



## September 2023 MLS Statistical Report

According to the latest data provided by the National Association of REALTORS® (NAR), existing home sales have improved in the Midwest, they were unchanged in the Northeast and have slipped in the South and the West. However, all four regions have recorded year-over-year declines in sales and inventory. On the Outer Banks (OBX), we too have seen a year-over-year decline in sales with Residential sales down 9%, Lots / Land sales down 31% and Commercial sales down 44%.

On the OBX, total inventory has declined by 16% with residential inventory down 4% and Lots / Land inventory down 29%

### Total Active Inventory

Month / Year	Count	%Chg
Sept'23	843	-16%
Sept'22	999	-6%
Sept'21	1062	-25%

### Total Under Contract

Month / Year	Count	%Chg
2023	379	-20%
2022	471	-40%
2021	783	-20%

### Residential Avg Days on Market

Month / Year	Count	%Chg
2023	52	52%
2022	34	-36%
2021	54	-53%

### Lots / Land Avg Days on Market

Month / Year	Count	%Chg
2023	119	-19%
2022	147	-13%
2021	170	-13%

### YTD New Listings Added to MLS

Month / Year	Count	%Chg
2023	2445	-26%
2022	3302	-16%
2021	3924	12%

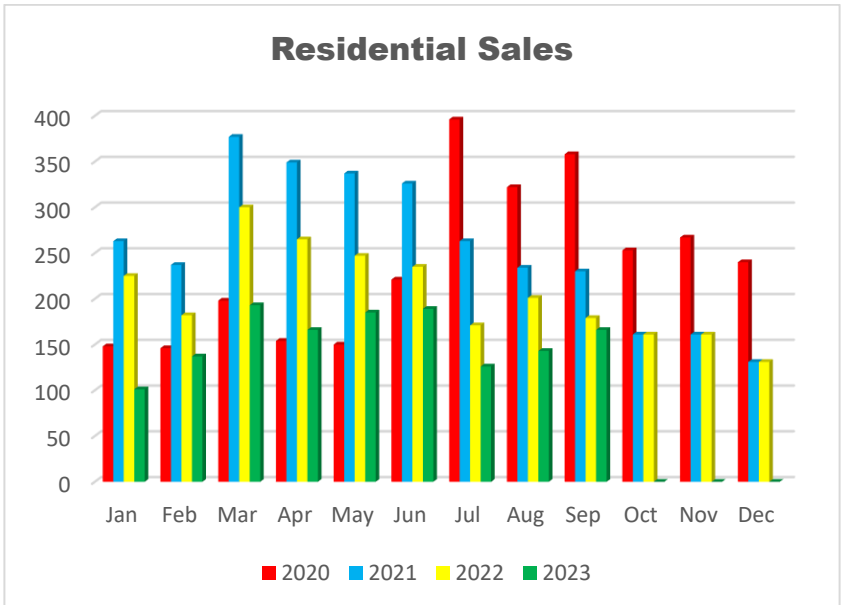
Data Obtained: October 9, 2023

Note: This report reflects corrections / updates to previous data

# Residential

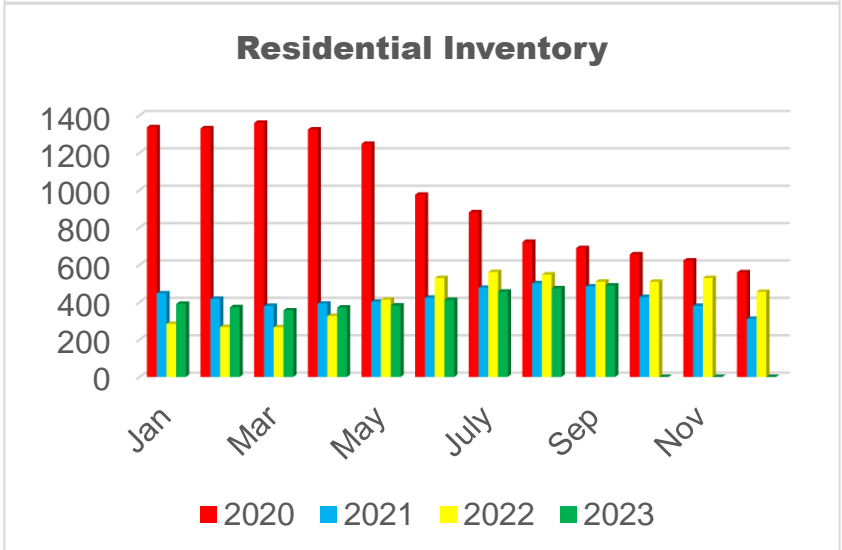
## YTD Residential Sales

Year to Date	Count	%Chg
2023	1406	-30%
2022	2005	-23%
2021	2616	25%



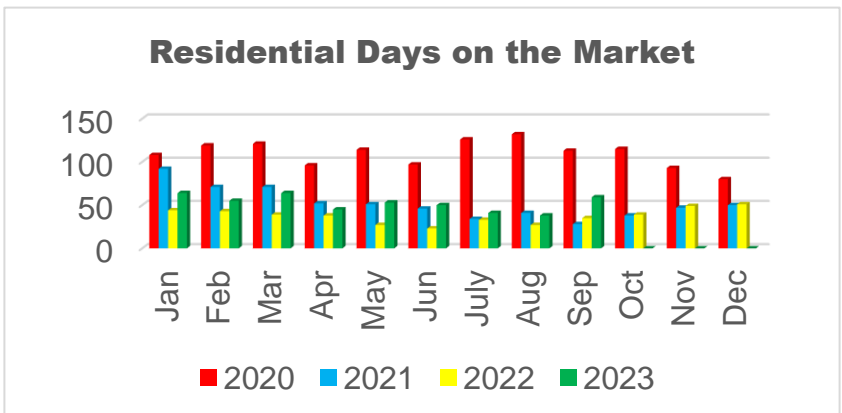
## Residential Inventory

Month / Year	Count	%Chg
Sept'23	489	-4%
Sept'22	510	5%
Sept'21	484	-30%



## Residential Days on the Market

YTD	2022	2023
Average	34	52
Median	10	18



## Lots / Land

### YTD Lot / Land Sales

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

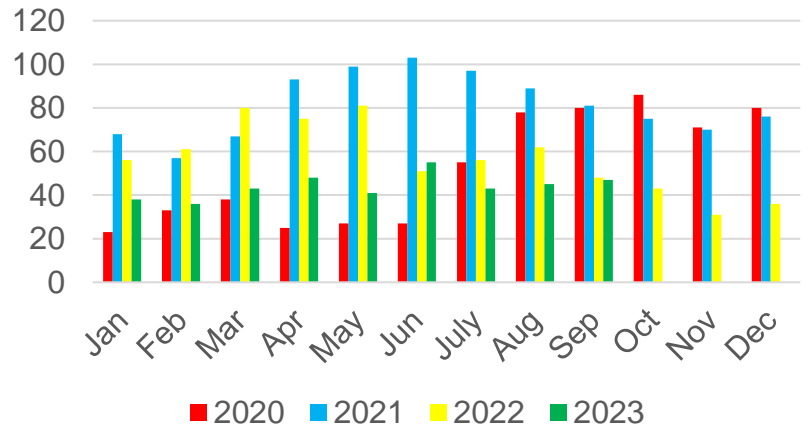
### YTD Lot / Land Inventory

Month / Year	Count	%Chg
Sept'23	320	-29%
Sept'22	451	-15%
Sept'21	532	-20%

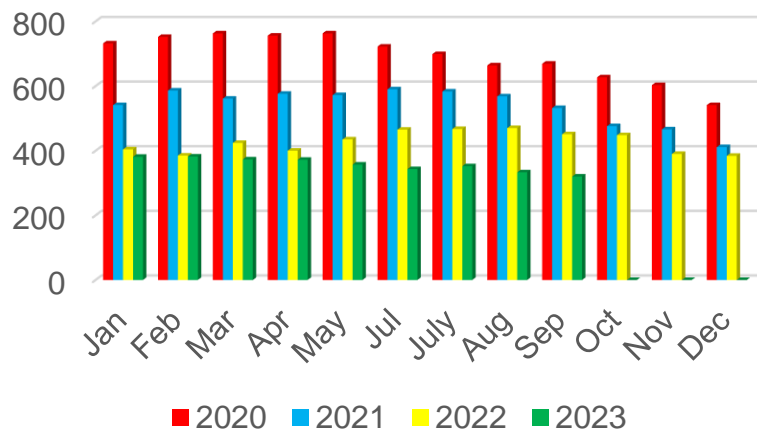
### Lots / Land YTD Days on Market

YTD	2022	2023
Average	136	155
Median	45	25

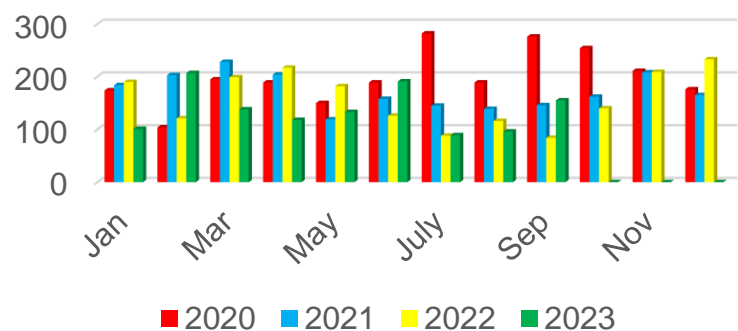
### Lots / Land Units Sold



### Lots / Land Inventory



### Lots / Land DOM

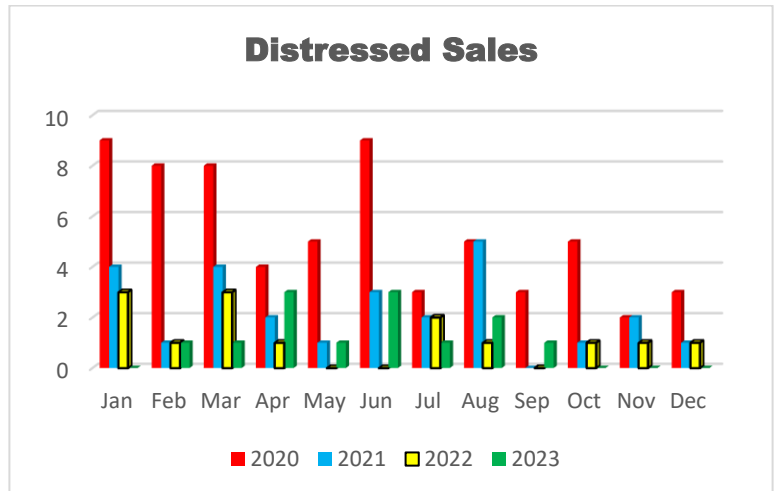


## Distressed Sales

MLS Listed Short Sales / Bank Owned Properties

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

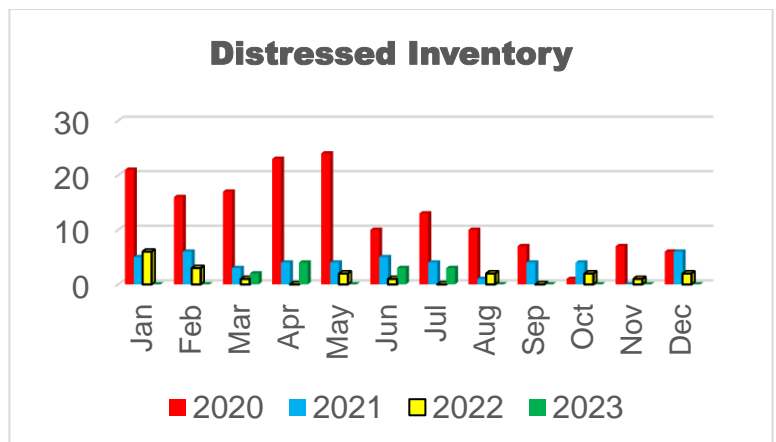
Month / Year	Count	%Chg
Sept'23	1	-
Sept'22	0	-
Sept'21	0	-100%



## Distressed Inventory

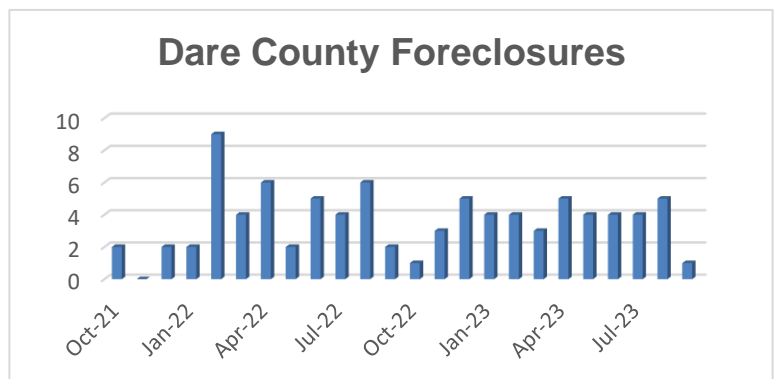
### Dare County & Surrounding Areas Year to Date Distressed Inventory

Month / Year	Count	%Chg
Sept'23	0	400%
Sept'22	0	-100%
Sept'21	4	-43%

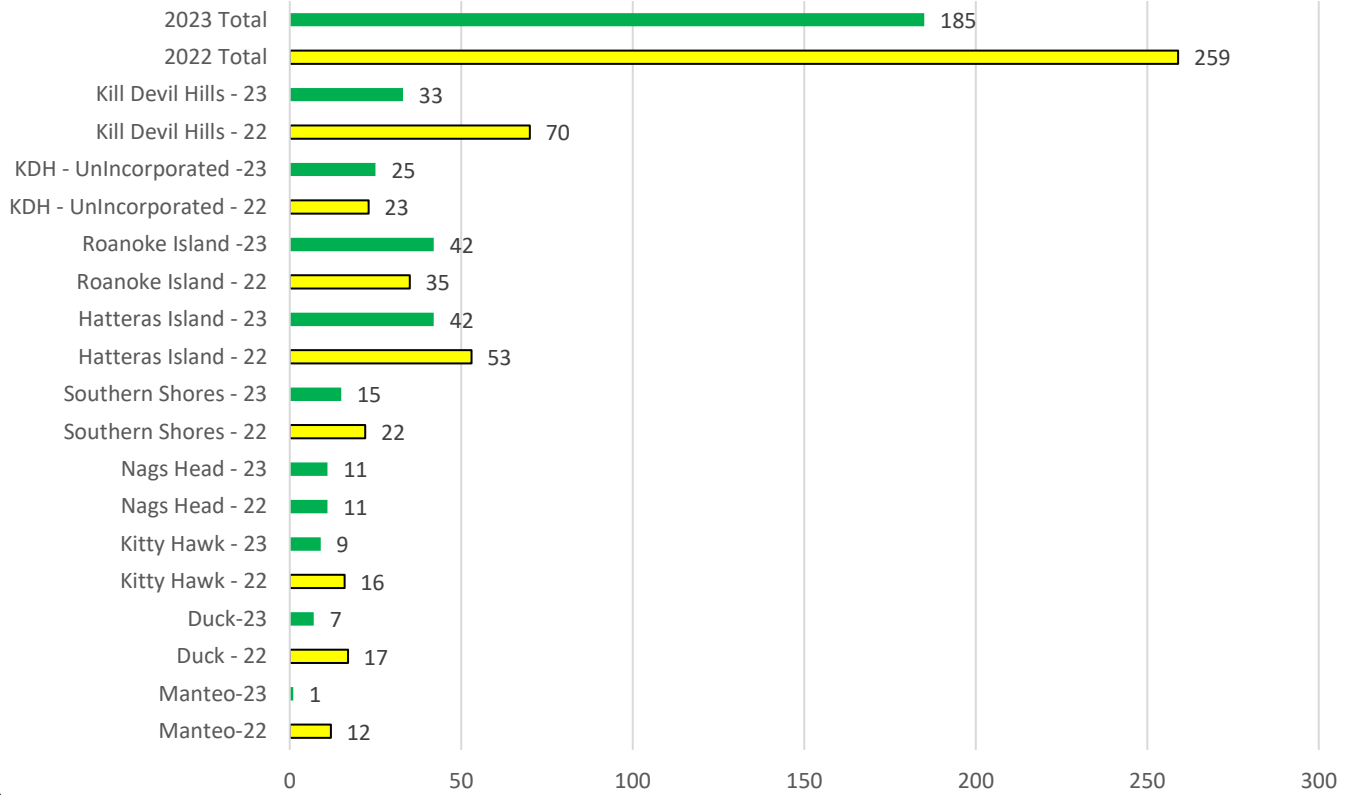


### Dare County Only Foreclosures

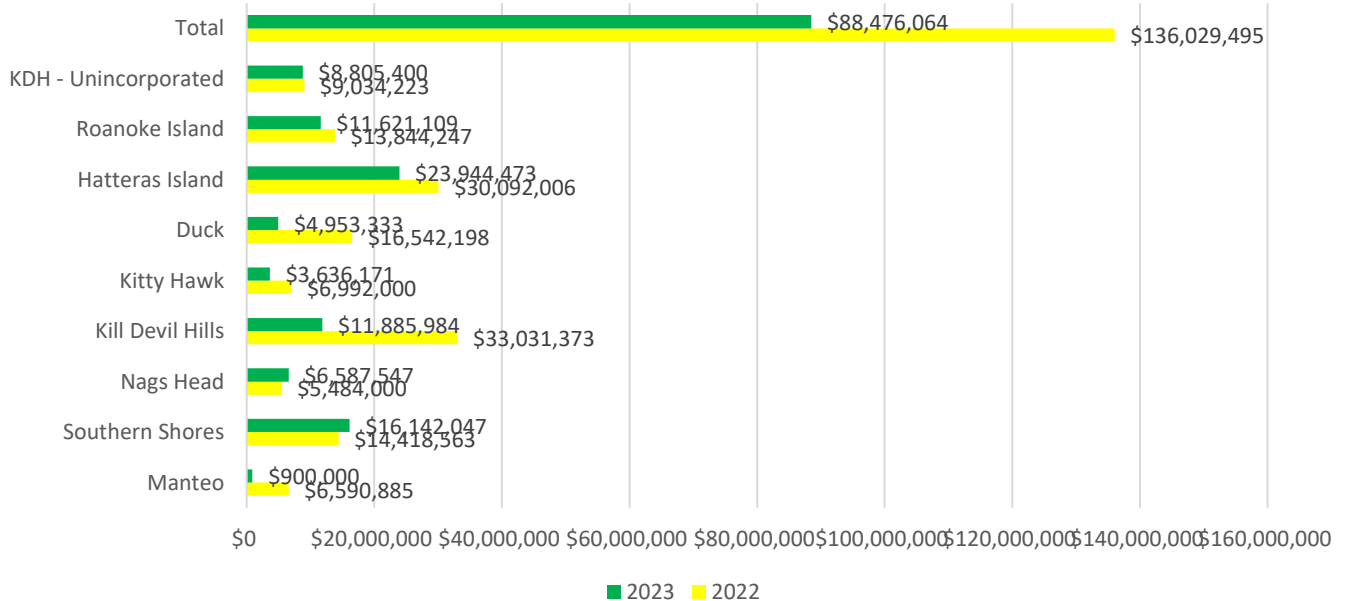
\*Court Ordered Foreclosures



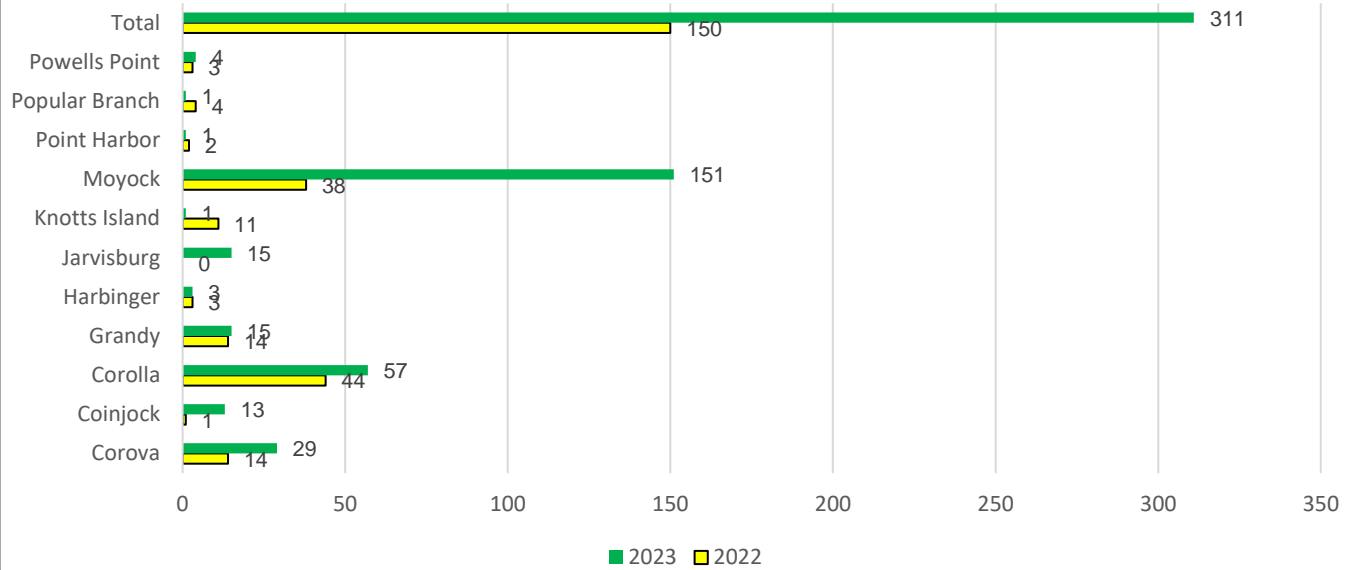
### Dare County Building Permits Issued 2022 vs 2023 Residential New Construction



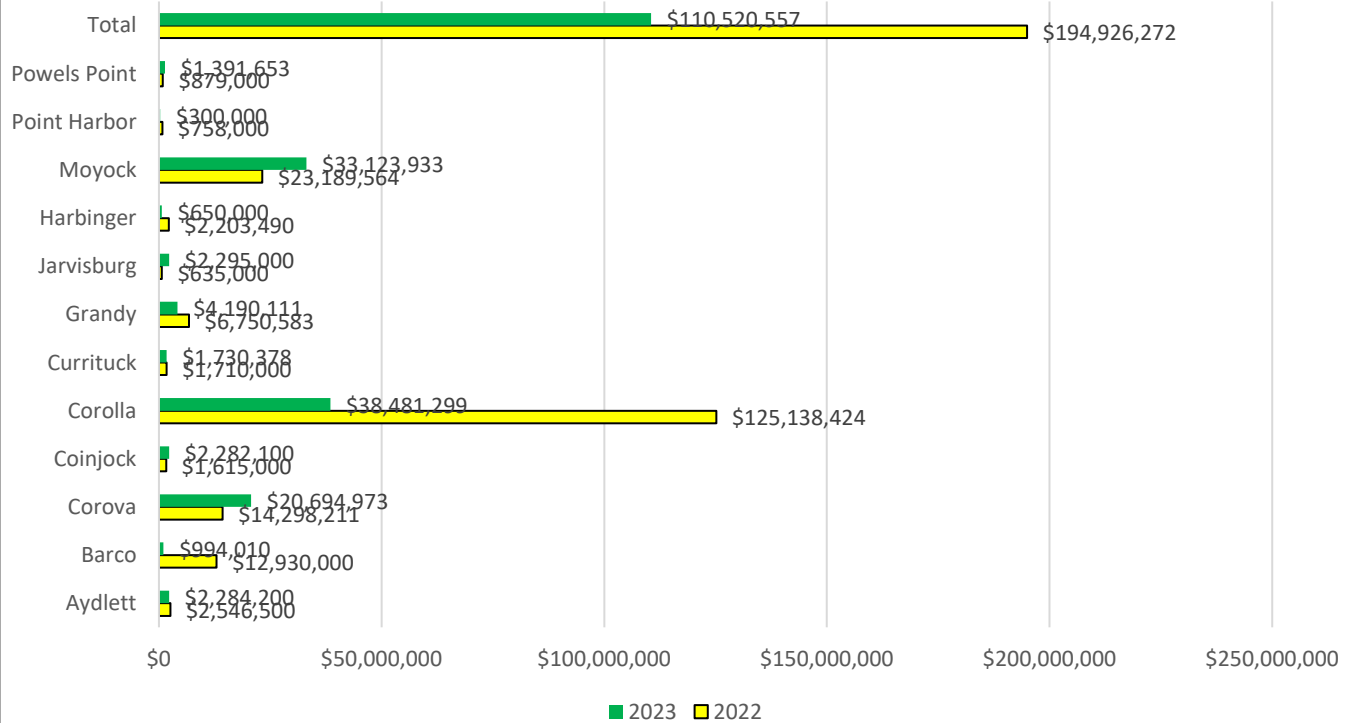
### Dare County Building Permit Value 2022 vs 2023



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



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



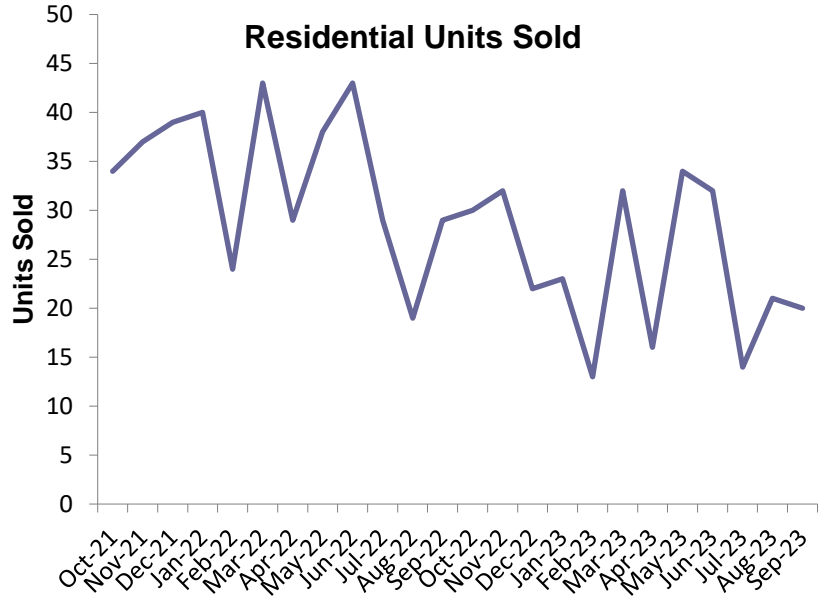
# Outer Banks Towns / Areas

## Corolla

Average DOM - YTD	
2022	2023
32	64

Year to Date Sales		
Year to Date	Count	%Chg
2023	205	-30%
2022	294	-28%
2021	410	22%

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	93

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%



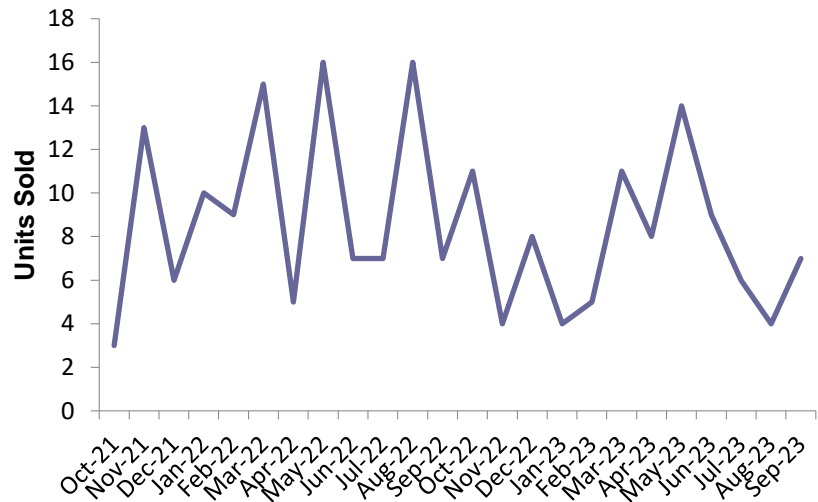
## Southern Shores

Average DOM - YTD	
2022	2023
27	36

Year to Date Sales		
Year to Date	Count	%Chg
2023	68	-26%
2022	92	-9%
2021	101	16%

Median Sales Price		
Year	MSP	%Chg
2023	\$739,950	-5%
2022	\$780,000	19%
2021	\$655,000	28%

### Residential Units Sold



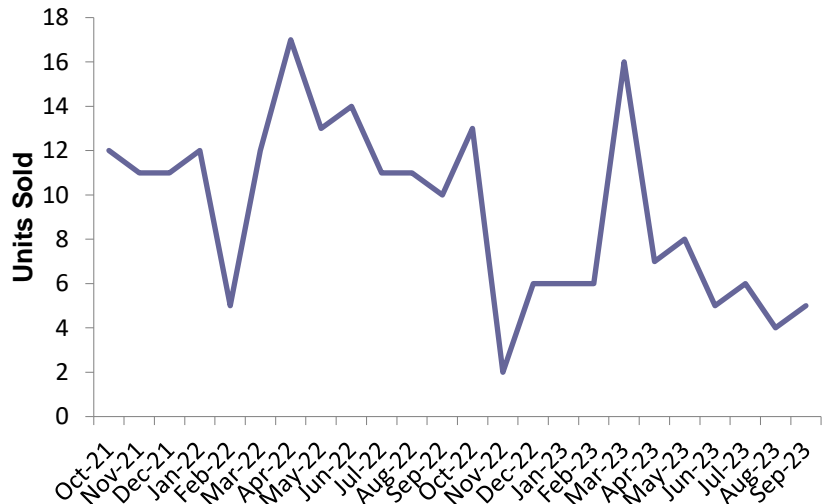
## Kitty Hawk

Average DOM - YTD	
2022	2023
21	31

Year to Date Sales		
Year to Date	Count	%Chg
2023	63	-40%
2022	105	1%
2021	104	3%

Median Sales Price		
Year	MSP	%Chg
2023	\$570,000	-1%
2022	\$575,000	15%
2021	\$500,000	27%

### Residential Units Sold





## Colington

Average DOM - YTD	
2022	2023
24	43

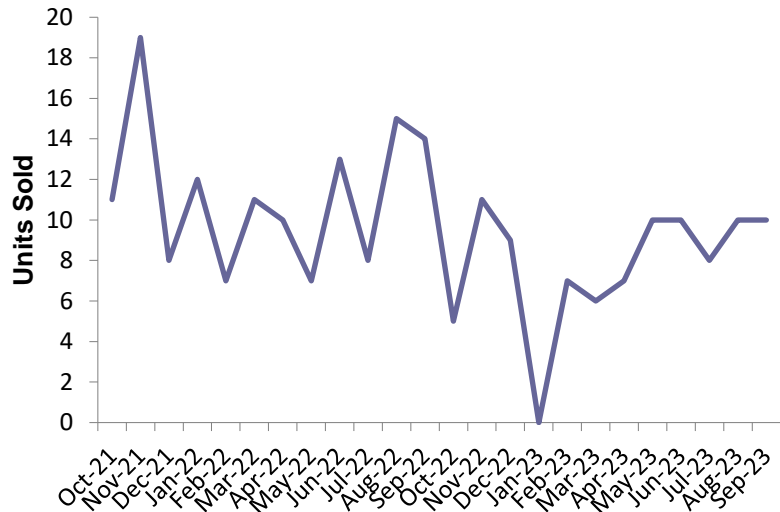
### Year to Date Sales

Year to Date	Count	%Chg
2023	68	-30%
2022	97	-28%
2021	134	14%

### 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	36

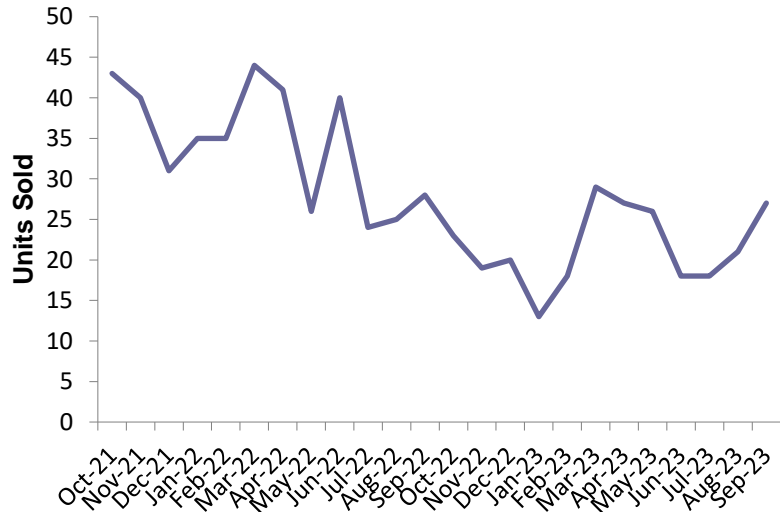
### Year to Date Sales

Year to Date	Count	%Chg
2023	197	-34%
2022	298	-12%
2021	339	32%

### Median Sales Price

Month / Year	MSP	%Chg
2023	\$535,000	10%
2022	\$485,000	18%
2021	\$410,000	24%

### Residential Units Sold



## Nags Head

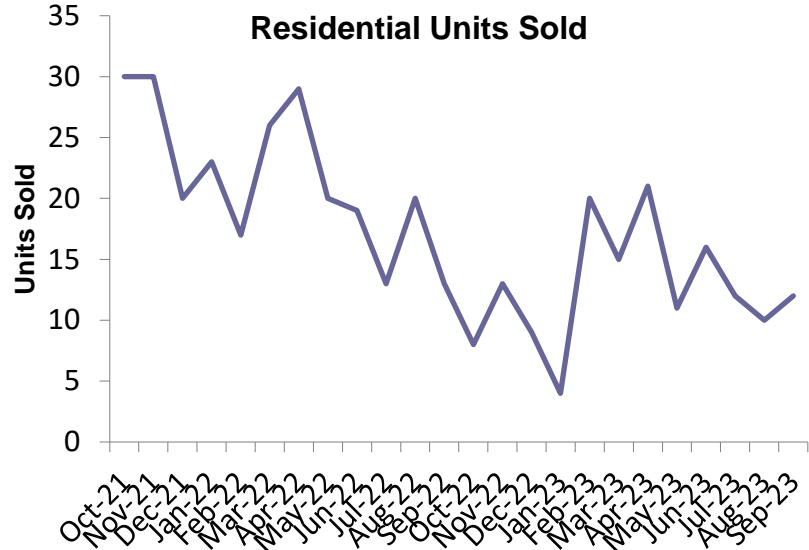
Average DOM - YTD	
2022	2023
26	35

### Year to Date Sales

Year to Date	Count	%Chg
2023	121	-33%
2022	180	-33%
2021	269	39%

### Median Sales Price

Month / Year	MSP	%Chg
2023	\$665,000	-17%
2022	\$796,750	27%
2021	\$625,000	30%



## All Hatteras

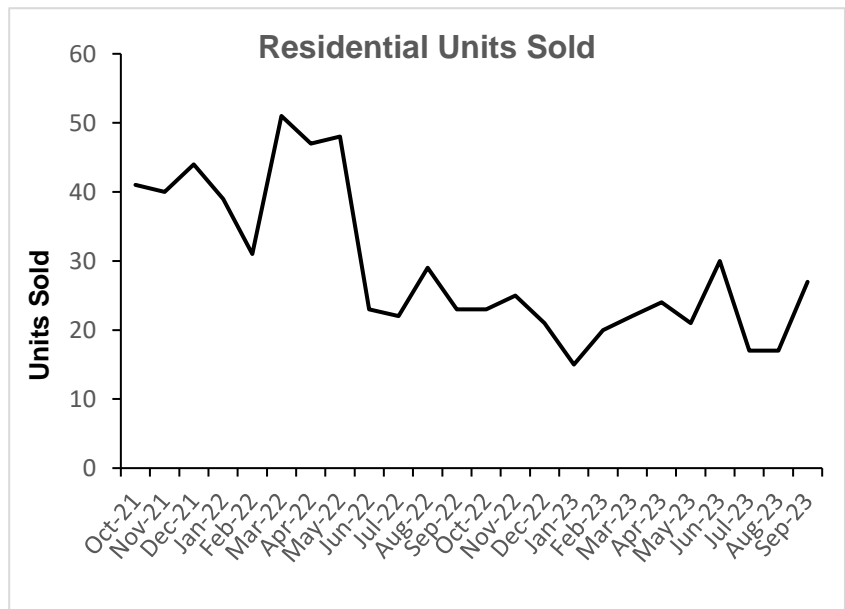
Average DOM - YTD	
2022	2023
49	62

### Year to Date Sales

Year to Date	Count	%Chg
2023	193	-38%
2022	313	-31%
2021	453	53%

### Median Sales Price

Month / Year	MSP	%Chg
2023	\$585,000	-6%
2022	\$622,500	19%
2021	\$523,000	39%

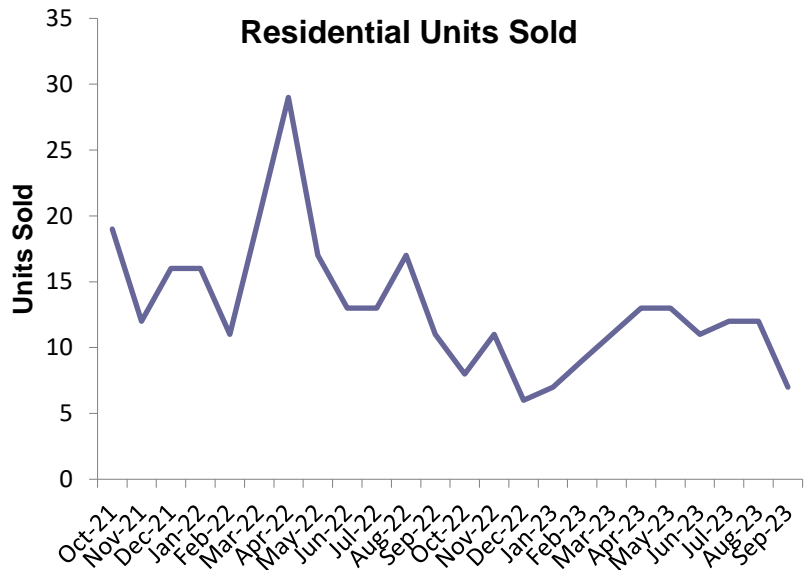


## Roanoke Island

Average DOM - YTD	
2022	2023
37	59

Year to Date Sales		
Year to Date	Count	%Chg
2023	95	-35%
2022	147	-5%
2021	155	-1%

Median Sales Price		
Month / Year	MSP	%Chg
2023	\$475,000	6%
2022	\$450,000	5%
2021	\$427,500	20%

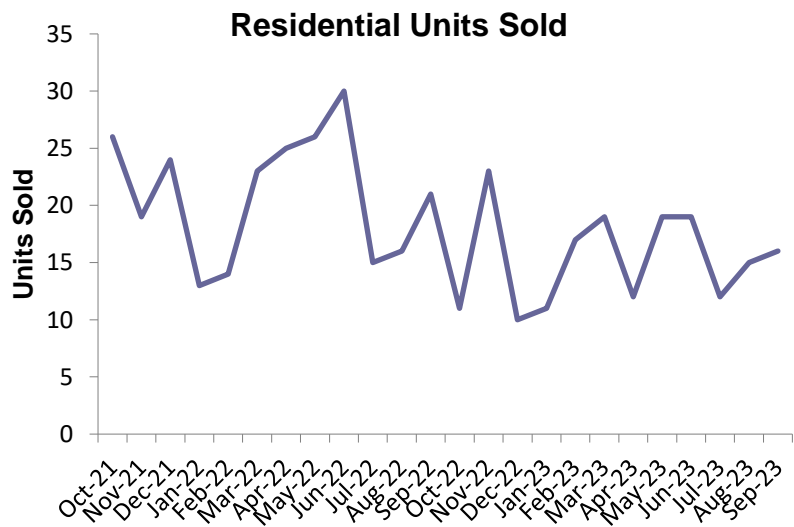


## Currituck Mainland

Average DOM - YTD	
2022	2023
33	49

Year to Date Sales		
Year to Date	Count	%Chg
2023	140	-23%
2022	183	-9%
2021	200	23%

Median Sales Price		
Month / Year	MSP	%Chg
2023	\$380,325	-1%
2022	\$385,000	16%
2021	\$333,022	21%



## Ocracoke Island

Average DOM - YTD	
2022	2023
138	95

Year to Date Sales		
Year to Date	Count	%Chg
2023	12	-56%
2022	27	-23%
2021	35	169%

Median Sales Price		
Month / Year	MSP	%Chg
2023	\$497,500	-8%
2022	\$540,000	25%
2021	\$431,750	22%

