

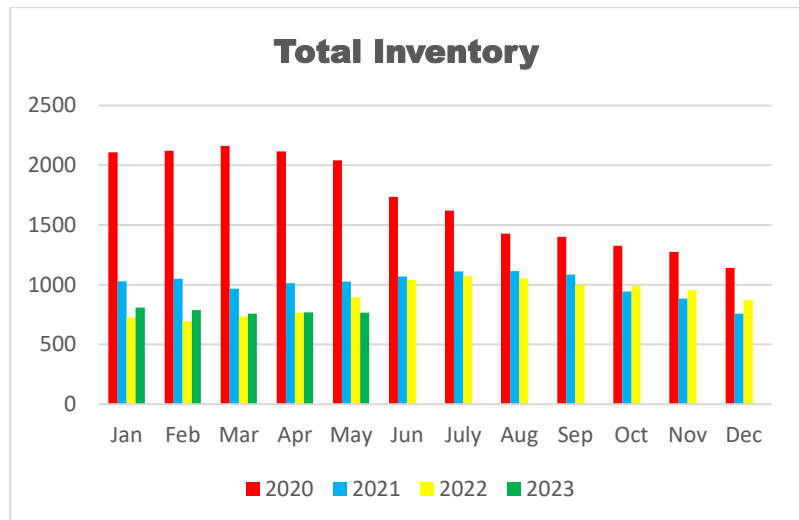


## May 2023 MLS Statistical Report

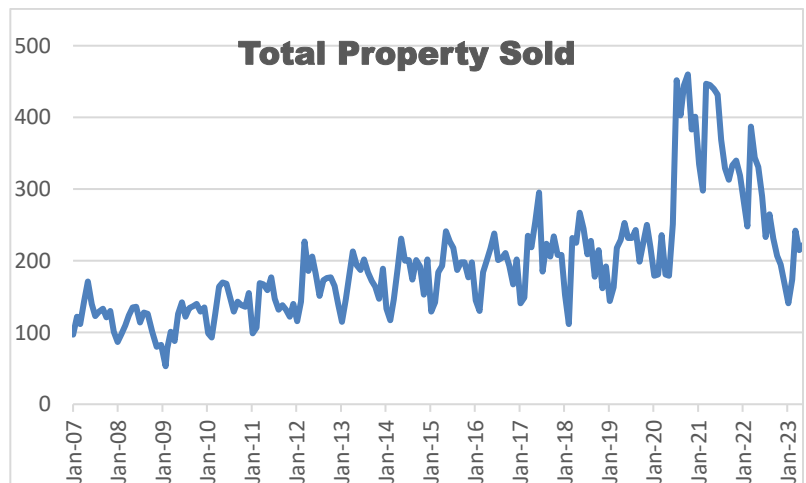
**Inventory** – In the last report, the MLS reported that inventory has been in a downward trend for a very long time but that in the last two years, inventory has become relatively “stable”. This trend in stability continues into May with only slight fluctuations in the number of available units.

**Sales** – In the last report, the MLS reported that sales were tracking our 2020 numbers quite closely indicating that demand is still high. The MLS finds it interesting that month to month sales continues to climb and in May were up 57% since January 2023.

All Inventory		
Month / Year	Count	%Chg
May'23	767	-14%
May'22	896	-13%
May'21	1027	-50%



All Sales		
Month / Year	Count	%Chg
2023	993	-38%
2022	1595	-19%
2021	1965	106%



Data Obtained: June 6, 2023

Note: This report reflects corrections / updates to previous data

# Residential

## YTD Residential Sales

Month / Year	Count	%Chg
2023	777	-36%
2022	1219	-22%
2021	1563	96%

## Residential Median Sale Price

Month / Year	Count	%Chg
May'23	\$537,381	-10%
May'22	\$595,000	27%
May'21	\$470,000	34%

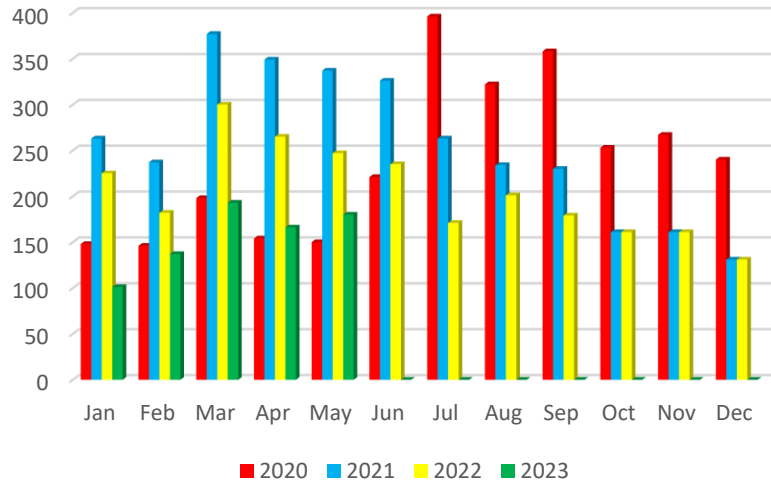
## Residential Inventory

Month / Year	Count	%Chg
May'23	382	-8%
May'22	413	3%
May'21	402	-68%

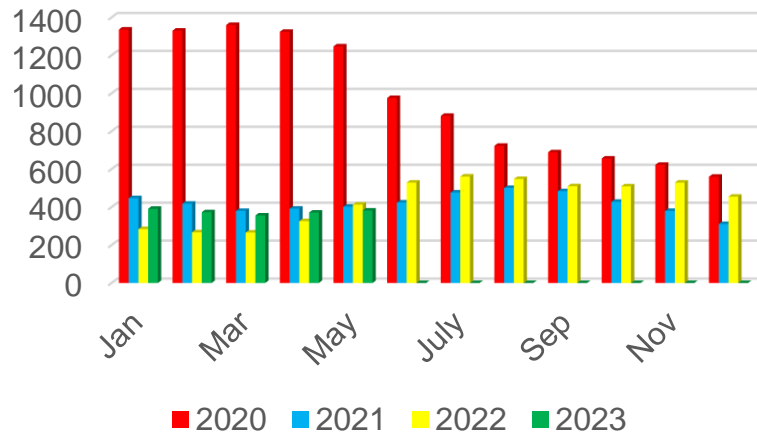
## Residential YTD Days on Market

YTD	2022	2023
Average	37	56
Median	9	23

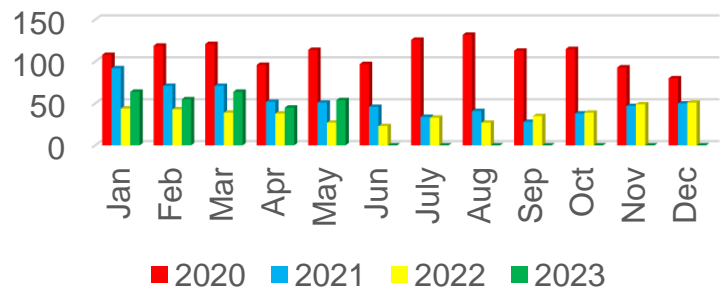
## Residential Sales



## Residential Inventory



## Residential Days on the Market



## Lots / Land

### Lots / Land Yearly Sales

Month / Year	Count	%Chg
2023	205	-42%
2022	351	-8%
2021	382	151%

### Lots / Land Median Price

Month / Year	Count	%Chg
2023	\$125,000	2%
2022	\$122,500	24%
2021	\$98,450	7%

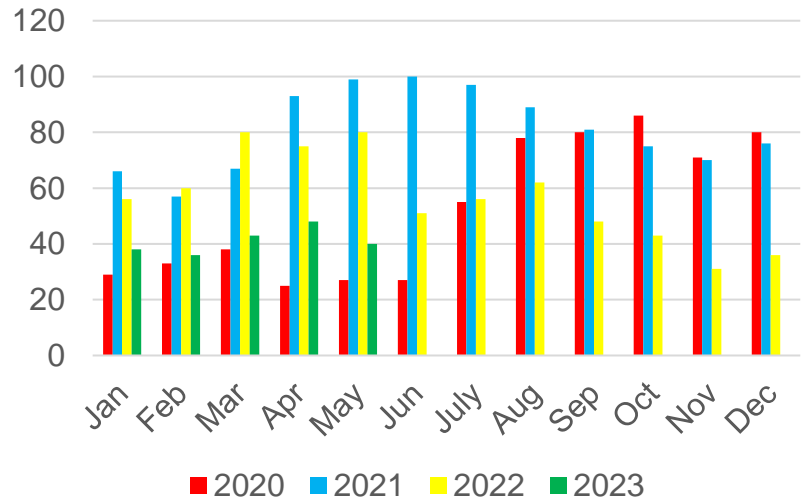
### Total Lots / Land Inventory

Month / Year	Count	%Chg
May'23	357	-18%
May'22	435	-24%
May'21	572	-25%

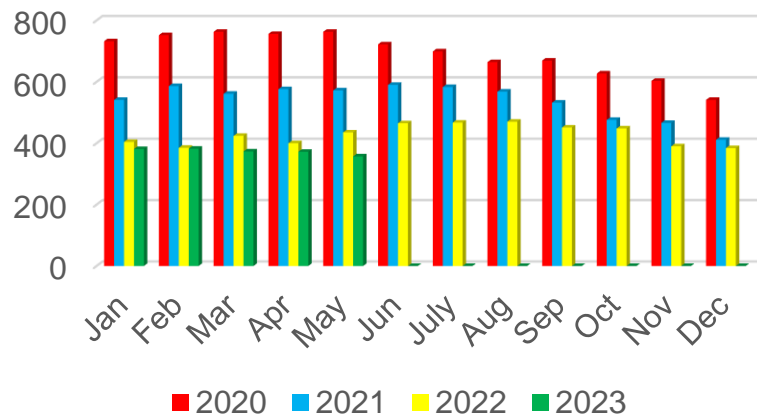
### Lots / Land YTD Days on Market

YTD	2021	2022
Average	183	137
Median	65	50

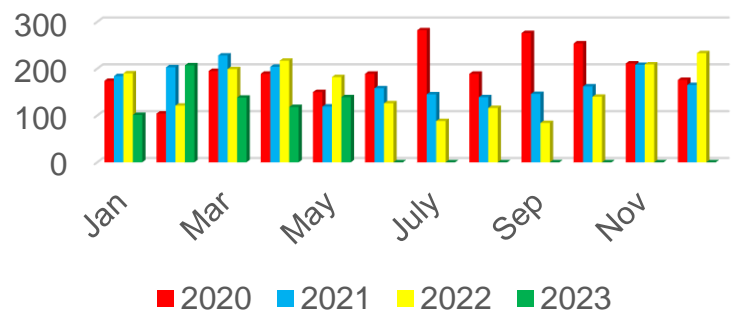
### Lots / Land Units Sold



### Lots / Land Inventory



### Lots / Land DOM

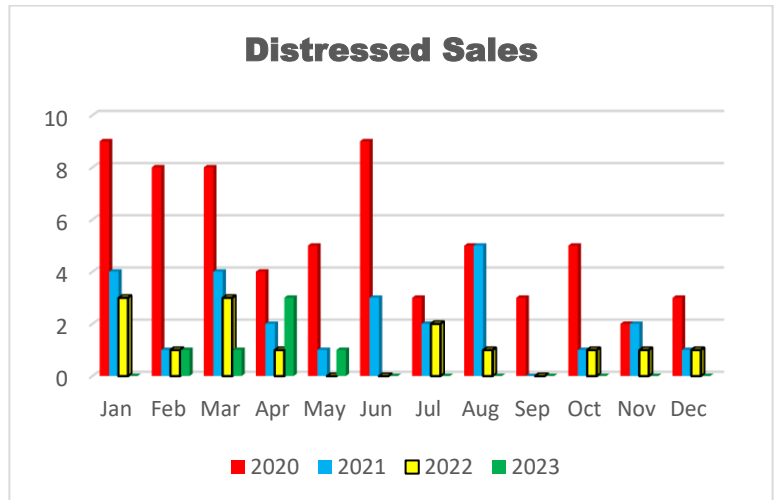


## Distressed Sales

MLS Listed Short Sales / Bank Owned Properties

### Dare County & Surrounding Areas Year to Date Distressed Sales

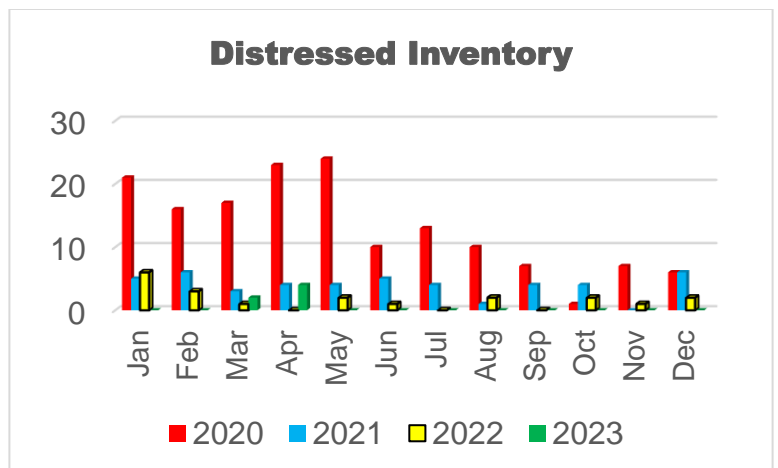
Month / Year	Count	%Chg
May'23	0	400%
May'22	2	-50%
May'21	4	-83%



## Distressed Inventory

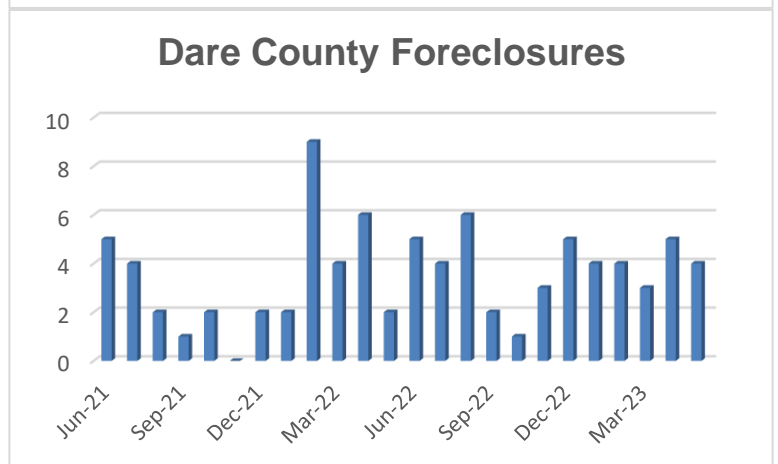
### Dare County & Surrounding Areas Year to Date Distressed Inventory

Month / Year	Count	%Chg
May'23	1	0%
May'22	0	-100%
May'21	1	-80%

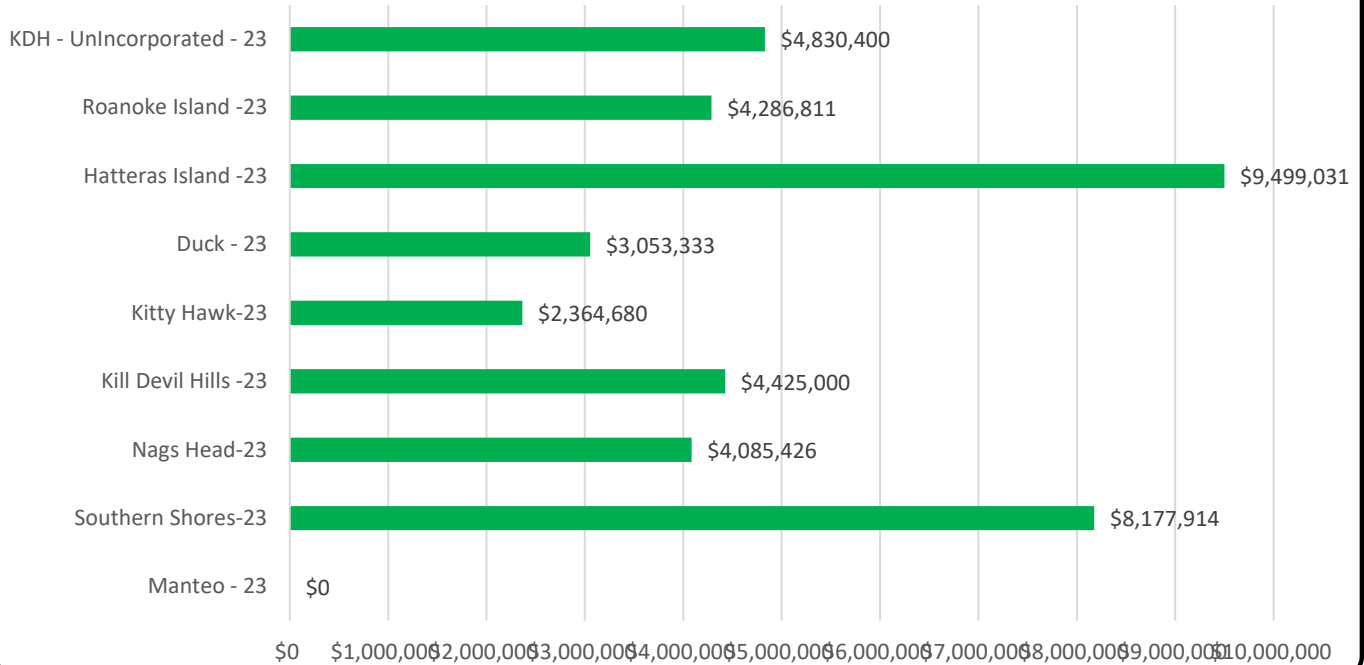


### Dare County Only Foreclosures

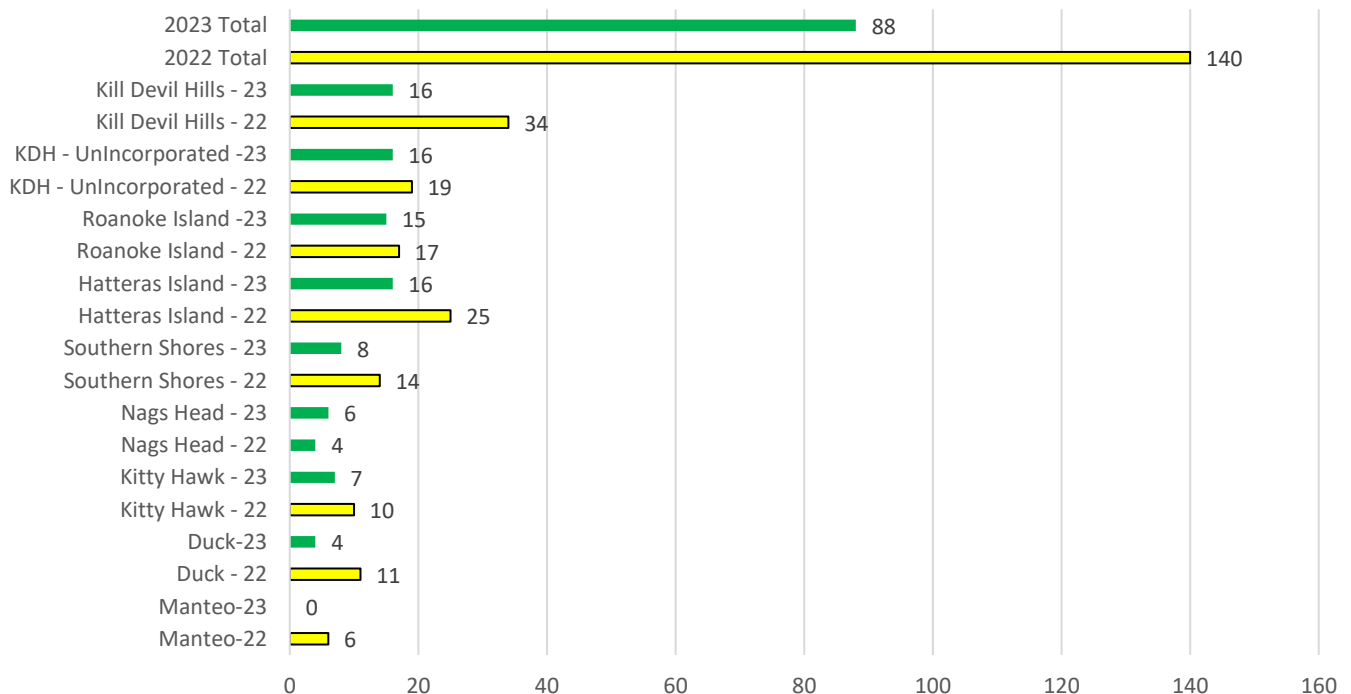
\*Court Ordered Foreclosures



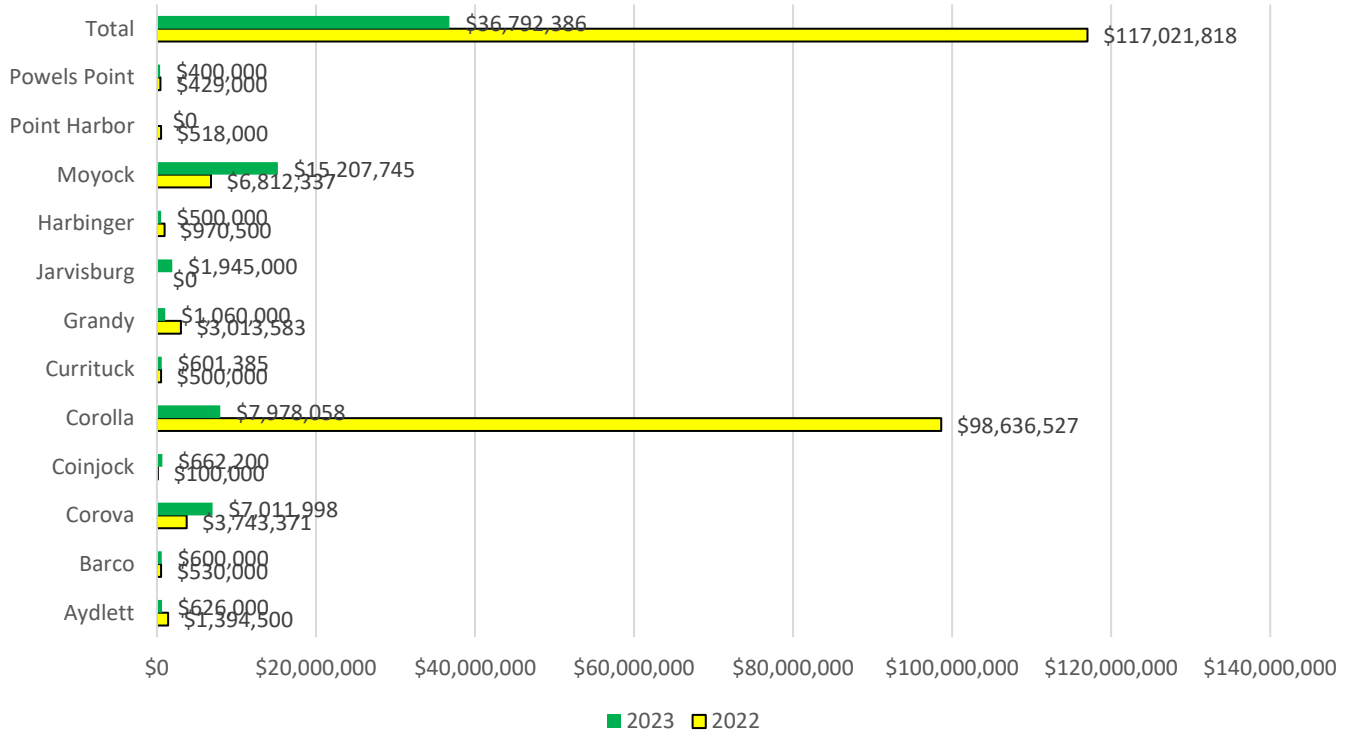
### Dare County Building Permit Value 2023



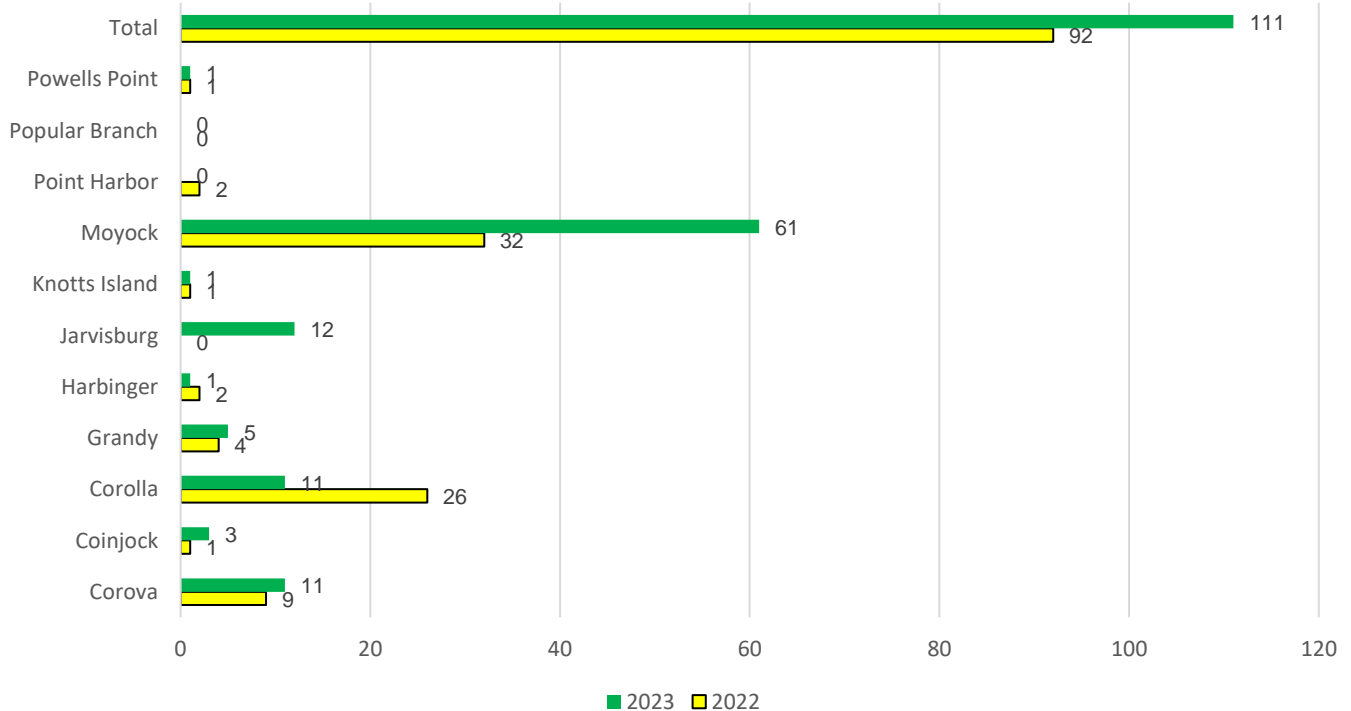
### Dare County Building Permits Issued 2022 vs 2023



### Currituck County Building Permit Value 2022 vs 2023



### Currituck County Building Permits 2022 - 2023



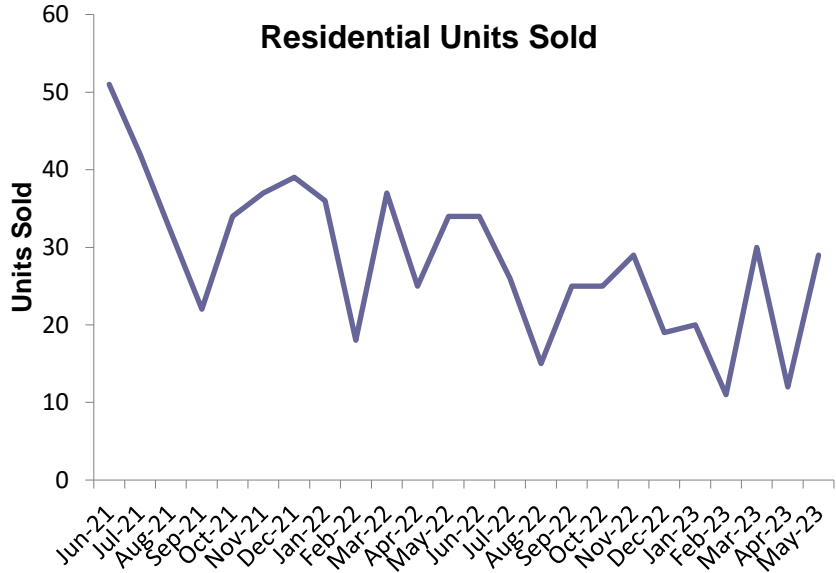
# Outer Banks Towns / Areas

## Corolla

Average DOM - YTD	
2022	2023
34	70

Year to Date Sales		
Month / Year	Count	%Chg
2023	102	-32%
2022	150	-43%
2021	263	183%

Median Sales Price		
Month / Year	MSP	%Chg
2023	\$806,000	-10%
2022	\$892,250	23%
2021	\$725,450	30%

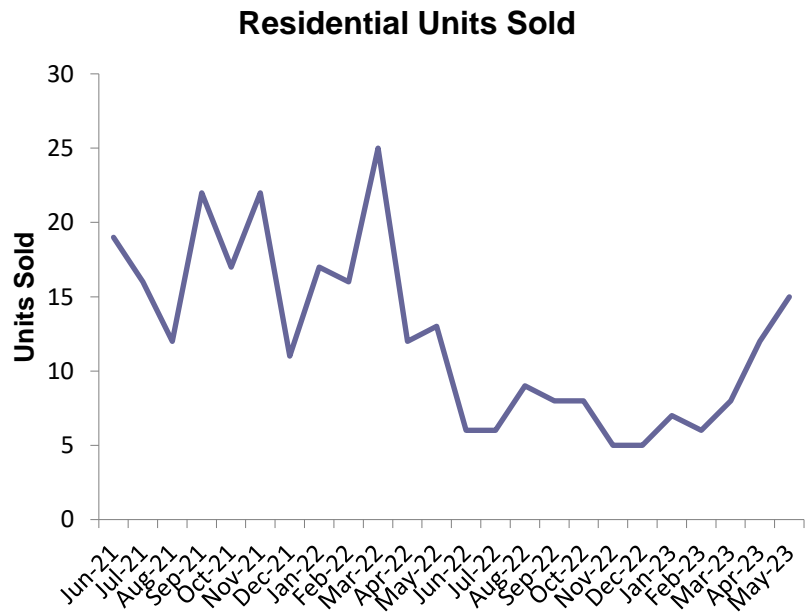


## Duck

Average DOM - YTD	
2022	2023
39	76

Year to Date Sales		
Month / Year	Count	%Chg
2023	48	-42%
2022	83	-28%
2021	115	109%

Median Sales Price		
Month / Year	MSP	%Chg
2023	\$825,000	-10%
2022	\$915,000	41%
2021	\$650,000	25%

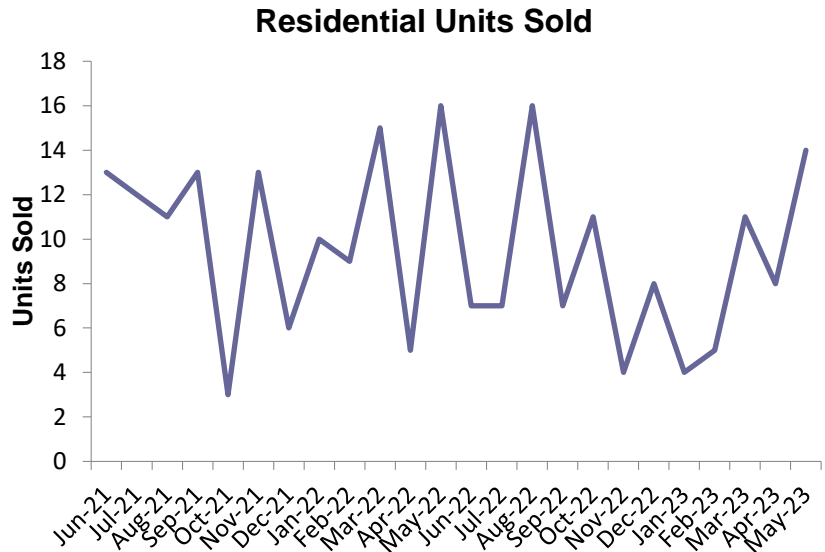


## Southern Shores

Average DOM - YTD	
2022	2023
27	42

Year to Date Sales		
Month / Year	Count	%Chg
2023	42	-24%
2022	55	6%
2021	52	41%

Median Sales Price		
Month / Year	MSP	%Chg
2023	\$737,450	-5%
2022	\$780,000	19%
2021	\$655,000	28%

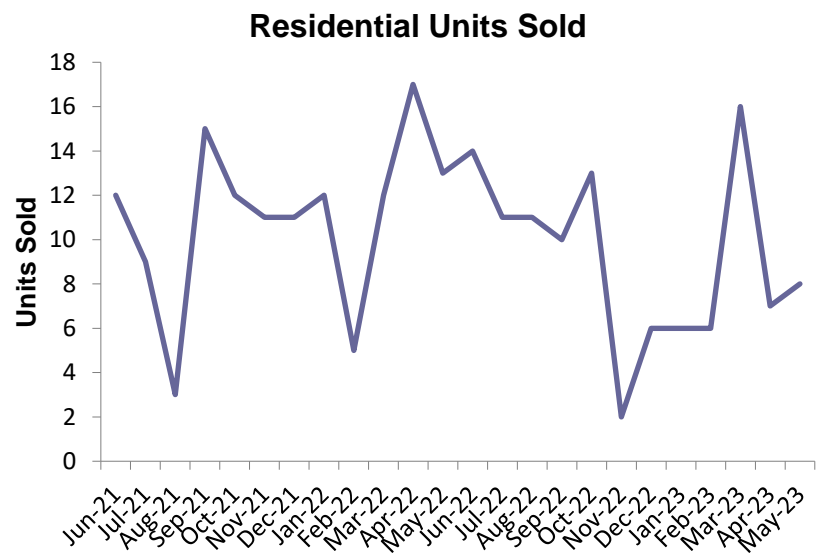


## Kitty Hawk

Average DOM - YTD	
2022	2023
24	35

Year to Date Sales		
Month / Year	Count	%Chg
2023	43	-27%
2022	59	-9%
2021	65	71%

Median Sales Price		
Month / Year	MSP	%Chg
2023	\$570,000	4%
2022	\$550,000	10%
2021	\$500,000	27%





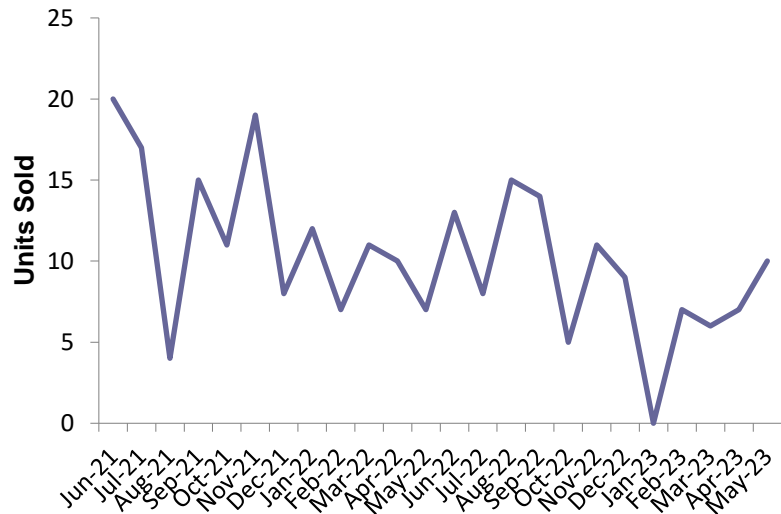
## Colington

Average DOM - YTD	
2022	2023
25	62

Year to Date Sales		
Month / Year	Count	%Chg
2023	30	-36%
2022	47	-40%
2021	78	90%

Median Sales Price		
Month / Year	MSP	%Chg
2023	\$447,450	-8%
2022	\$485,000	35%
2021	\$360,000	20%

### Residential Units Sold



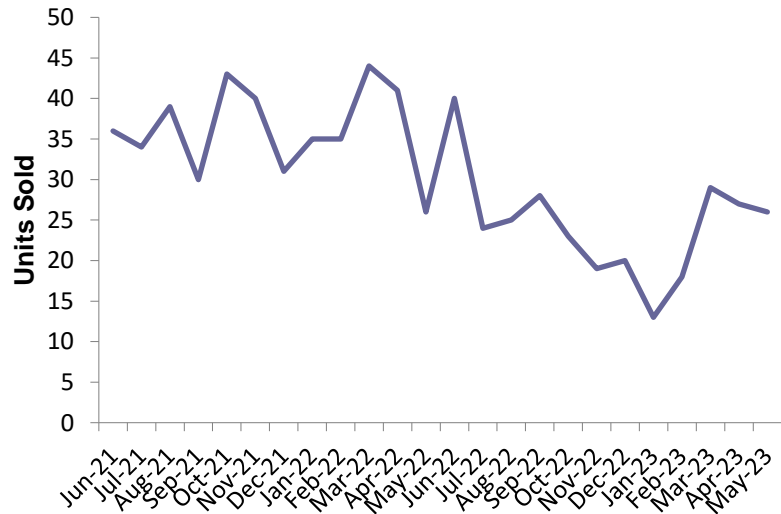
## Kill Devil Hills

Average DOM - YTD	
2022	2023
26	39

Year to Date Sales		
Month / Year	Count	%Chg
2023	113	-38%
2022	181	-10%
2021	200	75%

Median Sales Price		
Month / Year	MSP	%Chg
2023	\$499,500	3%
2022	\$485,000	18%
2021	\$410,000	24%

### Residential Units Sold

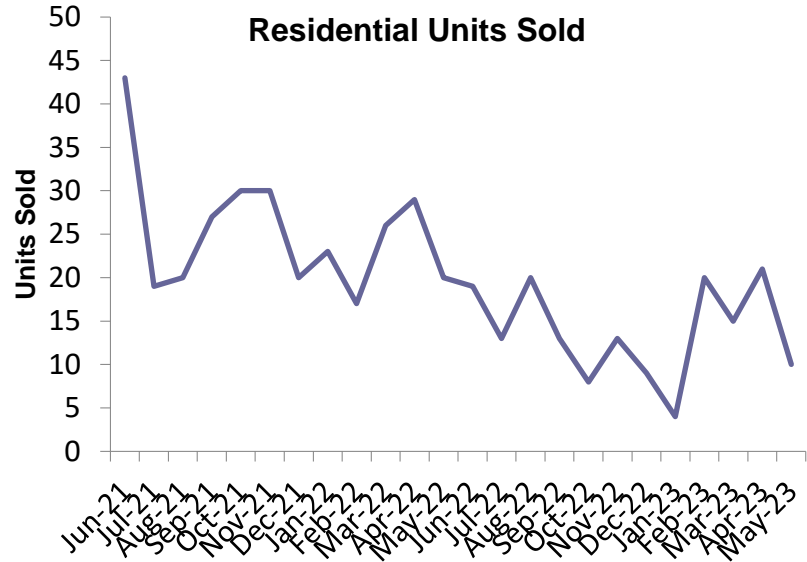


## Nags Head

Average DOM - YTD	
2022	2023
31	40

Year to Date Sales		
Month / Year	Count	%Chg
2023	70	-39%
2022	115	-28%
2021	160	100%

Median Sales Price		
Month / Year	MSP	%Chg
2023	\$652,450	-18%
2022	\$796,500	27%
2021	\$625,000	30%



## All Hatteras

Average DOM - YTD	
2022	2023
51	61

Year to Date Sales		
Month / Year	Count	%Chg
2023	101	-53%
2022	216	-26%
2021	292	181%

Median Sales Price		
Month / Year	MSP	%Chg
2023	\$570,000	-8%
2022	\$621,500	19%
2021	\$523,000	39%

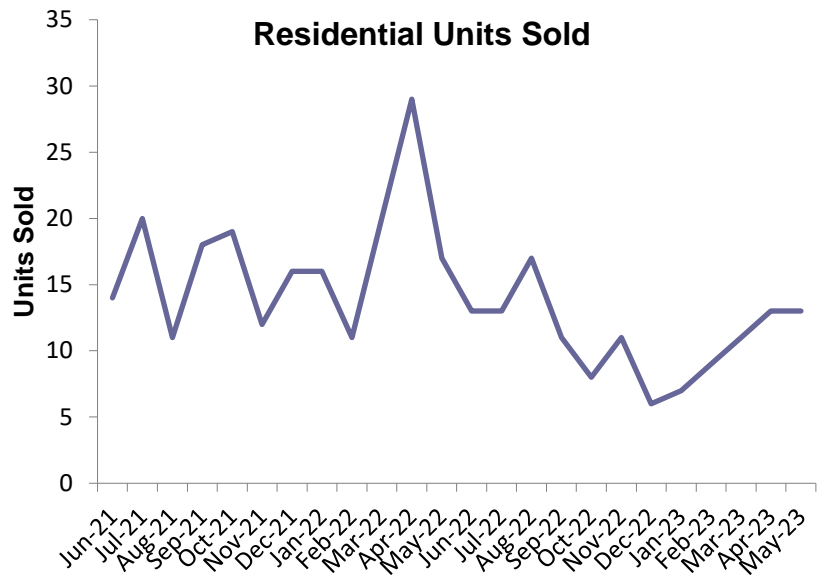


## Roanoke Island

Average DOM - YTD	
2022	2023
40	65

Year to Date Sales		
Month / Year	Count	%Chg
2013	53	-43%
2022	93	1%
2021	92	39%

Median Sales Price		
Month / Year	MSP	%Chg
2023	\$488,000	6%
2022	\$462,500	8%
2021	\$427,500	20%

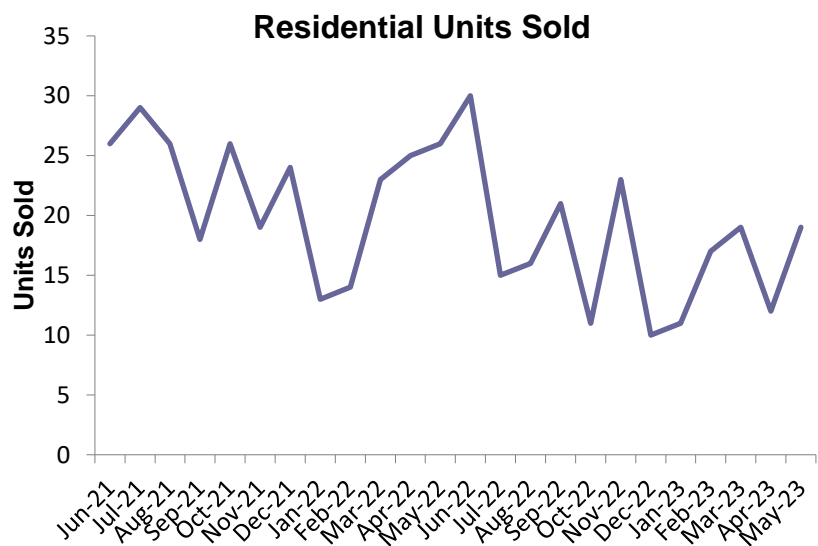


## Currituck Mainland

Average DOM - YTD	
2022	2023
37	62

Year to Date Sales		
Month / Year	Count	%Chg
2023	78	-23%
2022	101	0%
2021	101	23%

Median Sales Price		
Month / Year	MSP	%Chg
2023	\$369,950	-4%
2022	\$385,000	16%
2021	\$333,022	21%



## Ocracoke Island

Average DOM - YTD	
2022	2023
182	94

Year to Date Sales		
Month / Year	Count	%Chg
2023	7	-36%
2022	11	-35%
2021	17	240%

Median Sales Price		
Month / Year	MSP	%Chg
2023	\$530,000	-1%
2022	\$535,000	24%
2021	\$431,750	22%

