



## August 2023 MLS Statistical Report

For this month's report, the MLS has gathered some Realtor.com statistics and compared them to what we are seeing in our MLS. The statistics below compare 2022 with 2023. What we are seeing locally is very comparable to what is going on nationally.

Compare	National Statistics	OBAR Statistics
Active Listings	Decreased by 7.9%	Decreased by 14%
Under Contract Listings	Decreased by 9.2%	Decreased by 24%
Days on Market	46 – 5 Days Longer	51 – 17 Days Longer
Median Sale Price	Increased by 0.7%	Down by 6% from 2022
New Homes Listed	7.5% fewer new homes	29% fewer new homes

Total Active Inventory		
Month / Year	Count	%Chg
Aug'23	838	-20%
Aug'22	1053	-5%
Aug'21	1114	-22%

Total Under Contract		
Month / Year	Count	%Chg
2023	373	-24%
2022	488	-31%
2021	708	-23%

Residential Avg Days on Market		
Month / Year	Count	%Chg
2023	51	50%
2022	34	-40%
2021	57	-50%

YTD New Listings Added to MLS		
Month / Year	Count	%Chg
2023	2173	-29%
2022	3044	-14%
2021	3551	17%

Lots / Land Avg Days on Market		
Month / Year	Count	%Chg
2023	134	-13%
2022	155	-10%
2021	173	-6%

Data Obtained: September 7, 2023

Note: This report reflects corrections / updates to previous data

# Residential

## YTD Residential Sales

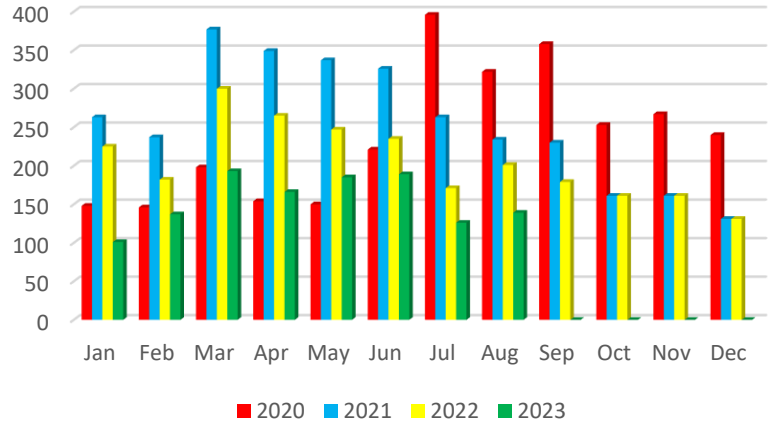
Year to Date	Count	%Chg
2023	1236	-32%
2022	1826	-23%
2021	2386	38%

## Residential Inventory

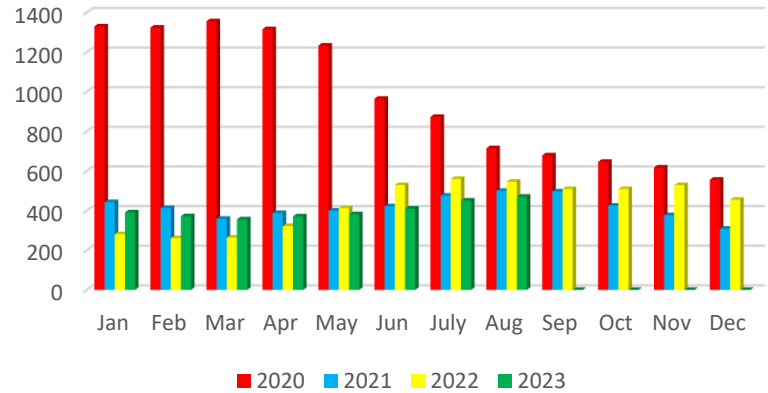
Month / Year	Count	%Chg
Aug'23	470	-14%
Aug'22	546	9%
Aug'21	500	-30%

YTD	2022	2023
Average	34	51
Median	10	18

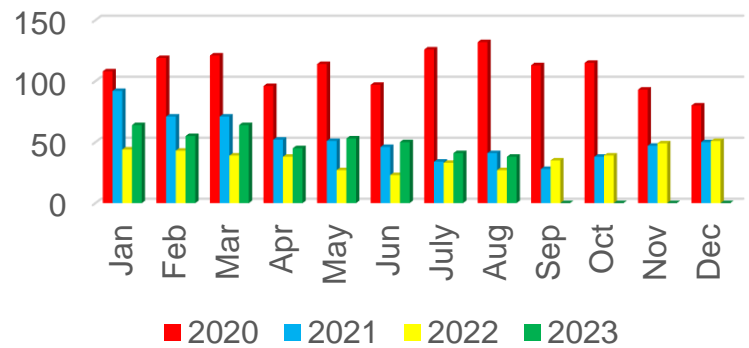
## Residential Sales



## Residential Inventory



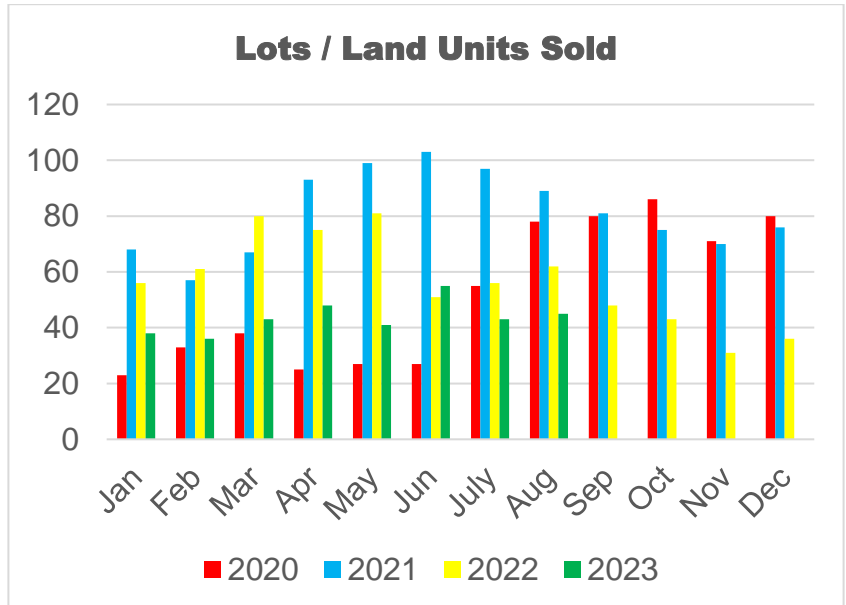
## Residential Days on the Market



## Lots / Land

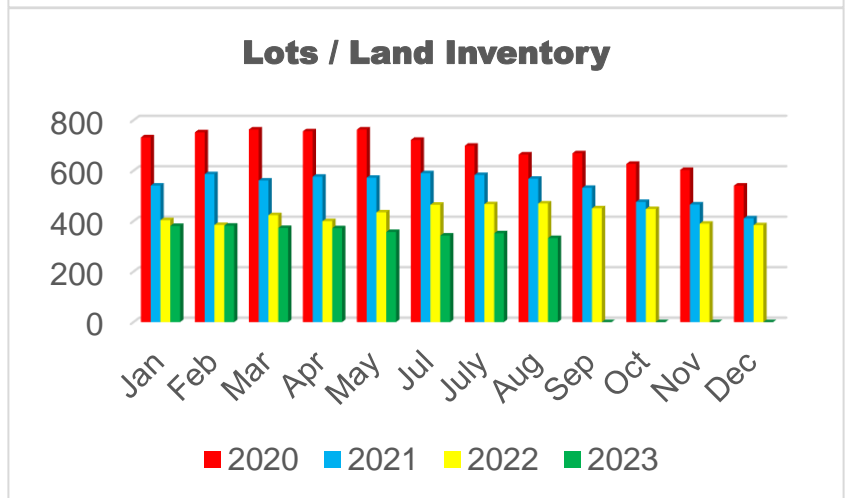
### YTD Lot / Land Sales

Month / Year	Count	%Chg
2023	349	-33%
2022	522	-22%
2021	673	120%



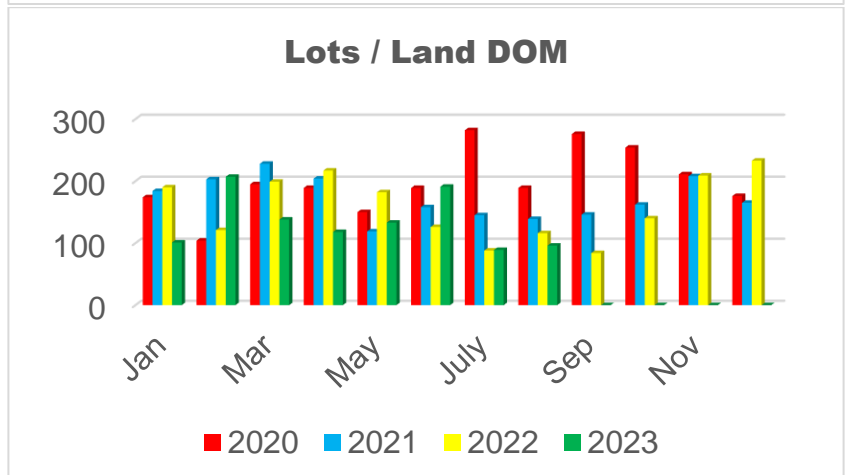
### YTD Lot / Land Inventory

Month / Year	Count	%Chg
Aug'23	333	-29%
Aug'22	470	-17%
Aug'21	568	-14%



### Lots / Land YTD Days on Market

YTD	2022	2023
Average	159	133
Median	56	53

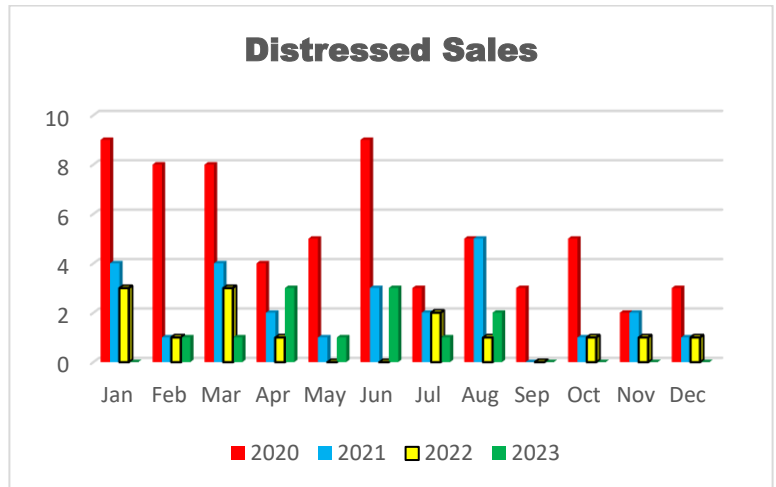


## Distressed Sales

MLS Listed Short Sales / Bank Owned Properties

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

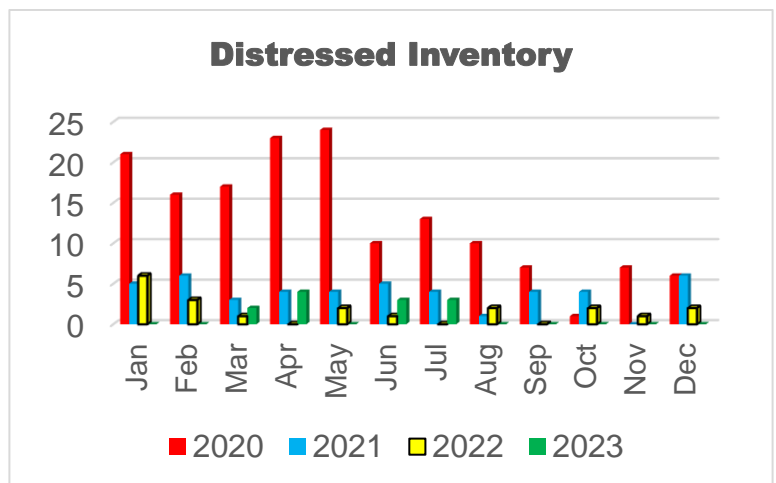
Month / Year	Count	%Chg
Aug'23	2	100%
Aug'22	1	-80%
Aug'21	5	0%



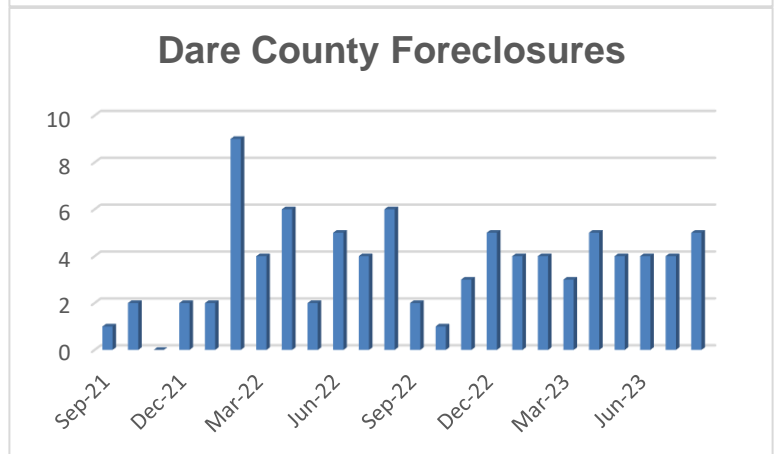
## Distressed Inventory

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

Month / Year	Count	%Chg
Aug'23	0	400%
Aug'22	2	100%
Aug'21	1	-90%



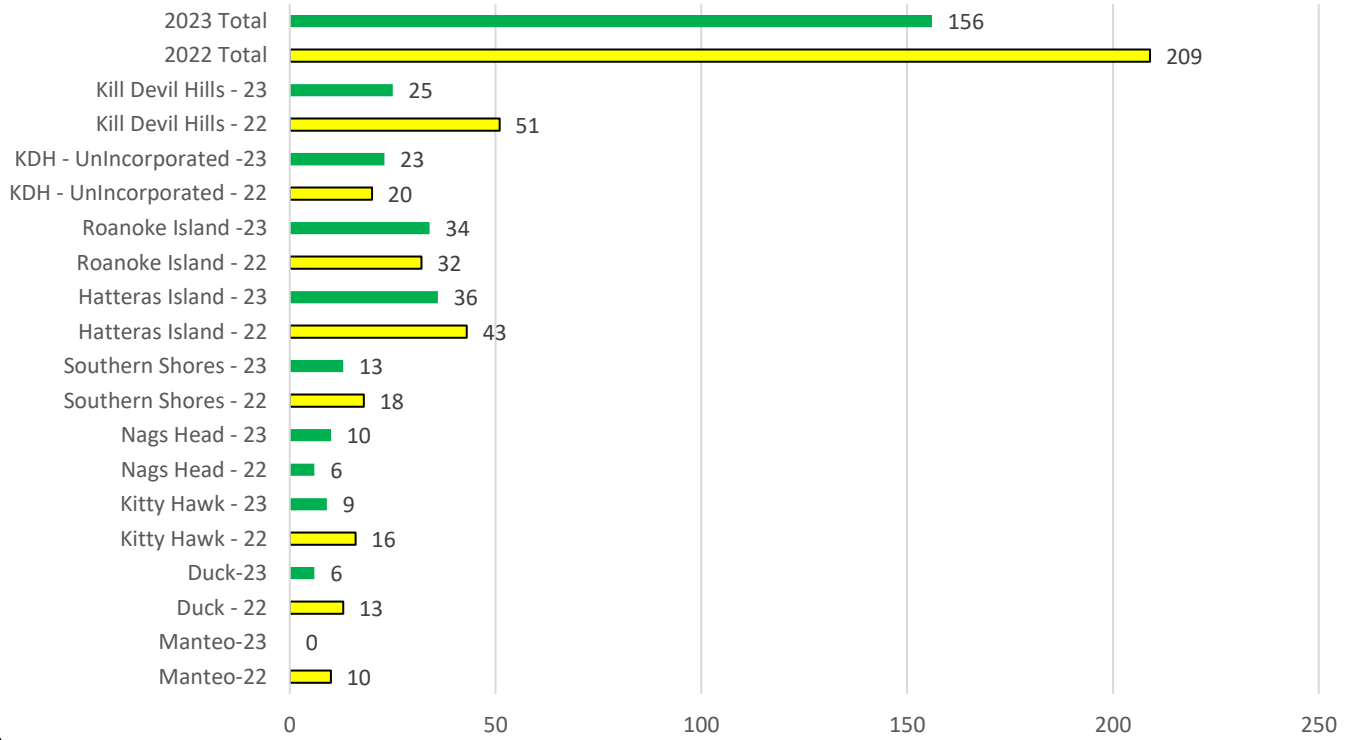
## Dare County Foreclosures



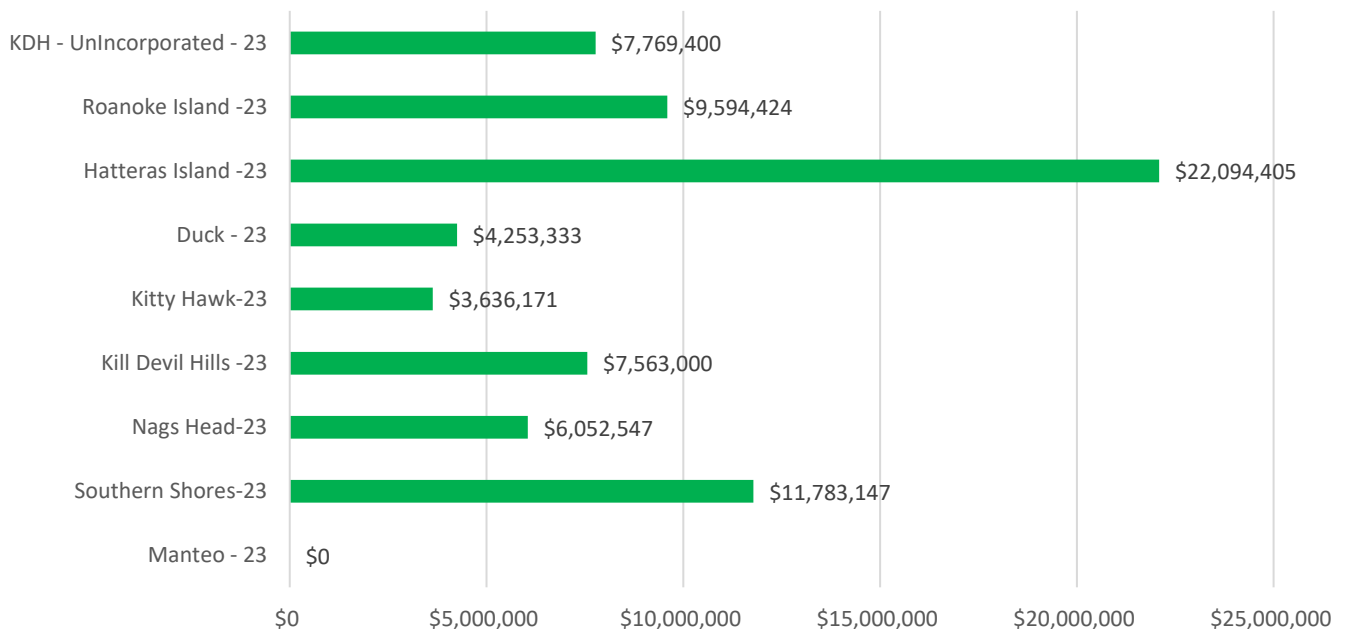
### Dare County Only Foreclosures

\*Court Ordered Foreclosures

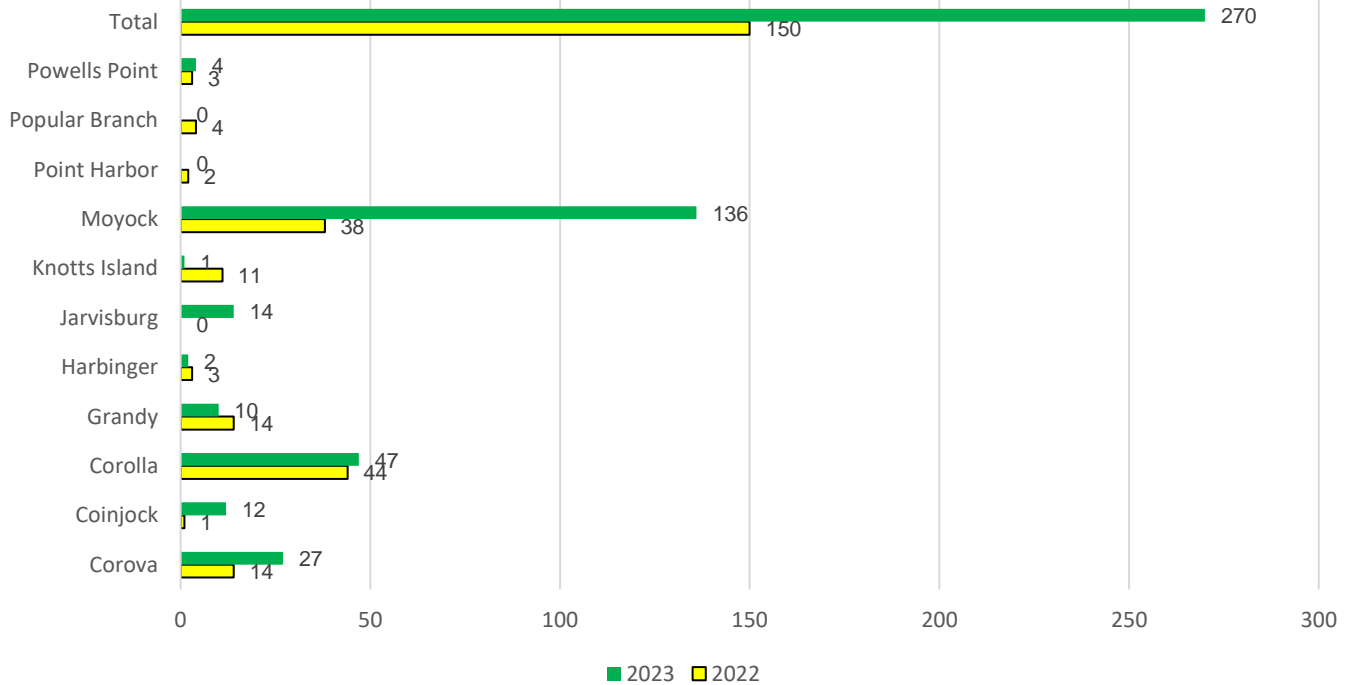
### Dare County Building Permits Issued 2022 vs 2023 Residential New Construction



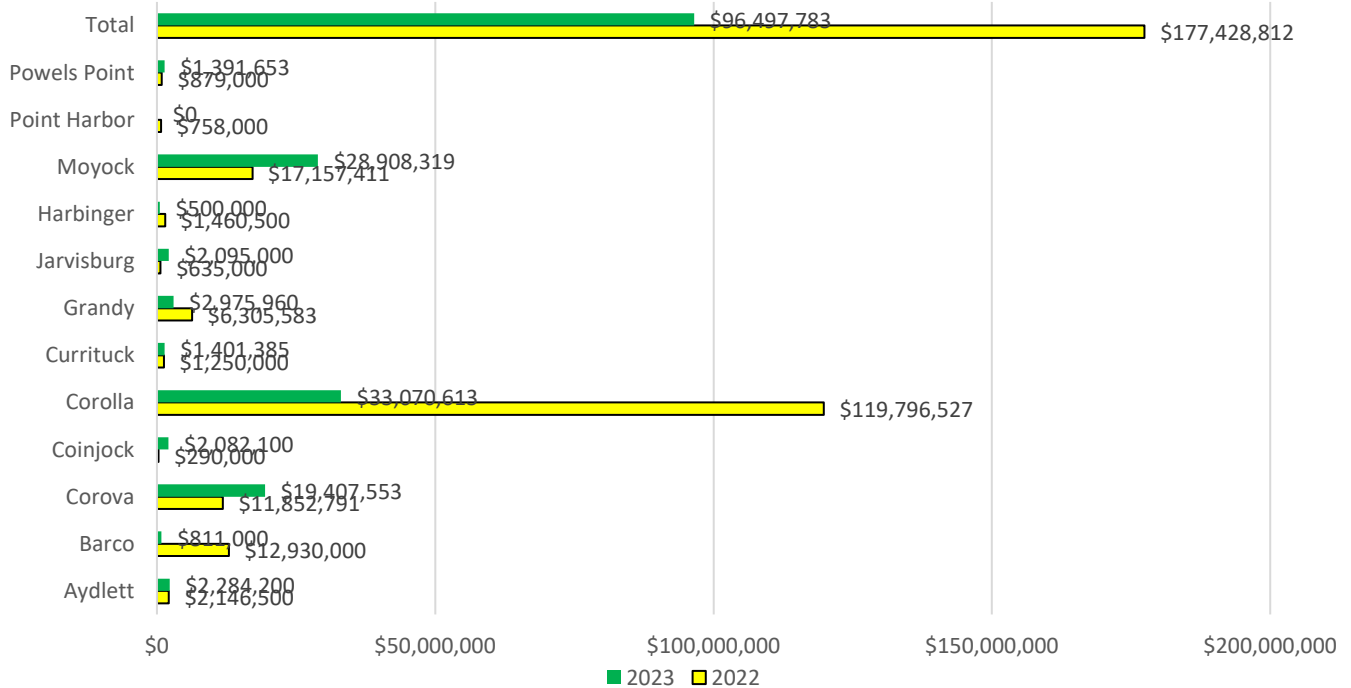
### Dare County Building Permit Value 2023 Residential New Construction



### Currituck County Building Permits 2022 - 2023 Residential New Construction



### Currituck County Building Permit Value 2022 vs 2023 Residential New Construction



## Outer Banks Towns / Areas

### Corolla

Average DOM - YTD	
2022	2023
32	60

Year to Date Sales		
Year to Date	Count	%Chg
2023	185	-30%
2022	265	-32%
2021	388	48%

Median Sales Price		
Year	MSP	%Chg
2023	\$820,000	-3%
2022	\$846,000	17%
2021	\$725,450	30%

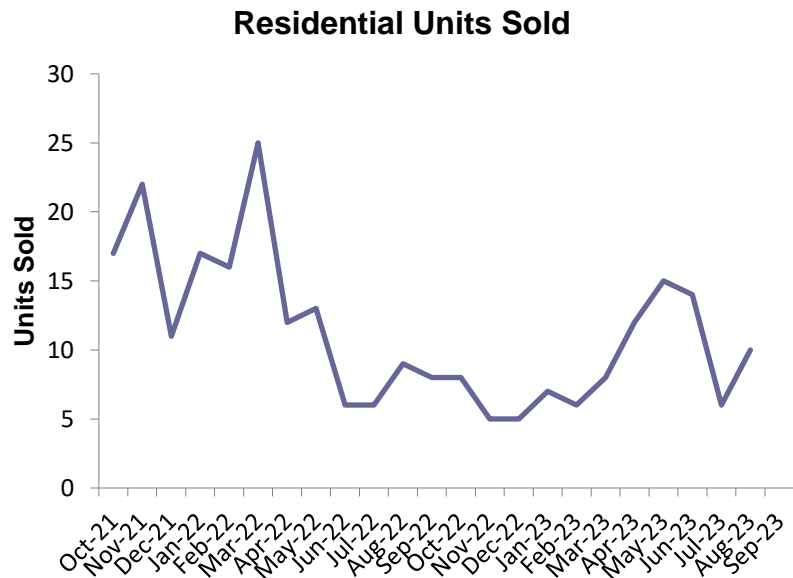


### Duck

Average DOM - YTD	
2022	2023
34	88

Year to Date Sales		
Year to Date	Count	%Chg
2023	78	-25%
2022	104	-36%
2021	162	9%

Median Sales Price		
Year	MSP	%Chg
2023	\$644,125	-29%
2022	\$902,500	39%
2021	\$650,000	25%



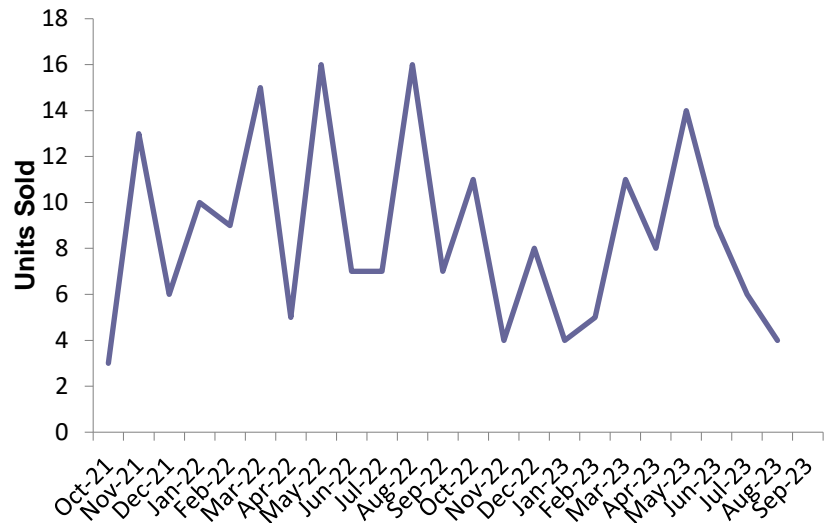
## Southern Shores

Average DOM - YTD	
2022	2023
26	36

Year to Date Sales		
Year to Date	Count	%Chg
2023	61	-28%
2022	85	-3%
2021	88	19%

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

### Residential Units Sold



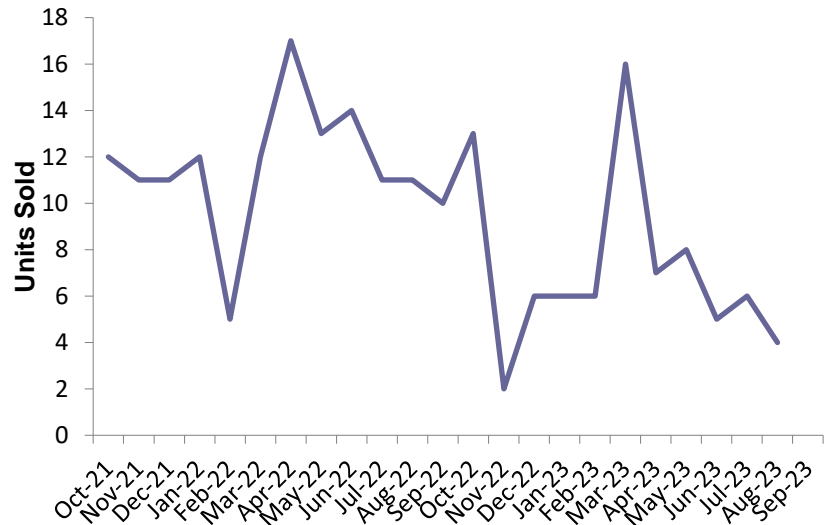
## Kitty Hawk

Average DOM - YTD	
2022	2023
20	33

Year to Date Sales		
Year to Date	Count	%Chg
2023	58	-39%
2022	95	7%
2021	89	5%

Median Sales Price		
Year	MSP	%Chg
2023	\$567,500	-1%
2022	\$575,000	15%
2021	\$500,000	27%

### Residential Units Sold





## Colington

Average DOM - YTD	
2022	2023
21	44

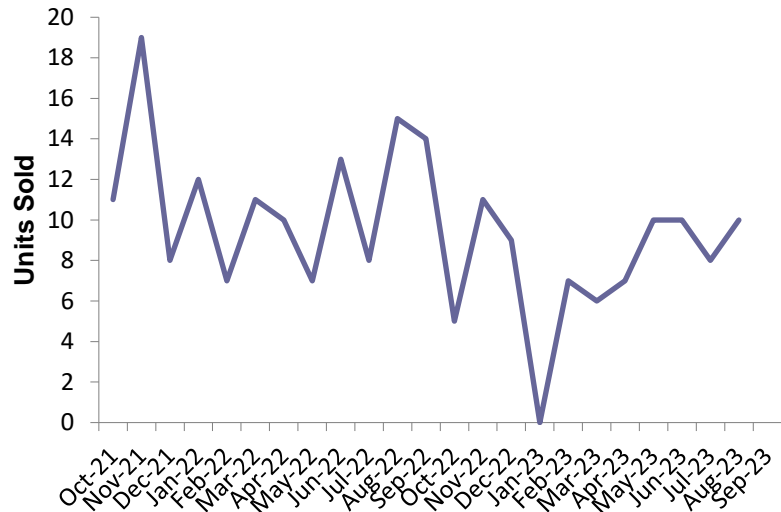
### Year to Date Sales

Year to Date	Count	%Chg
2023	58	-30%
2022	83	-30%
2021	119	23%

### Median Sales Price

Month / Year	MSP	%Chg
2023	\$456,950	-6%
2022	\$485,000	35%
2021	\$360,000	20%

### Residential Units Sold



## Kill Devil Hills

### Average DOM - YTD

2022	2023
24	37

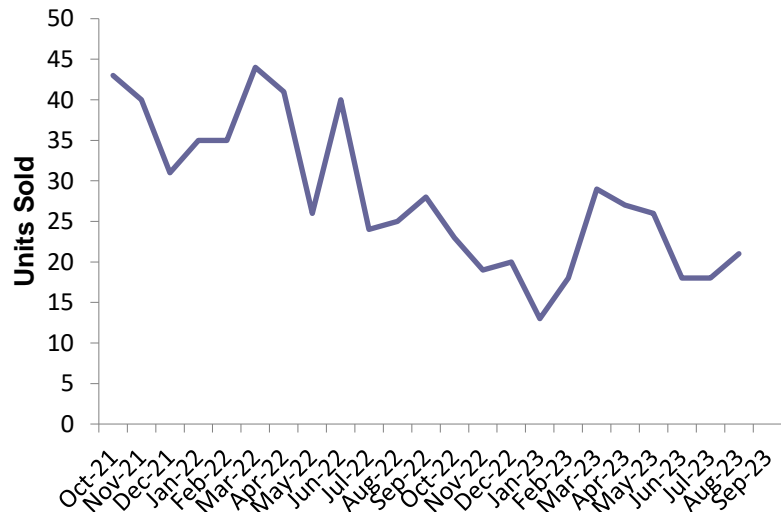
### Year to Date Sales

Year to Date	Count	%Chg
2023	170	-37%
2022	270	-13%
2021	309	40%

### Median Sales Price

Month / Year	MSP	%Chg
2023	\$536,500	11%
2022	\$485,000	18%
2021	\$410,000	24%

### Residential Units Sold

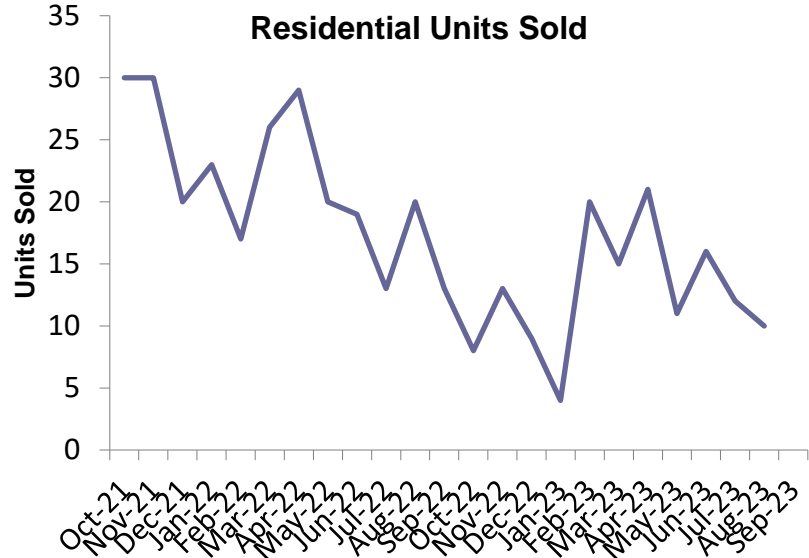


## Nags Head

Average DOM - YTD	
2022	2023
27	36

Year to Date Sales		
Year to Date	Count	%Chg
2023	109	-35%
2022	167	-31%
2021	242	53%

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
48	59

Year to Date Sales		
Year to Date	Count	%Chg
2023	166	-43%
2022	290	-32%
2021	425	79%

Median Sales Price		
Month / Year	MSP	%Chg
2023	\$575,000	-7%
2022	\$620,000	19%
2021	\$523,000	39%

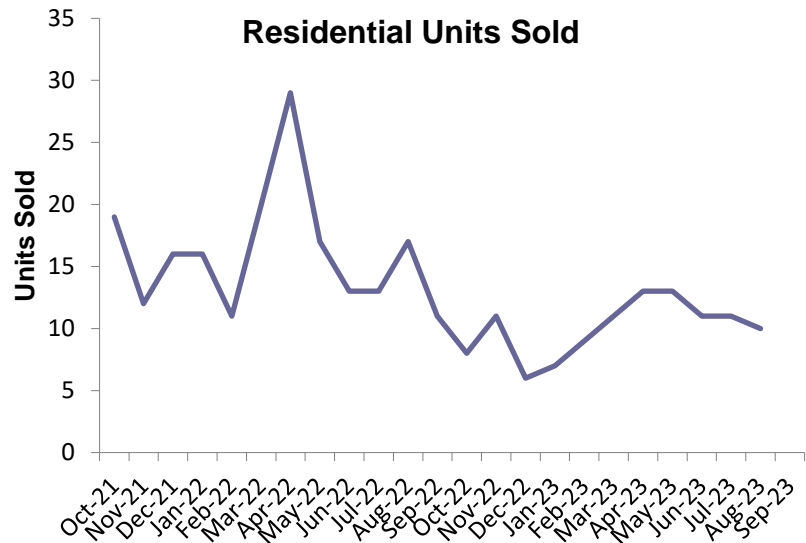


## Roanoke Island

Average DOM - YTD	
2022	2023
39	60

Year to Date Sales		
Year to Date	Count	%Chg
2023	85	-38%
2022	136	-1%
2021	137	5%

Median Sales Price		
Month / Year	MSP	%Chg
2023	\$485,500	8%
2022	\$450,000	5%
2021	\$427,500	20%

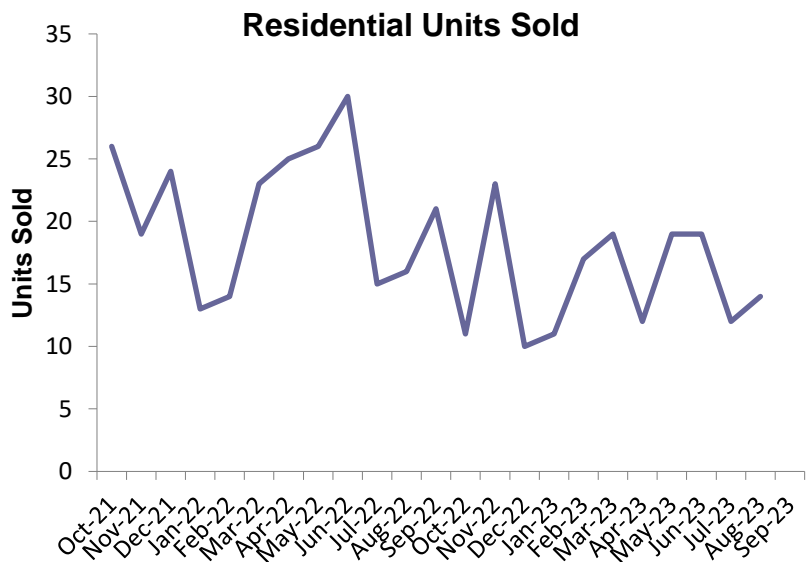


## Currituck Mainland

Average DOM - YTD	
2022	2023
33	50

Year to Date Sales		
Year to Date	Count	%Chg
2023	123	-24%
2022	162	-11%
2021	182	26%

Median Sales Price		
Month / Year	MSP	%Chg
2023	\$375,000	-3%
2022	\$385,000	16%
2021	\$333,022	21%



## Ocracoke Island

Average DOM - YTD	
2022	2023
34	70

Year to Date Sales		
Year to Date	Count	%Chg
2023	10	-60%
2022	25	-22%
2021	32	256%

Median Sales Price		
Month / Year	MSP	%Chg
2023	\$505,232	-6%
2022	\$535,000	24%
2021	\$431,750	22%

