



June 2023 MLS Statistical Report

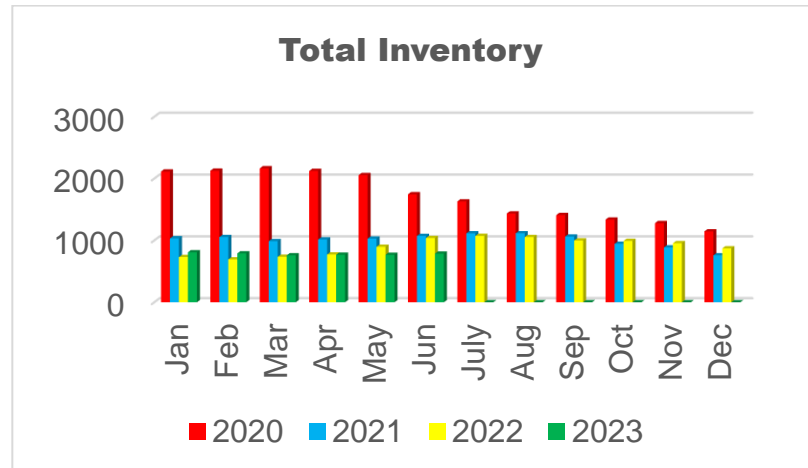
This month the Statistical report will focus on the good news:

- Inventory – Available inventory continues to remain stable although residential inventory has been creeping up ever so slightly.
- Sales – For the last 12 months, sales have been down 17%; however, June has the highest number of sales of 2023.
- Under Contract – The number of properties in an Under Contact status is at their lowest level since December 2022.

All Inventory

Month / Year	Count	%Chg
Jun'23	786	-24%
Jun'22	1039	-3%
Jun'21	1072	-39%

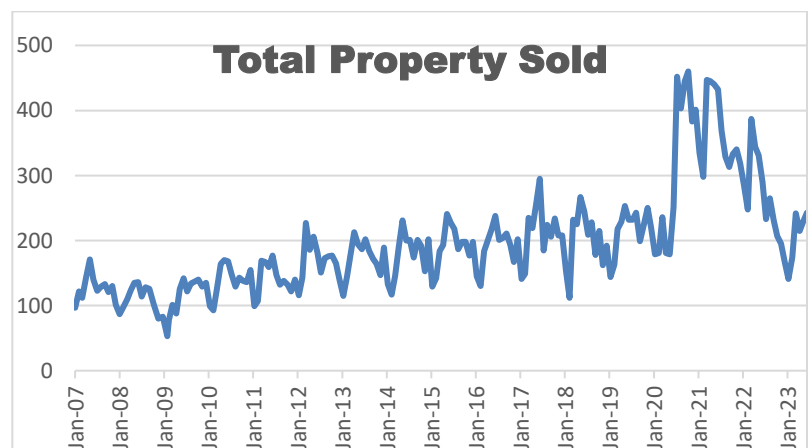
Total Inventory



All Sales

Year to Date	Count	%Chg
2023	1244	-34%
2022	1885	-21%
2021	2397	99%

Total Property Sold



Data Obtained: July 7, 2023

Note: This report reflects corrections / updates to previous data

Residential

YTD Residential Sales

Year to Date	Count	%Chg
2023	969	-33%
2022	1454	-23%
2021	1889	86%

Residential Median Sale Price

Month / Year	Count	%Chg
Jun'23	\$590,900	8%
Jun'22	\$545,000	3%
Jun'21	\$529,000	54%

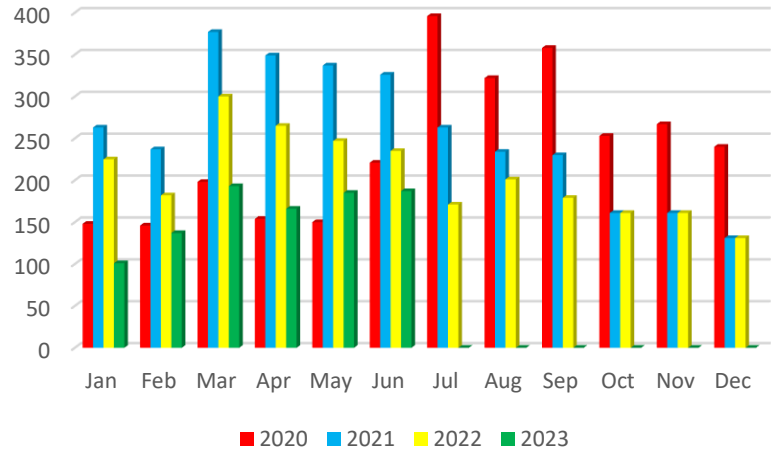
Residential Inventory

Month / Year	Count	%Chg
Jun'23	410	-22%
Jun'22	529	25%
Jun'21	422	-56%

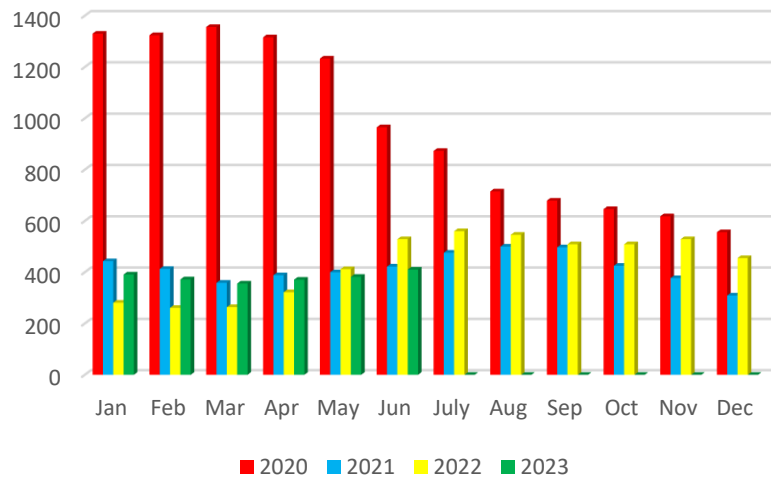
Residential YTD Days on Market

YTD	2022	2023
Average	37	56
Median	36	55

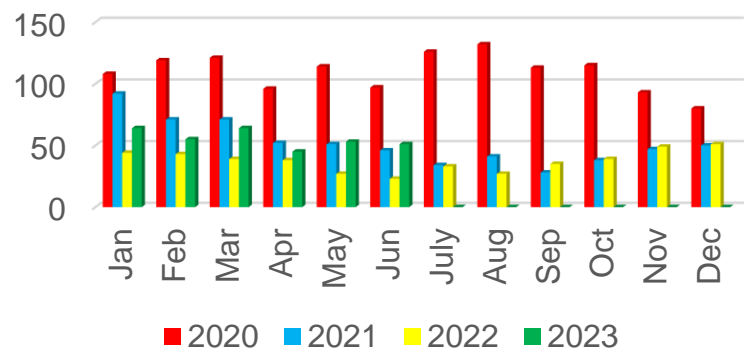
Residential Sales



Residential Inventory



Residential Days on the Market



Lots / Land

Lots / Land Yearly Sales

Year to Date	Count	%Chg
2023	261	-35%
2022	404	-17%
2021	487	182%

Lots / Land Median Price

Year to Date	Count	%Chg
2023	\$125,000	4%
2022	\$120,000	24%
2021	\$97,000	5%

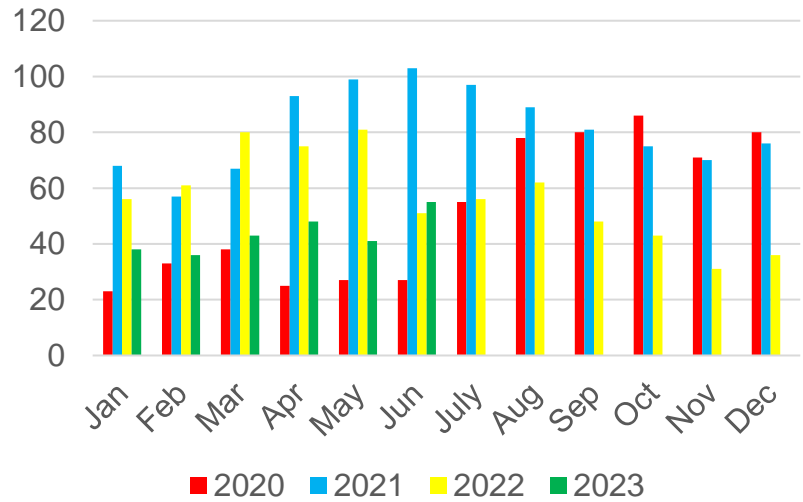
Total Lots / Land Inventory

Month / Year	Count	%Chg
Jun'23	343	-26%
Jun'22	465	-21%
Jun'21	590	-18%

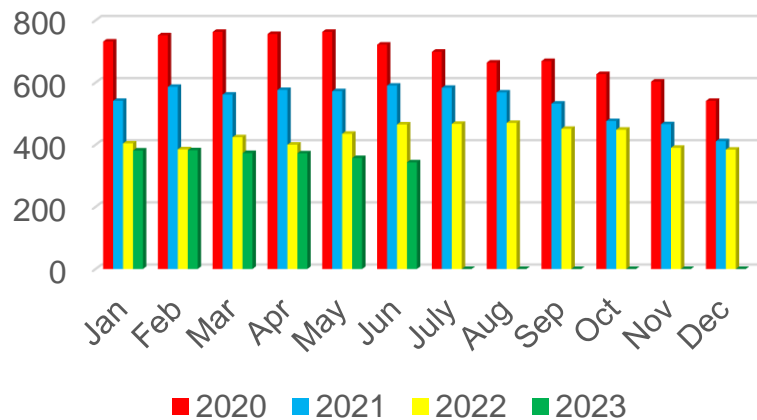
Lots / Land YTD Days on Market

YTD	2021	2022
Average	183	137
Median	126	191

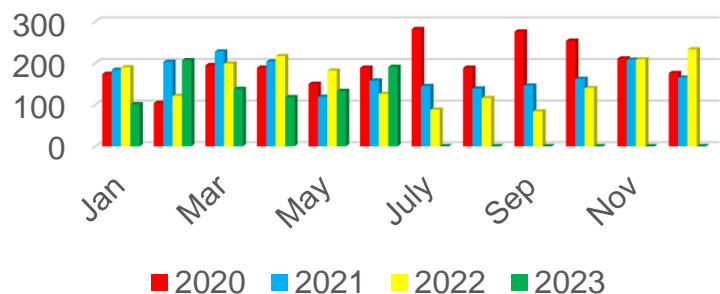
Lots / Land Units Sold



Lots / Land Inventory



Lots / Land DOM

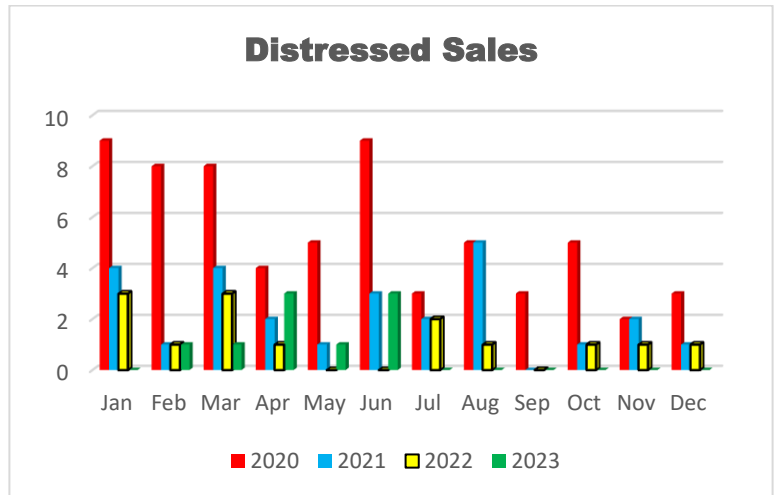


Distressed Sales

MLS Listed Short Sales / Bank Owned Properties

Dare County & Surrounding Areas Year to Date Distressed Sales

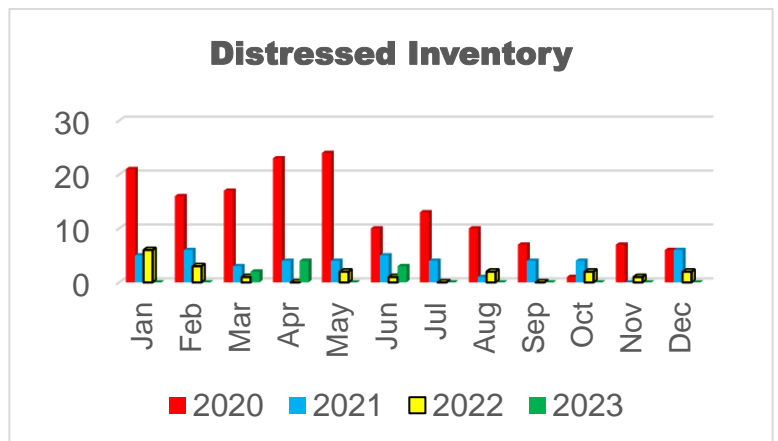
Month / Year	Count	%Chg
Jun'23	3	
Jun'22	0	-100%
Jun'21	3	-67%



Distressed Inventory

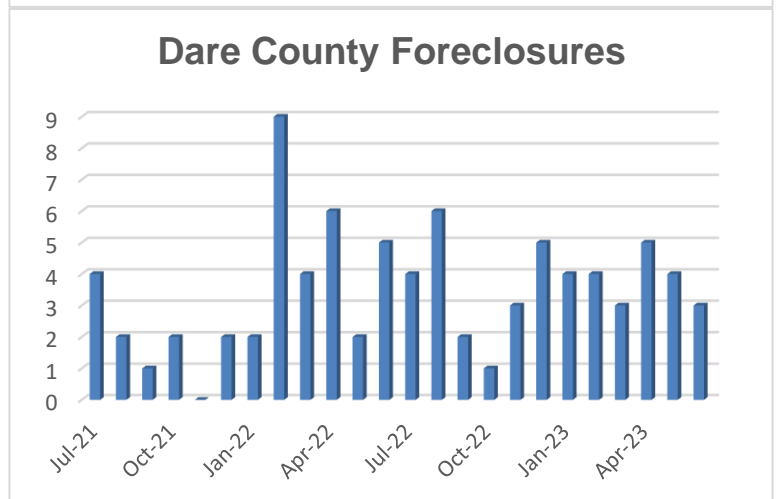
Dare County & Surrounding Areas Year to Date Distressed Inventory

Month / Year	Count	%Chg
Jun'23	3	400%
Jun'22	1	-80%
Jun'21	5	-50%

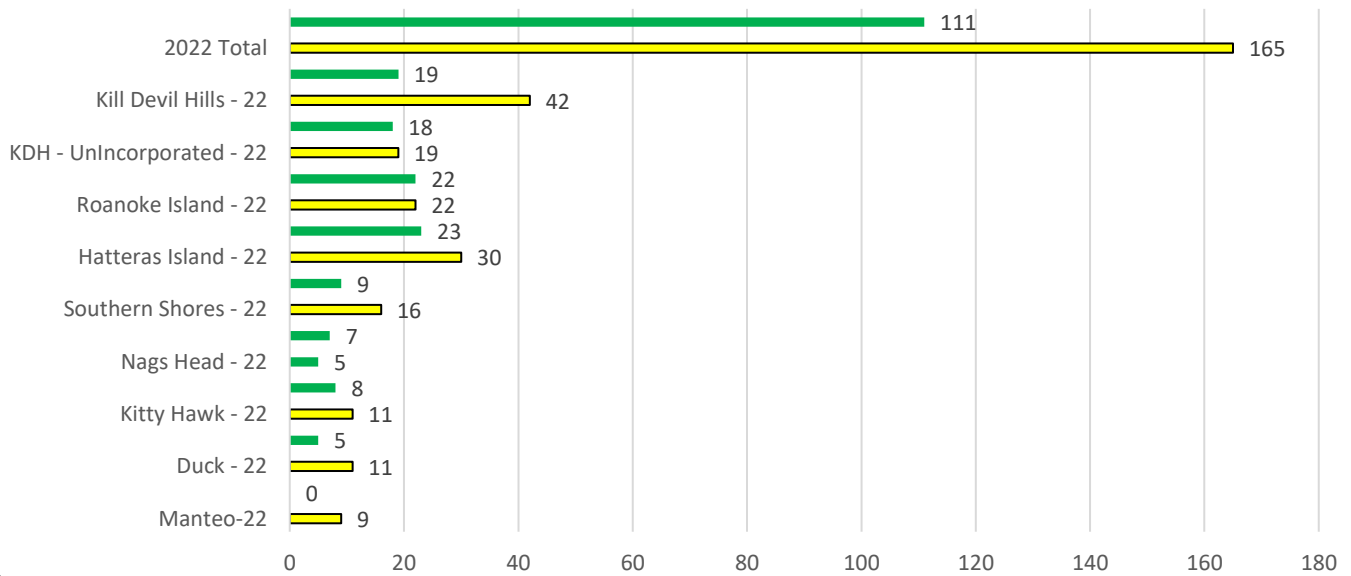


Dare County Only Foreclosures

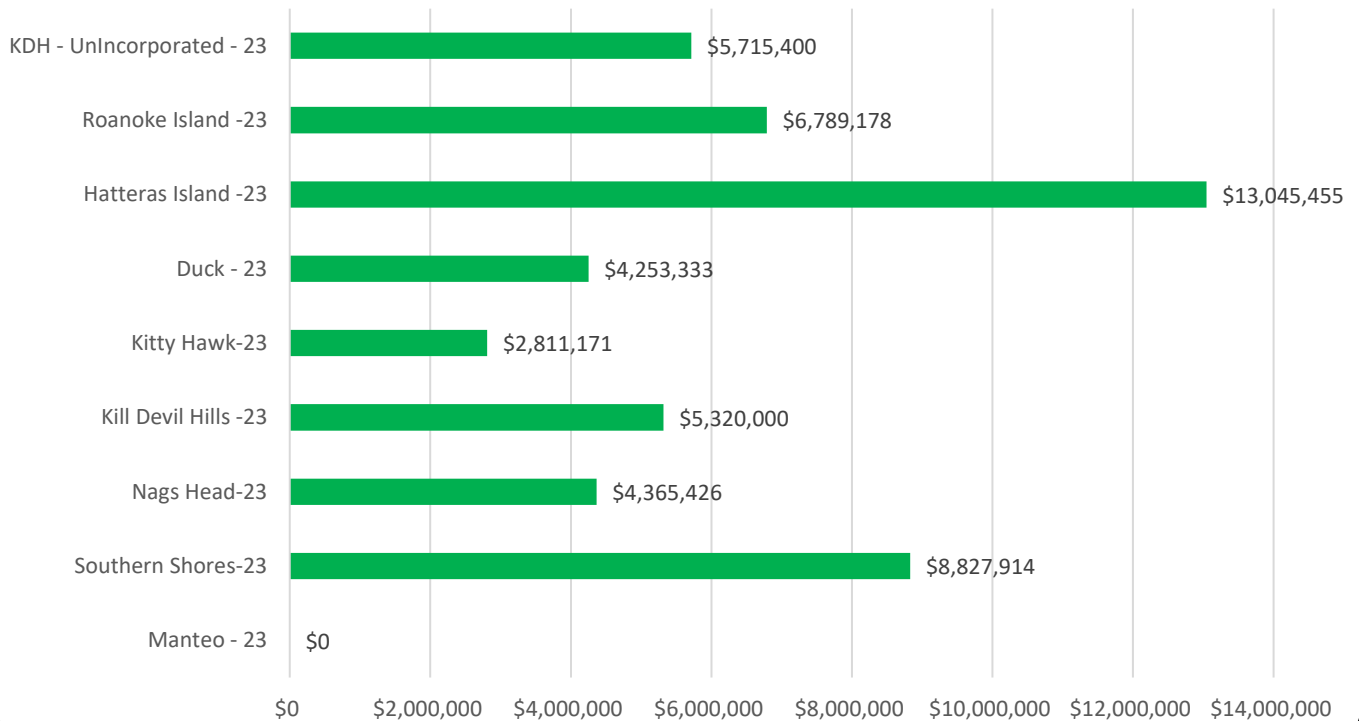
*Court Ordered Foreclosures



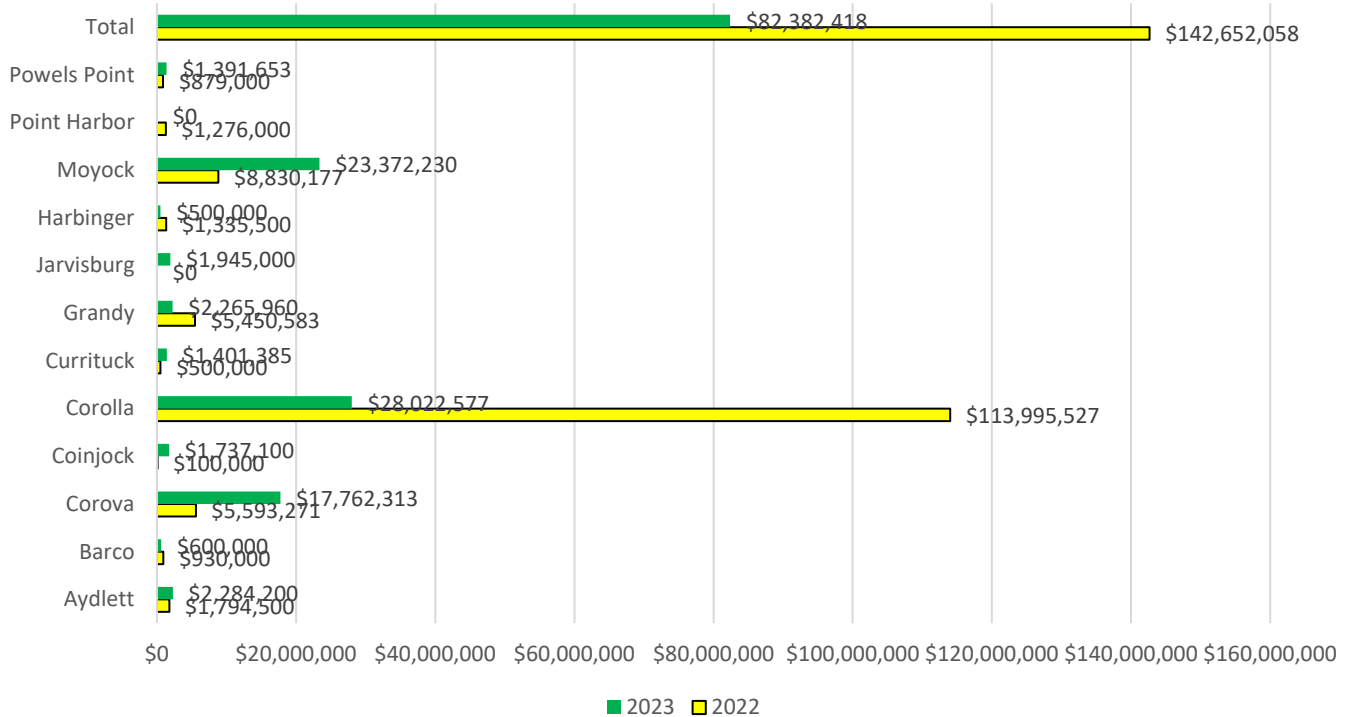
Dare County Building Permits Issued 2022 vs 2023 Residential New Construction



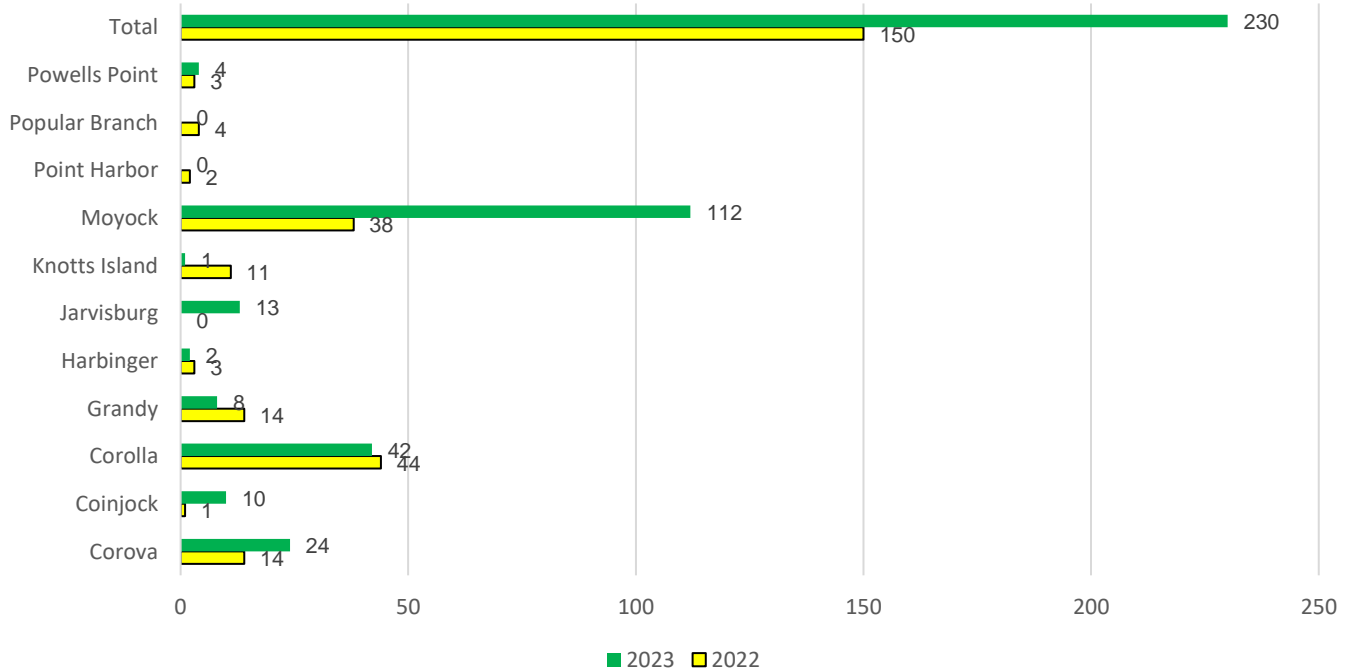
Dare County Building Permit Value 2023 Residential New Construction



Currituck County Building Permit Value 2022 vs 2023 Residential New Construction



Currituck County Building Permits 2022 - 2023 Residential New Construction



Outer Banks Towns / Areas

Corolla

Average DOM - YTD	
2022	2023
32	63

Year to Date Sales		
Year to Date	Count	%Chg
2023	130	-29%
2022	184	-41%
2021	314	142%

Median Sales Price		
Year	MSP	%Chg
2023	\$854,500	-7%
2022	\$915,000	26%
2021	\$725,450	30%

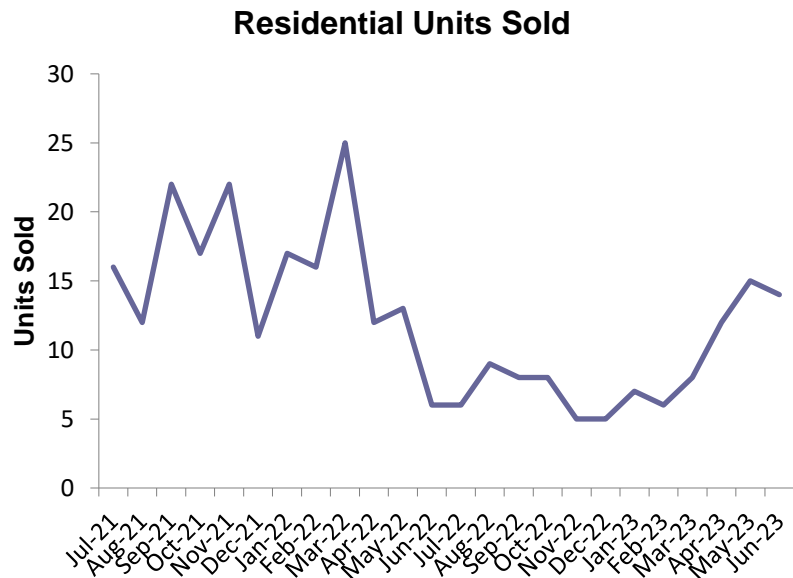


Duck

Average DOM - YTD	
2022	2023
38	78

Year to Date Sales		
Year to Date	Count	%Chg
2023	62	-30%
2022	89	-34%
2021	134	65%

Median Sales Price		
Year	MSP	%Chg
2023	\$730,000	-19%
2022	\$902,500	39%
2021	\$650,000	25%



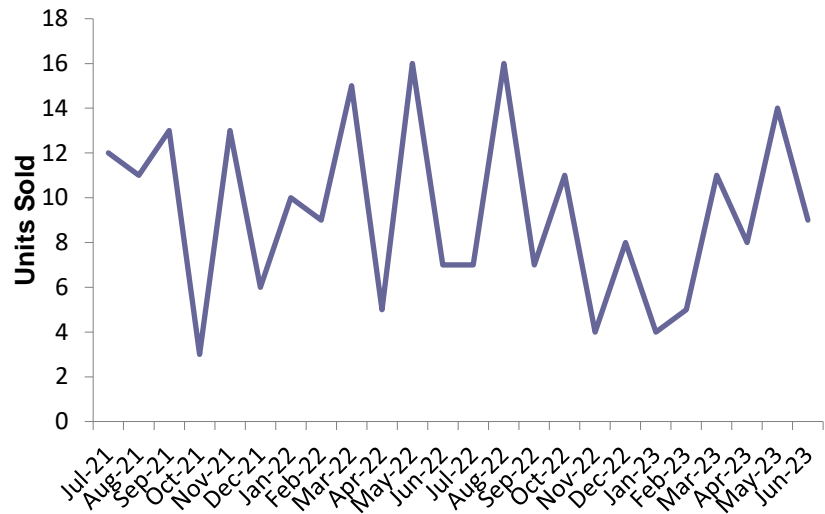
Southern Shores

Average DOM - YTD	
2022	2023
27	38

Year to Date Sales		
Year to Date	Count	%Chg
2023	51	-18%
2022	62	-5%
2021	65	48%

Median Sales Price		
Year	MSP	%Chg
2023	\$740,000	-5%
2022	\$780,000	19%
2021	\$655,000	28%

Residential Units Sold



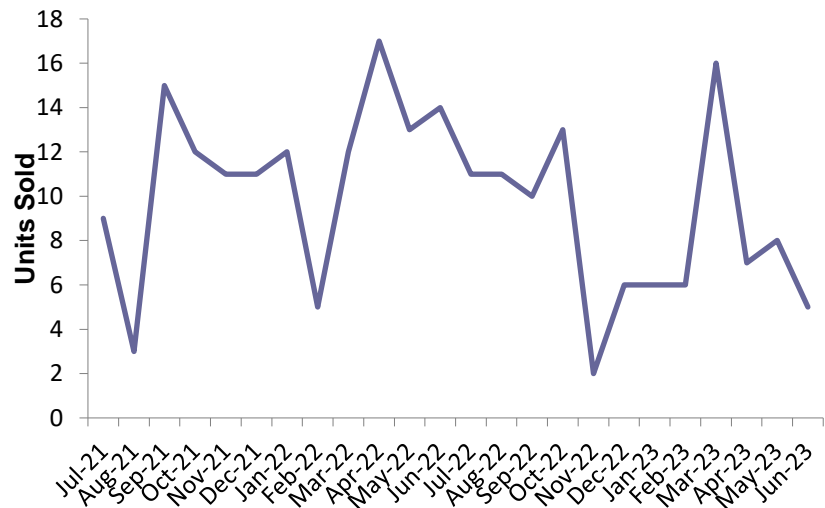
Kitty Hawk

Average DOM - YTD	
2022	2023
22	36

Year to Date Sales		
Year to Date	Count	%Chg
2023	48	-34%
2022	73	-5%
2021	77	51%

Median Sales Price		
Year	MSP	%Chg
2023	\$575,000	0%
2022	\$575,000	15%
2021	\$500,000	27%

Residential Units Sold



Colington

Average DOM - YTD	
2022	2023
22	52

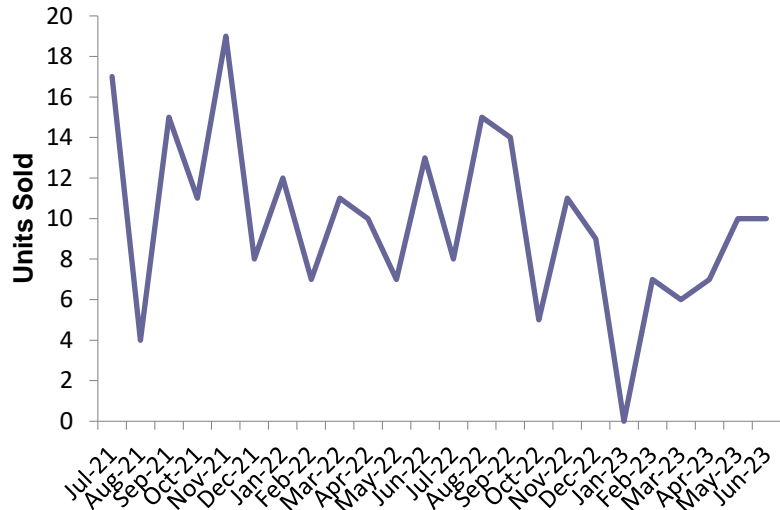
Year to Date Sales

Year to Date	Count	%Chg
2023	40	-33%
2022	60	-39%
2021	98	92%

Median Sales Price

Month / Year	MSP	%Chg
2023	\$449,450	-7%
2022	\$485,000	35%
2021	\$360,000	20%

Residential Units Sold



Kill Devil Hills

Average DOM - YTD	
2022	2023
25	40

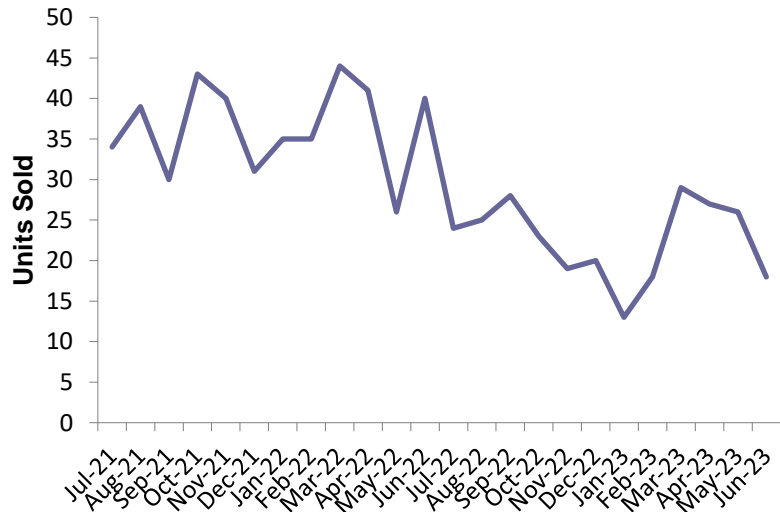
Year to Date Sales

Year to Date	Count	%Chg
2023	131	-41%
2022	221	-6%
2021	236	72%

Median Sales Price

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

Residential Units Sold

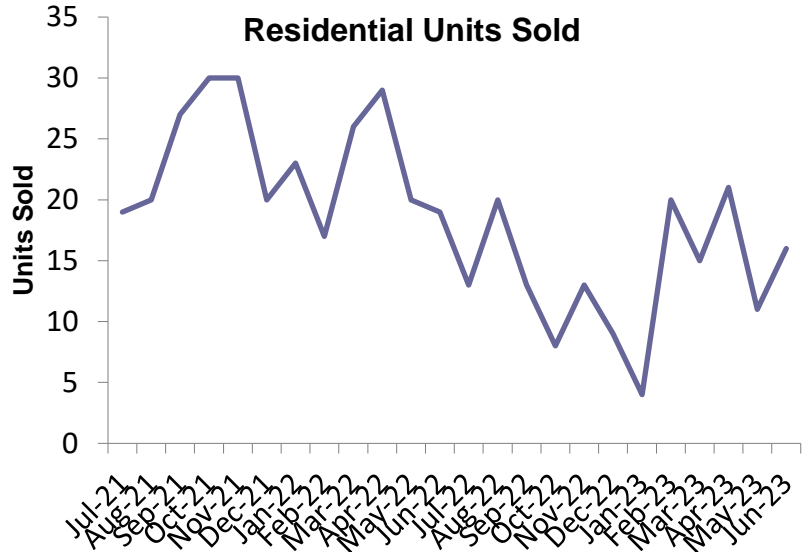


Nags Head

Average DOM - YTD	
2022	2023
29	43

Year to Date Sales		
Year to Date	Count	%Chg
2023	87	-35%
2022	134	-34%
2021	203	109%

Median Sales Price		
Month / Year	MSP	%Chg
2023	\$661,000	-17%
2022	\$796,750	27%
2021	\$625,000	30%



All Hatteras

Average DOM - YTD	
2022	2023
50	58

Year to Date Sales		
Year to Date	Count	%Chg
2023	132	-45%
2022	239	-31%
2021	344	177%

Median Sales Price		
Month / Year	MSP	%Chg
2023	\$572,500	-8%
2022	\$620,000	19%
2021	\$523,000	39%

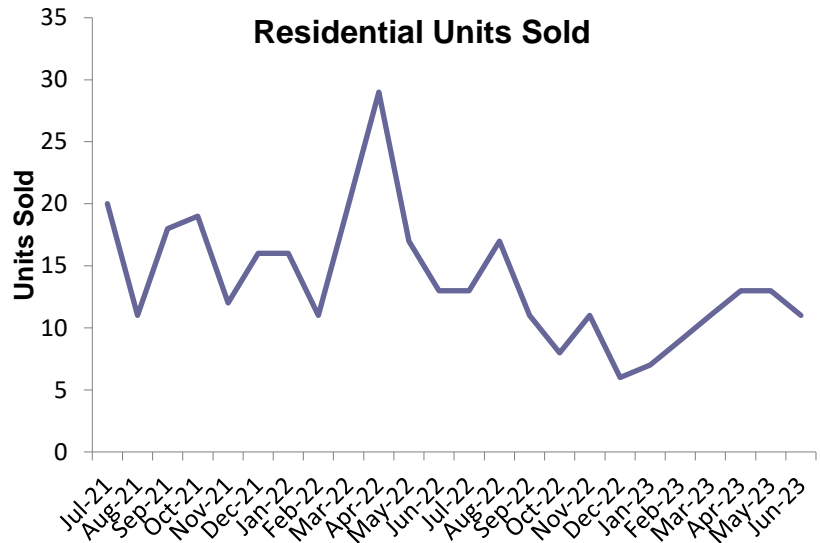


Roanoke Island

Average DOM - YTD	
2022	2023
37	70

Year to Date Sales		
Year to Date	Count	%Chg
2013	64	-40%
2022	106	0%
2021	106	28%

Median Sales Price		
Month / Year	MSP	%Chg
2023	\$494,000	10%
2022	\$450,000	5%
2021	\$427,500	20%

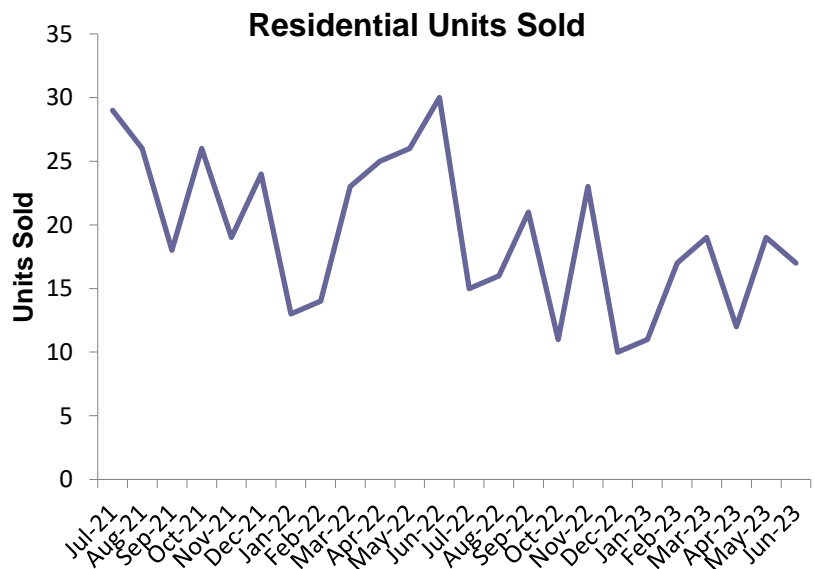


Currituck Mainland

Average DOM - YTD	
2022	2023
35	59

Year to Date Sales		
Year to Date	Count	%Chg
2023	95	-27%
2022	131	3%
2021	127	23%

Median Sales Price		
Month / Year	MSP	%Chg
2023	\$379,900	-1%
2022	\$385,000	16%
2021	\$333,022	21%



Ocracoke Island

Average DOM - YTD	
2022	2023
133	77

Year to Date Sales

Year to Date	Count	%Chg
2023	9	-44%
2022	16	-33%
2021	24	300%

Median Sales Price

Month / Year	MSP	%Chg
2023	\$515,464	-4%
2022	\$535,000	24%
2021	\$431,750	22%

