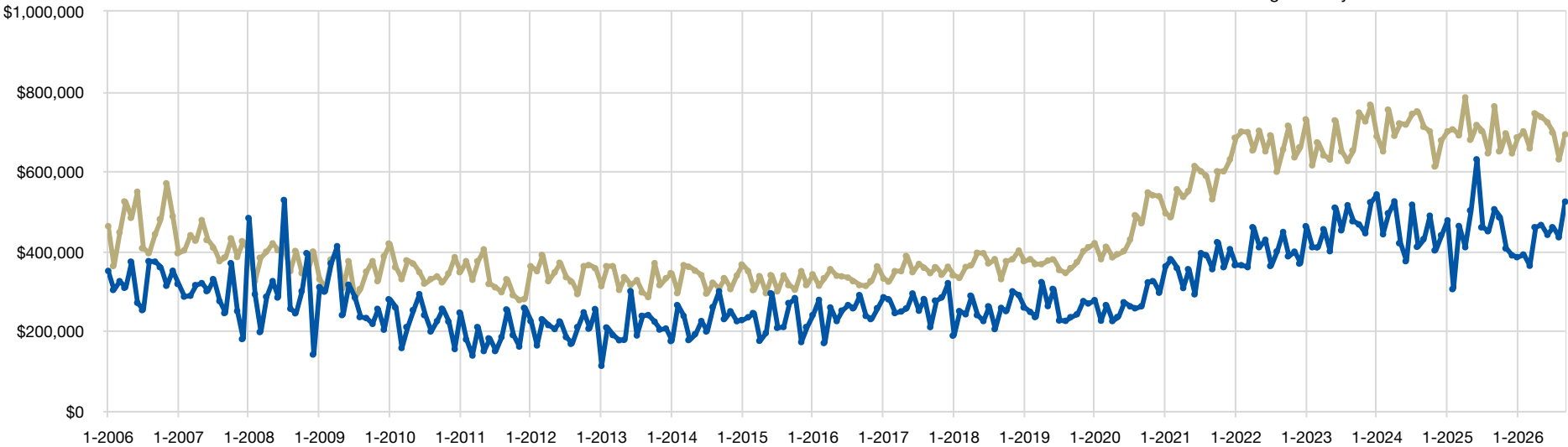
Year to Date



Median Sales Price	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
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	\$630,000	- 2.3%	\$435,000	- 3.3%
Sep-2026	\$692,500	- 9.2%	\$524,000	+ 3.8%
12-Month Avg*	\$695,000	- 0.6%	\$435,000	- 6.0%

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

Historical Median Sales Price by Month

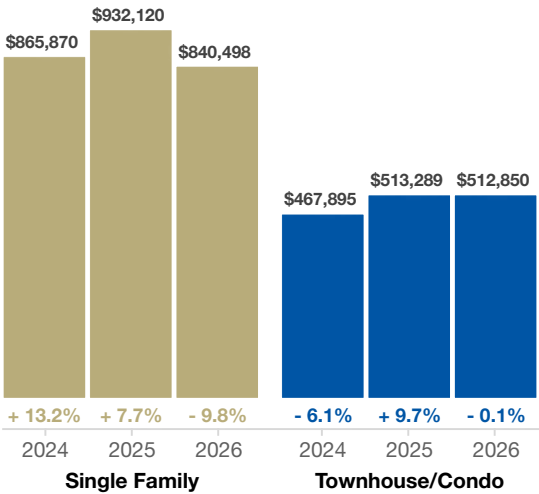


Average Sales Price

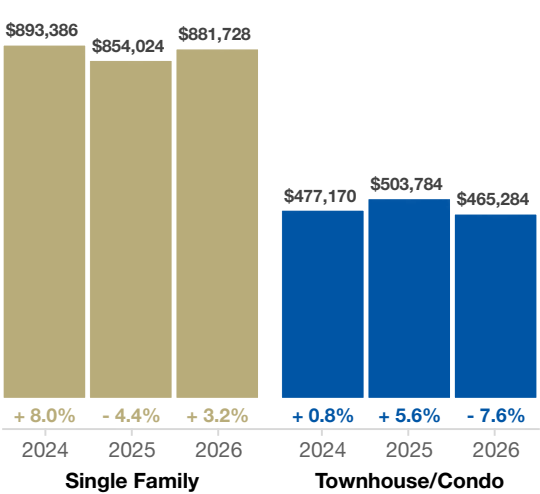
Average sales price for all closed sales, not accounting for seller concessions, in a given month.



September



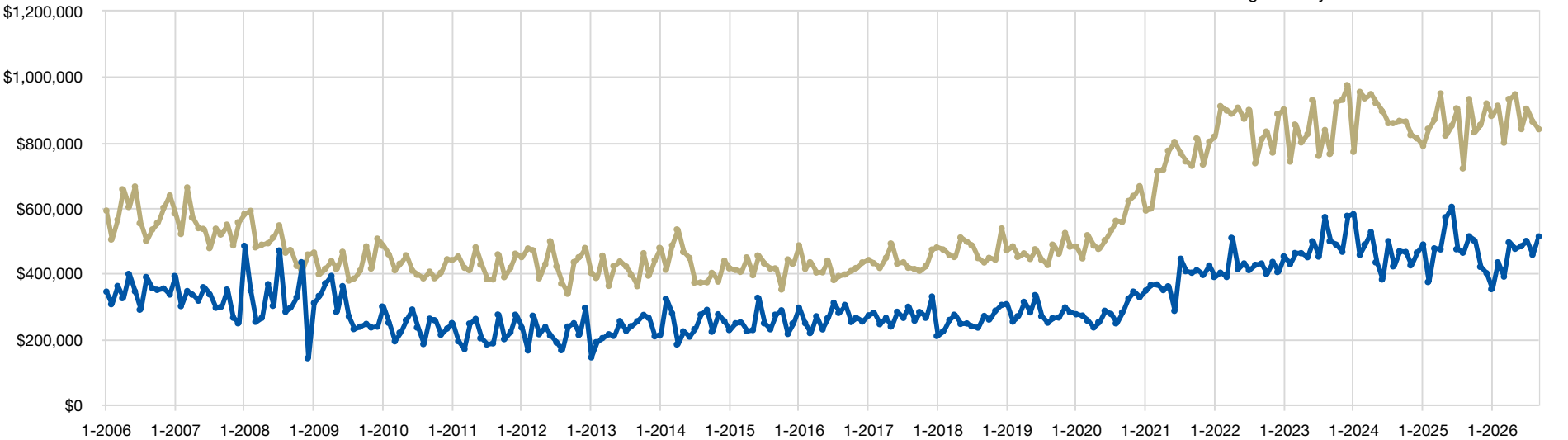
Year to Date



Avg. Sales Price	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
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	\$863,678	+ 19.9%	\$457,100	- 1.3%
Sep-2026	\$840,498	- 9.8%	\$512,850	- 0.1%
12-Month Avg*	\$878,309	+ 3.4%	\$459,366	- 7.0%

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

Historical Average Sales Price by Month

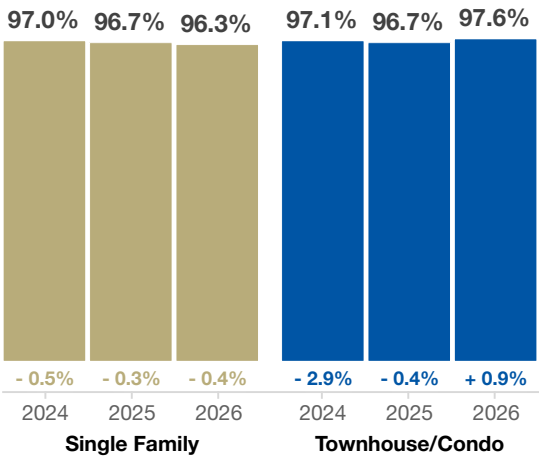


Percent of List Price Received

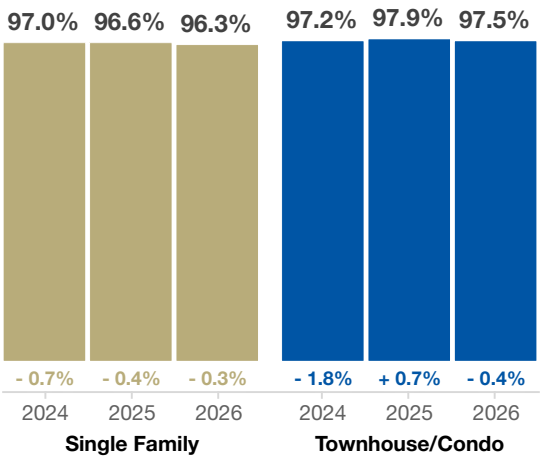
Percentage found when dividing a property's sales price by its most recent list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.



September



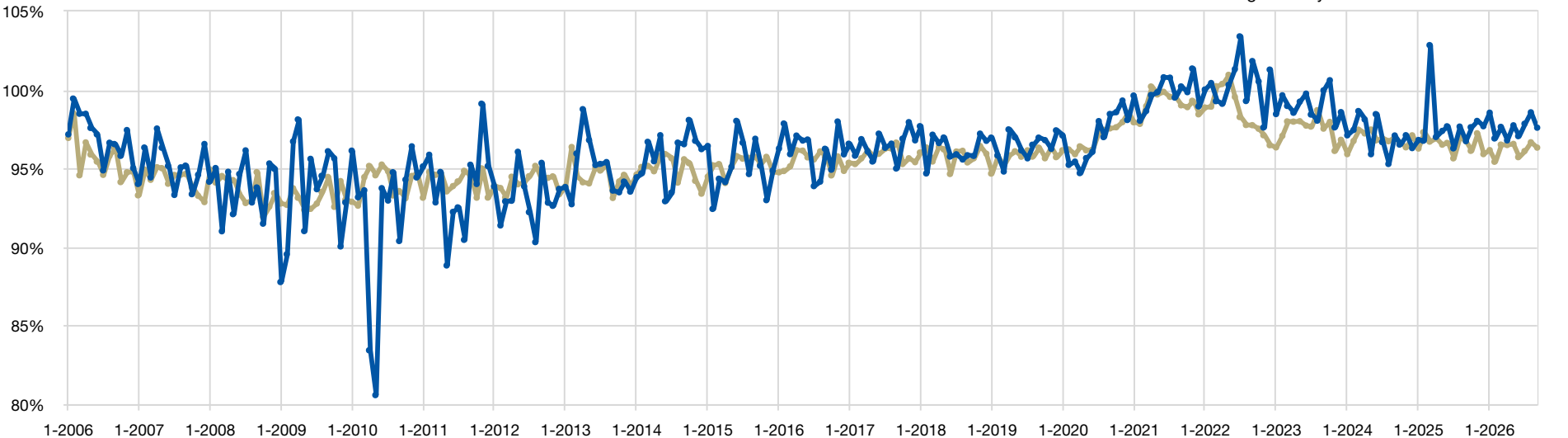
Year to Date



Pct. of List Price Received	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
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%
Sep-2026	96.3%	- 0.4%	97.6%	+ 0.9%
12-Month Avg*	96.3%	- 0.4%	97.6%	- 0.1%

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

Historical Percent of List Price Received by Month

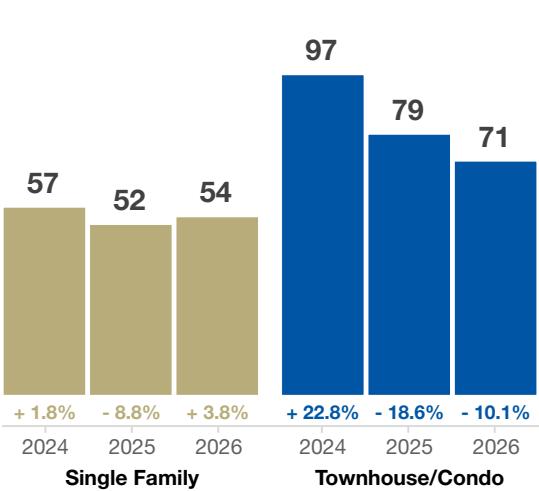


Housing Affordability Index

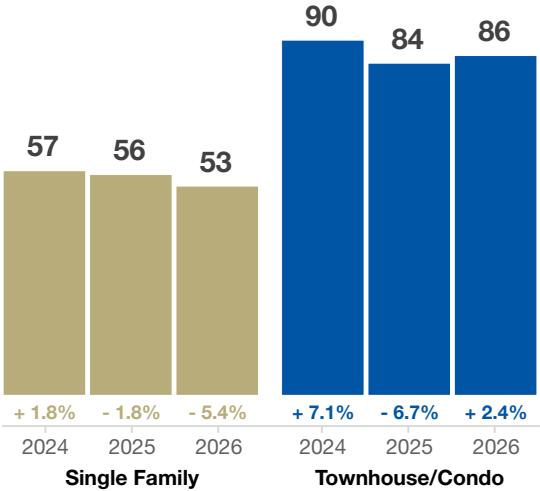
This index measures housing affordability for the region. For example, an index of 120 means the median household income is 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. A higher number means greater affordability.



September

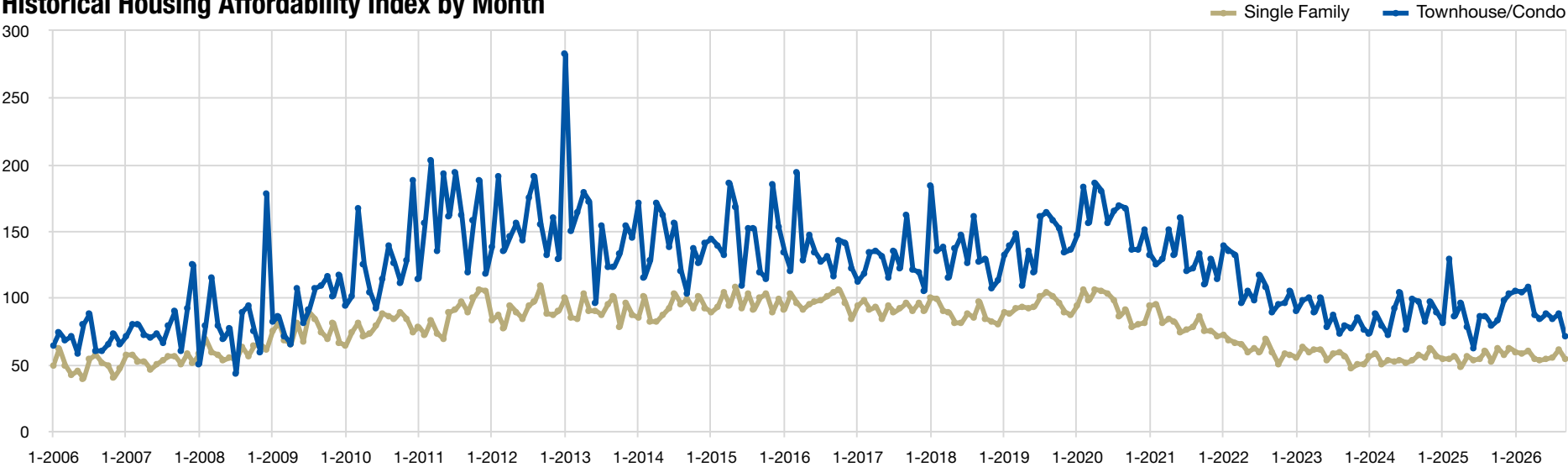


Year to Date



Affordability Index	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
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	61	+ 1.7%	88	+ 2.3%
Sep-2026	54	+ 3.8%	71	- 10.1%
12-Month Avg	57	+ 3.6%	92	+ 4.5%

Historical Housing Affordability Index by Month

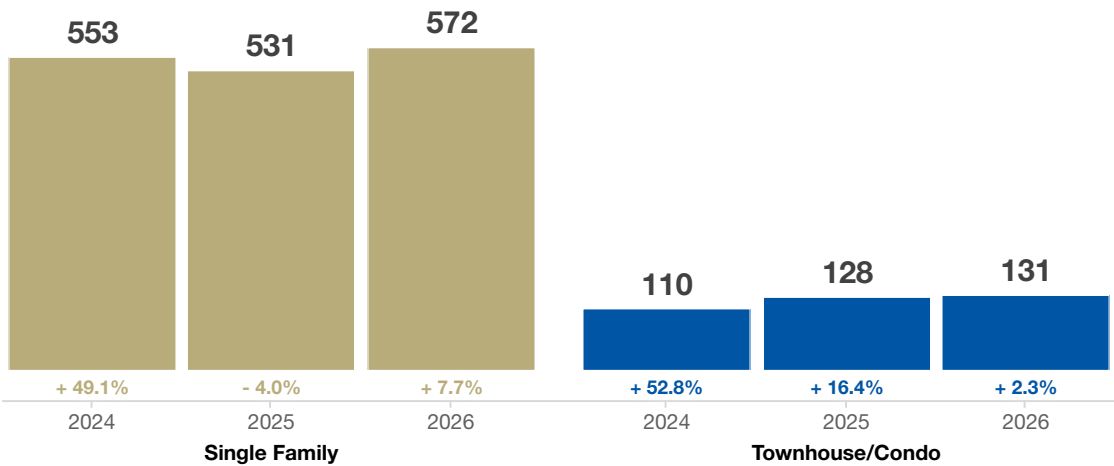


Inventory of Homes for Sale

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

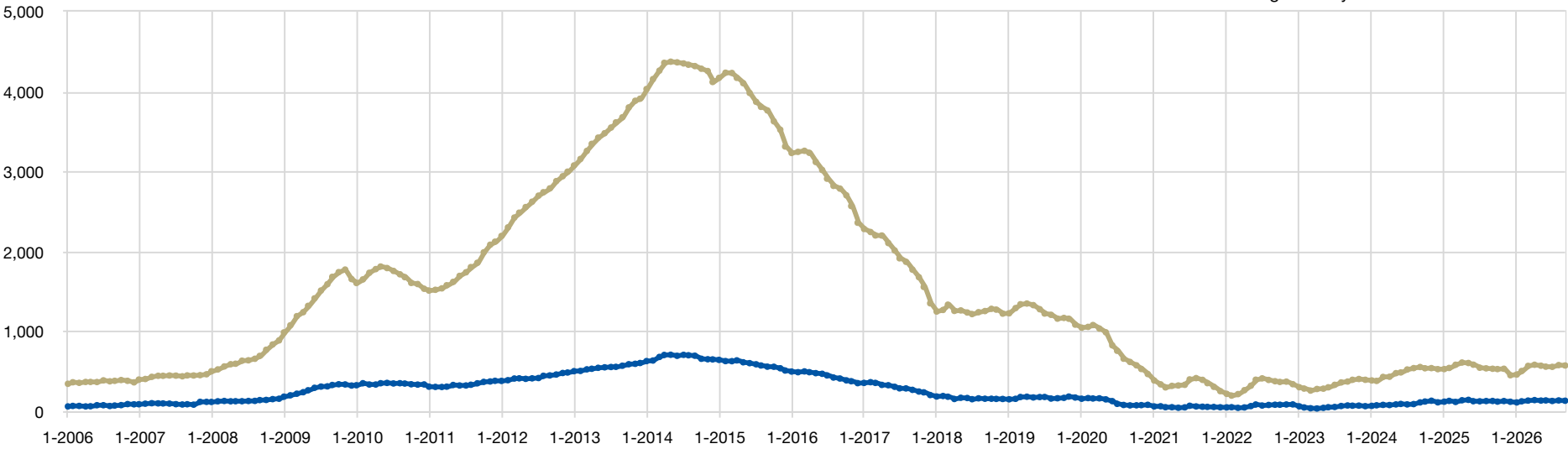


September



Homes for Sale	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
Oct-2025	527	- 1.9%	120	- 0.8%
Nov-2025	531	- 1.5%	127	- 3.1%
Dec-2025	450	- 14.4%	118	+ 6.3%
Jan-2026	459	- 12.9%	110	- 7.6%
Feb-2026	503	- 7.0%	124	- 3.9%
Mar-2026	567	- 2.4%	133	+ 14.7%
Apr-2026	581	- 4.6%	139	+ 1.5%
May-2026	569	- 5.6%	133	- 6.3%
Jun-2026	557	- 4.3%	135	+ 8.0%
Jul-2026	555	+ 2.0%	128	+ 3.2%
Aug-2026	577	+ 7.6%	135	+ 6.3%
Sep-2026	572	+ 7.7%	131	+ 2.3%
12-Month Avg	537	- 3.2%	128	+ 1.6%

Historical Inventory of Homes for Sale by Month

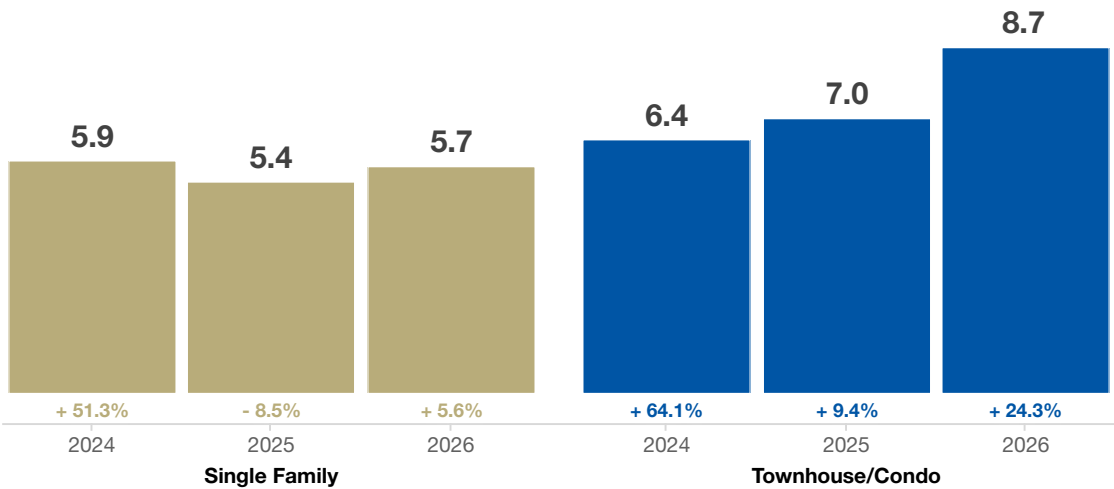


Absorption Rate

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.



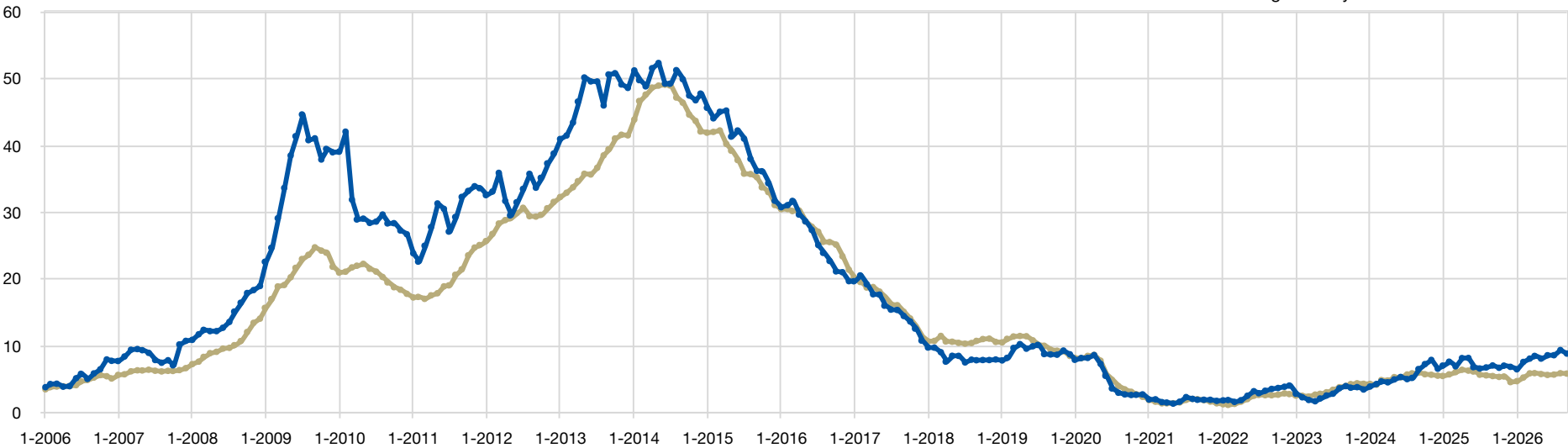
September



Months Supply	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
Oct-2025	5.2	- 7.1%	6.6	- 8.3%
Nov-2025	5.3	- 5.4%	6.9	- 11.5%
Dec-2025	4.5	- 16.7%	6.7	+ 3.1%
Jan-2026	4.6	- 14.8%	6.4	- 7.2%
Feb-2026	5.1	- 8.9%	7.5	0.0%
Mar-2026	5.8	- 3.3%	8.0	+ 17.6%
Apr-2026	5.8	- 7.9%	8.4	+ 3.7%
May-2026	5.7	- 8.1%	8.0	- 1.2%
Jun-2026	5.5	- 8.3%	8.5	+ 26.9%
Jul-2026	5.6	0.0%	8.5	+ 30.8%
Aug-2026	5.8	+ 5.5%	9.3	+ 38.8%
Sep-2026	5.7	+ 5.6%	8.7	+ 24.3%
12-Month Avg*	5.4	- 5.7%	7.8	+ 9.1%

* Months Supply for all properties from October 2025 through September 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	9-2025	9-2026	% Change	YTD 2025	YTD 2026	% Change
New Listings		167	193	+ 15.6%	1,696	1,763	+ 4.0%
Pending Sales		112	118	+ 5.4%	1,131	1,086	- 4.0%
Closed Sales		120	116	- 3.3%	1,076	1,028	- 4.5%
Days on Market Until Sale		69	60	- 13.0%	71	67	- 5.6%
Median Sales Price		\$713,125	\$677,500	- 5.0%	\$660,000	\$665,000	+ 0.8%
Average Sales Price		\$865,806	\$812,253	- 6.2%	\$794,131	\$824,204	+ 3.8%
Percent of List Price Received		96.7%	96.4%	- 0.3%	96.8%	96.4%	- 0.4%
Housing Affordability Index		56	55	- 1.8%	60	56	- 6.7%
Inventory of Homes for Sale		659	703	+ 6.7%	—	—	—
Absorption Rate		5.6	6.1	+ 8.9%	—	—	—