



December 2023 MLS Statistical Report

Year End Report

2023 compared with 2022:

- Total Home sales were down 27% from 2022.
 - Single Family Detached homes were down by 31%
 - Condo's down by 6%.

Total housing inventory at the end of December:

- Inventory was up by 8%.

Median Sale Price

- All residential listings – a whopping 32% in December and Down 1% for the year.
- Single family Detached was up 27% in December and down 1% for the year.
- Condos were up 39% in December and 19% for the year.

Mortgage rates - There appears to be a lot of optimism.

- A monthly survey in December conducted by Fannie Mae showed that for the first time since the survey was launched in 2010, more homeowners believe mortgage rates will go down rather than up. (CNBC 01/08/2024).
- A sharp drop in 30-year mortgage interest rates from 7.91% on 10/23/2023 to 6.74% on 01/08/2024 should help the late winter / early spring home selling season (Mortgage News Daily).

Total Sales		
Month / Year	Count	%Chg
2023	2326	-27%
2022	3184	-28%
2021	4400	17%

Total Active Inventory		
Month / Year	Count	%Chg
Dec'23	821	-6%
Dec'22	872	15%
Dec'21	759	-34%

Total Active Inventory		
Month / Year	Count	%Chg
2023	251	-19%
2022	308	-50%
2021	614	-13%

Total Volume Sold		
Month / Year	Count	%Chg
2023	\$1,224,094,917	-31%
2022	\$1,761,311,005	-16%
2021	\$2,097,300,391	42%

Data Obtained: January 8, 2023

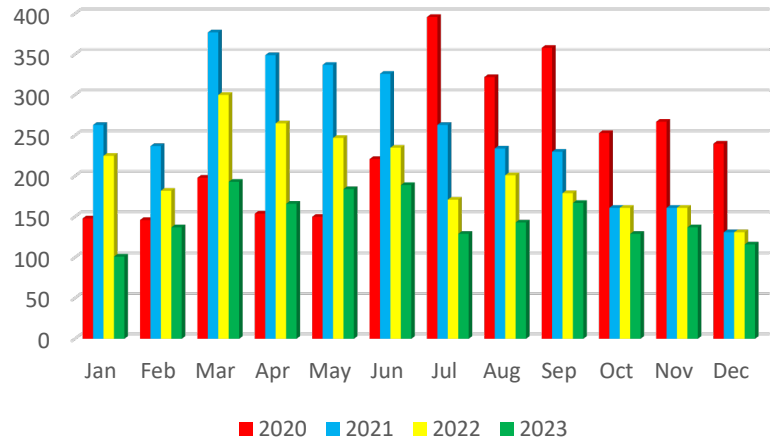
Note: This report reflects corrections / updates to previous data

Residential

YTD Residential Sales

Year to Date	Count	%Chg
2023	1791	-27%
2022	2458	-20%
2021	3069	8%

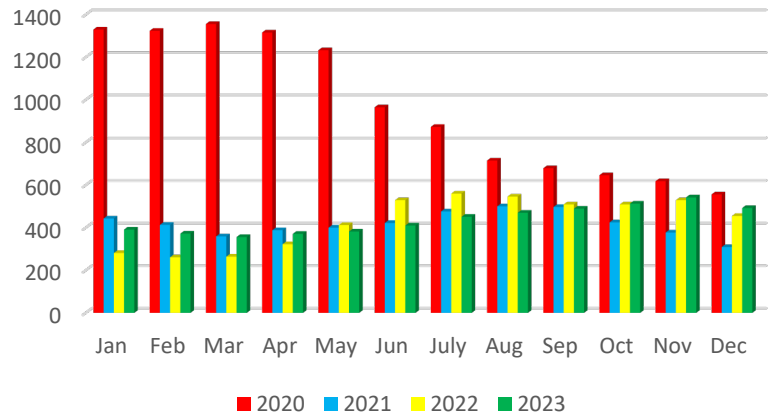
Residential Sales



Residential Inventory

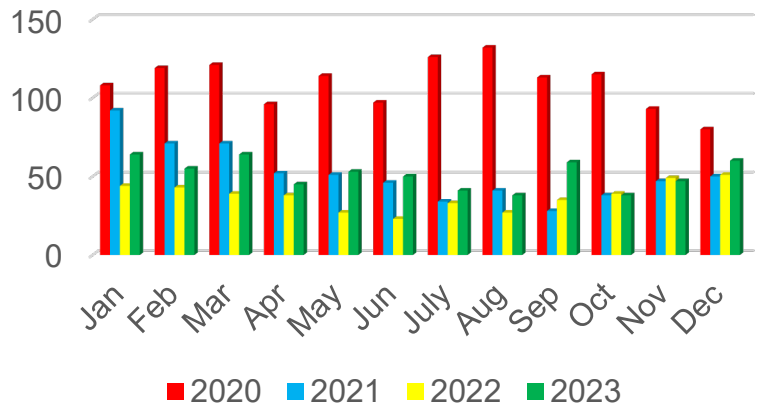
Month / Year	Count	%Chg
Dec'23	492	8%
Dec'22	455	47%
Dec'21	309	-44%

Residential Inventory



Residential Days on the Market

YTD	2022	2023
Average	36	51
Median	13	19

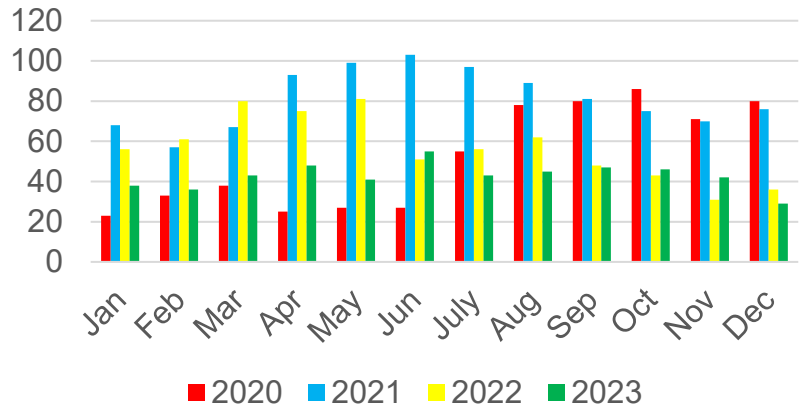


Lots / Land

YTD Lot / Land Sales

Month / Year	Count	%Chg
2023	484	-25%
2022	644	-28%
2021	899	66%

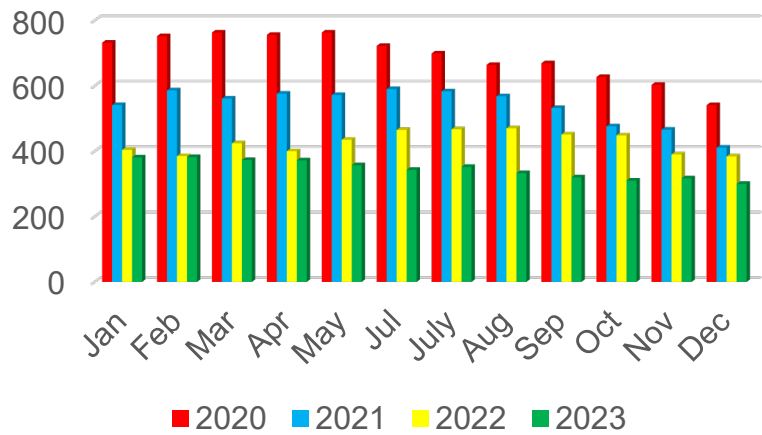
Lots / Land Units Sold



YTD Lot / Land Inventory

Month / Year	Count	%Chg
Dec'23	300	-22%
Dec'22	384	-7%
Dec'21	411	-32%

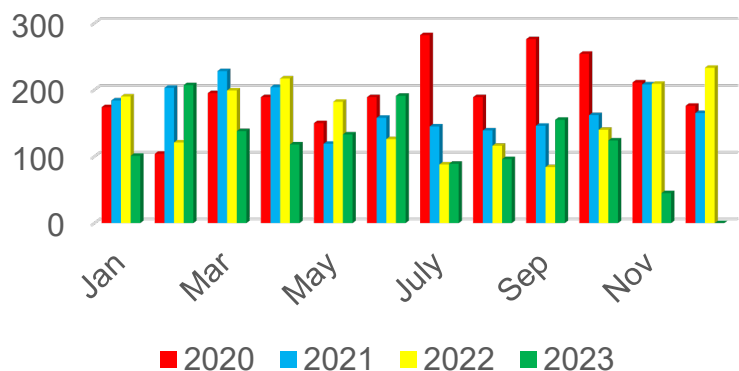
Lots / Land Inventory



Lots / Land YTD Days on Market

YTD	2022	2023
Average	158	129
Median	60	38

Lots / Land DOM



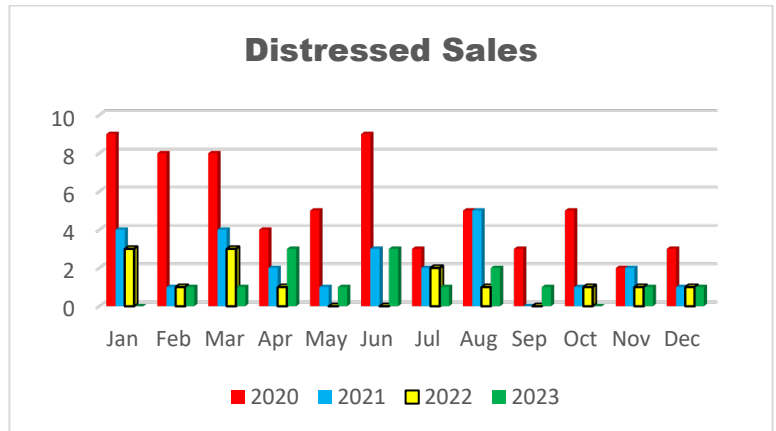
Distressed Sales

MLS Listed Short Sales / Bank Owned Properties

Dare County & Surrounding Areas

Yearly Distressed Sales

Month / Year	Count	%Chg
2023	15	7%
2022	14	-46%
2021	26	-59%

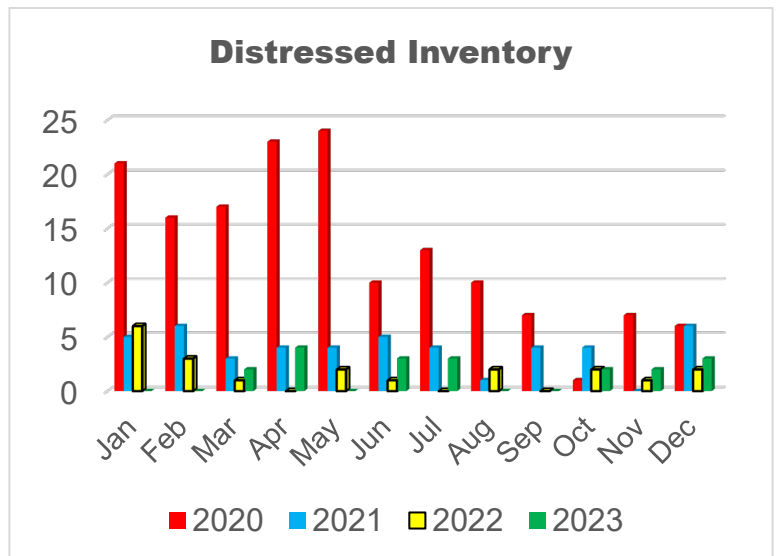


Distressed Inventory

Dare County & Surrounding Areas

Year to Date Distressed Inventory

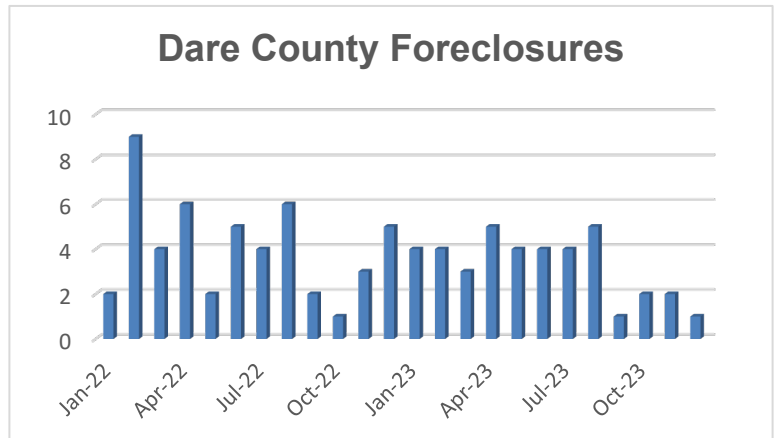
Month / Year	Count	%Chg
Dec'23	3	400%
Dec'22	2	0%
Dec'21	6	0%



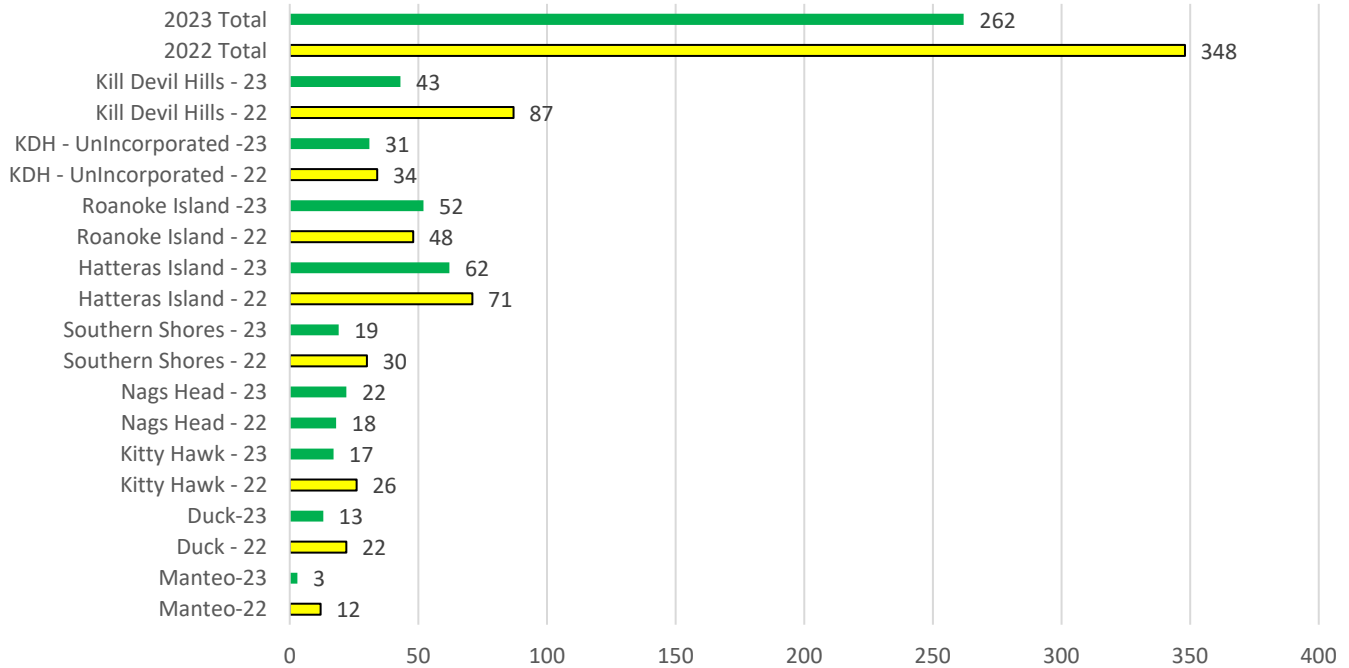
Dare County Foreclosures

Dare County Only Foreclosures

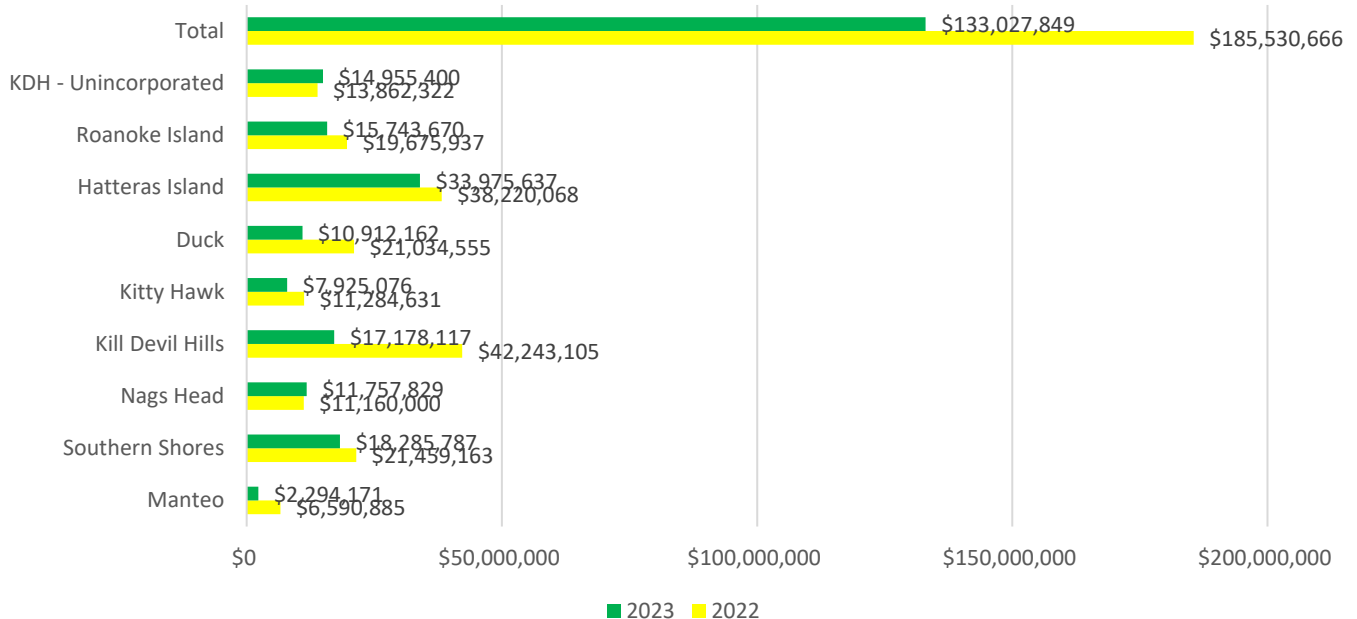
*Court Ordered Foreclosures



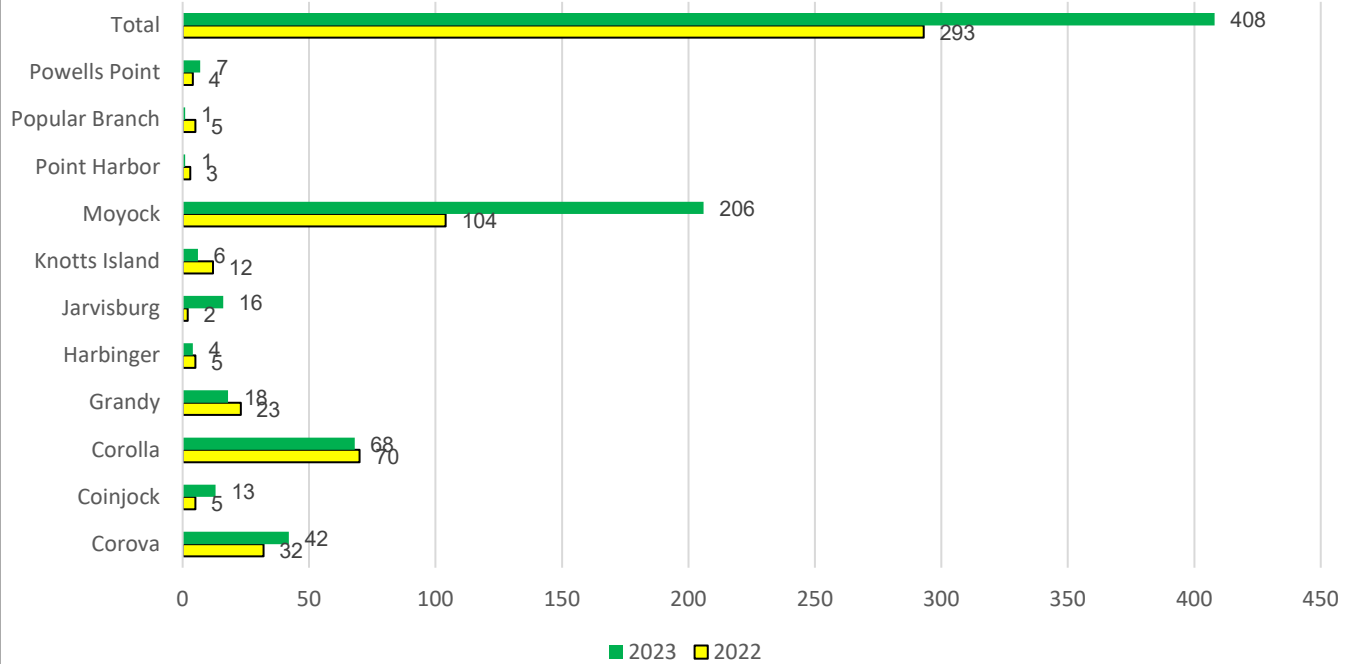
Dare County Building Permits Issued 2022 vs 2023 Residential New Construction



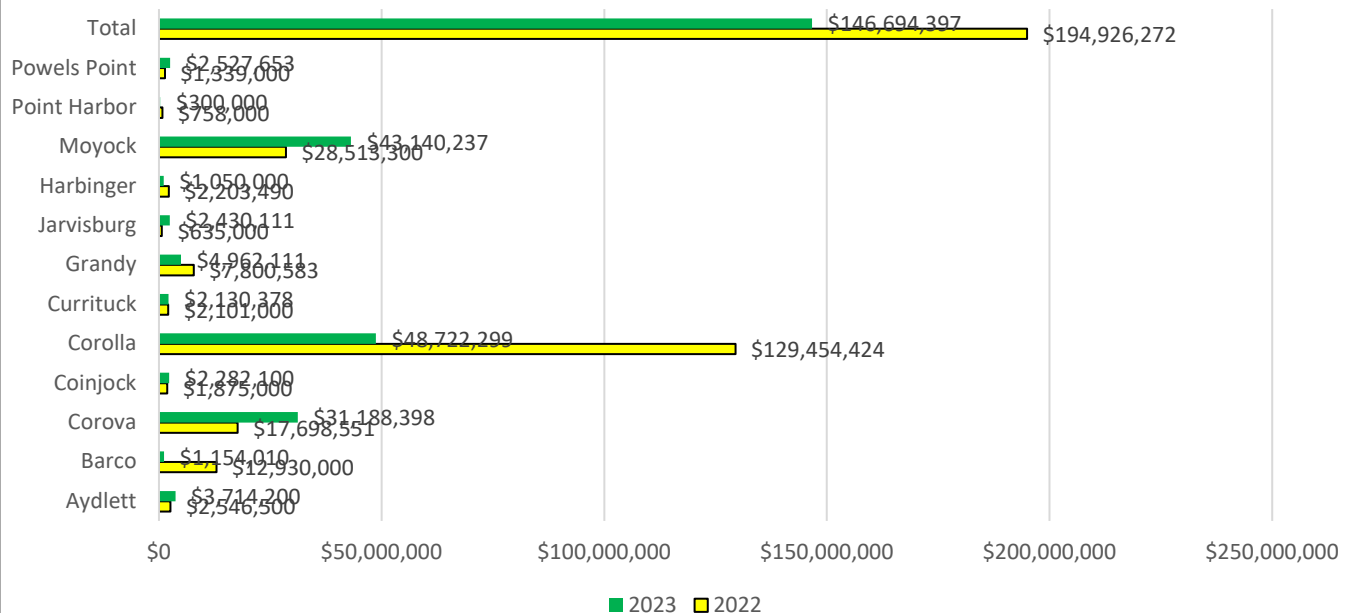
Dare County Building Permit Value 2022 vs 2023 Residential New Construction



Currituck County Building Permits 2022 - 2023 Residential New Construction



Currituck County Building Permit Value 2022 vs 2023 Residential New Construction



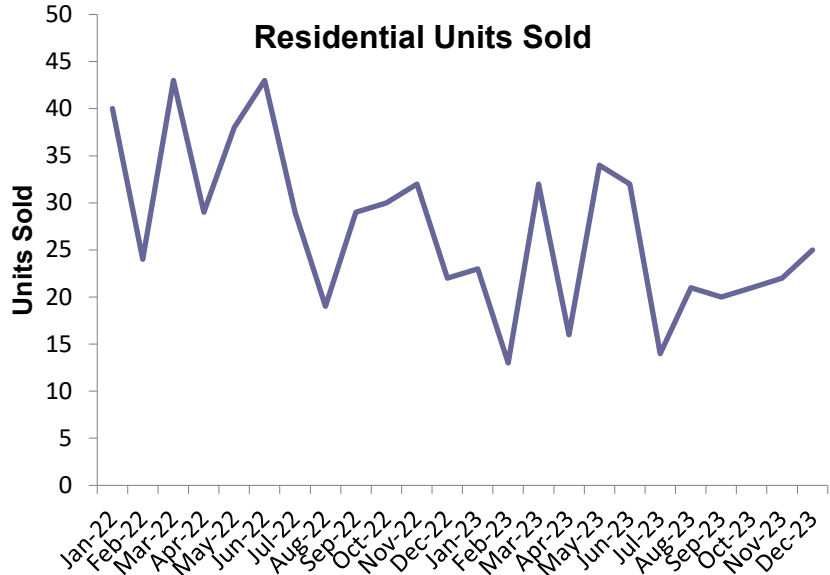
Outer Banks Towns / Areas

Corolla

Average DOM - YTD	
2022	2023
37	62

Year to Date Sales		
Year to Date	Count	%Chg
2023	273	-28%
2022	378	-27%
2021	520	-7%

Median Sales Price		
Year	MSP	%Chg
2023	\$810,000	-4%
2022	\$846,000	17%
2021	\$725,450	30%

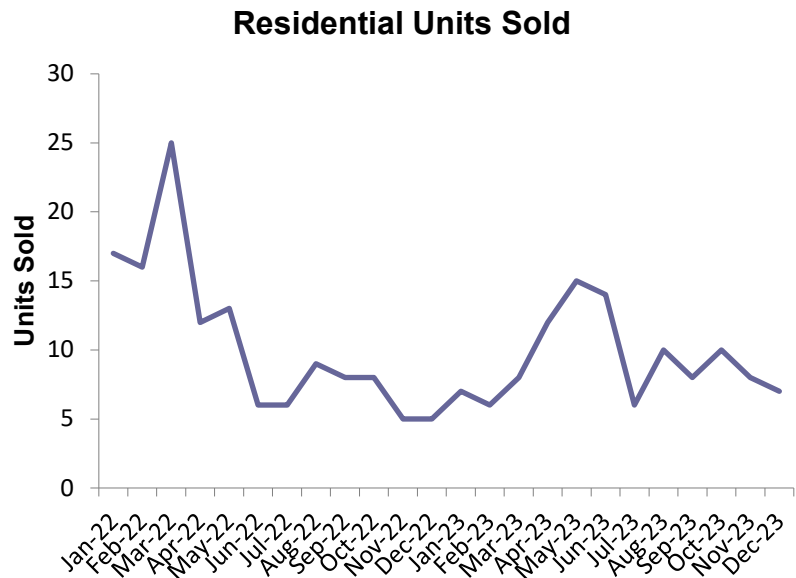


Duck

Average DOM - YTD	
2022	2023
33	81

Year to Date Sales		
Year to Date	Count	%Chg
2023	111	-15%
2022	130	-44%
2021	234	-14%

Median Sales Price		
Year	MSP	%Chg
2023	\$799,900	-11%
2022	\$897,500	38%
2021	\$650,000	25%



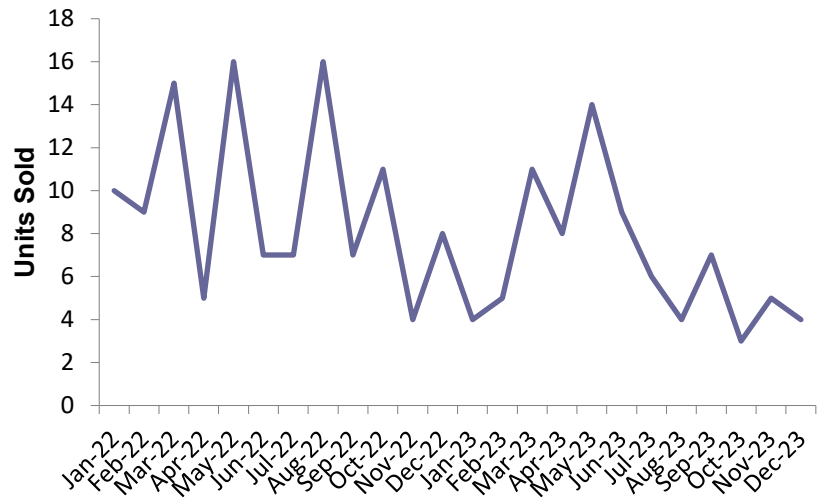
Southern Shores

Average DOM - YTD	
2022	2023
29	39

Year to Date Sales		
Year to Date	Count	%Chg
2023	80	-30%
2022	115	-7%
2021	123	-13%

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

Residential Units Sold



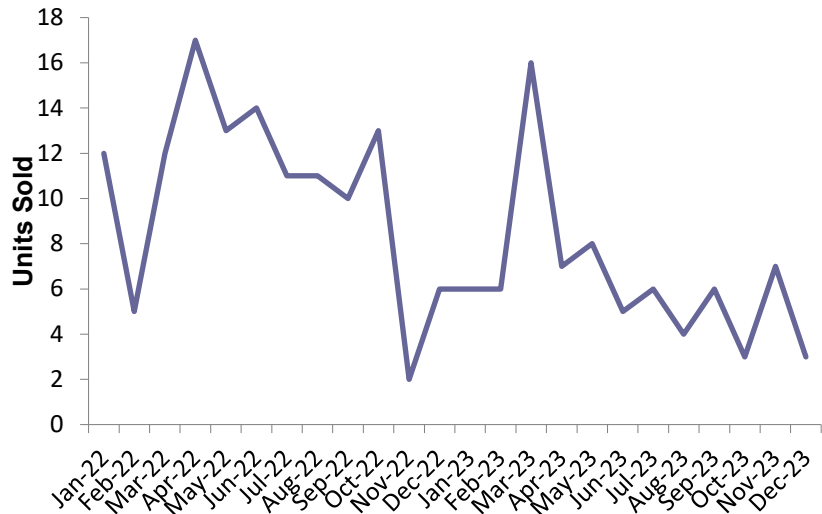
Kitty Hawk

Average DOM - YTD	
2022	2023
22	30

Year to Date Sales		
Year to Date	Count	%Chg
2023	77	-39%
2022	126	-9%
2021	138	-8%

Median Sales Price		
Year	MSP	%Chg
2023	\$580,000	1%
2022	\$577,000	15%
2021	\$500,000	27%

Residential Units Sold



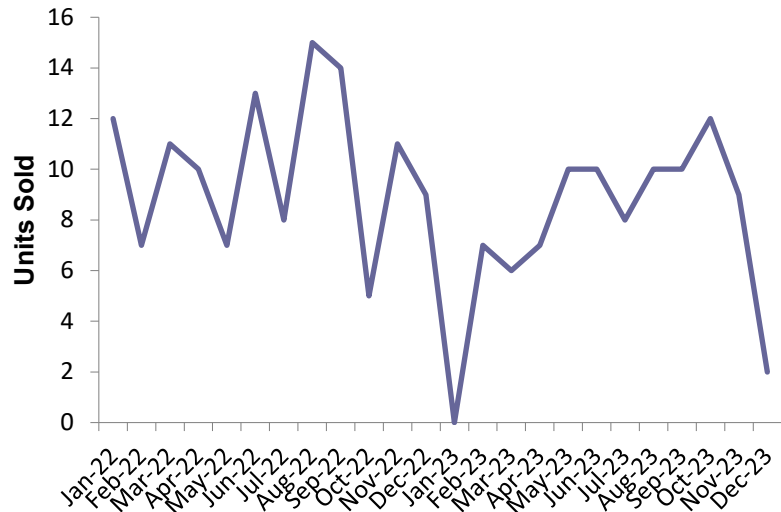
Colington

Average DOM - YTD	
2022	2023
27	43

Year to Date Sales		
Year to Date	Count	%Chg
2023	91	-25%
2022	122	-29%
2021	172	22%

Median Sales Price		
Month / Year	MSP	%Chg
2023	\$470,000	-4%
2022	\$490,000	36%
2021	\$360,000	20%

Residential Units Sold



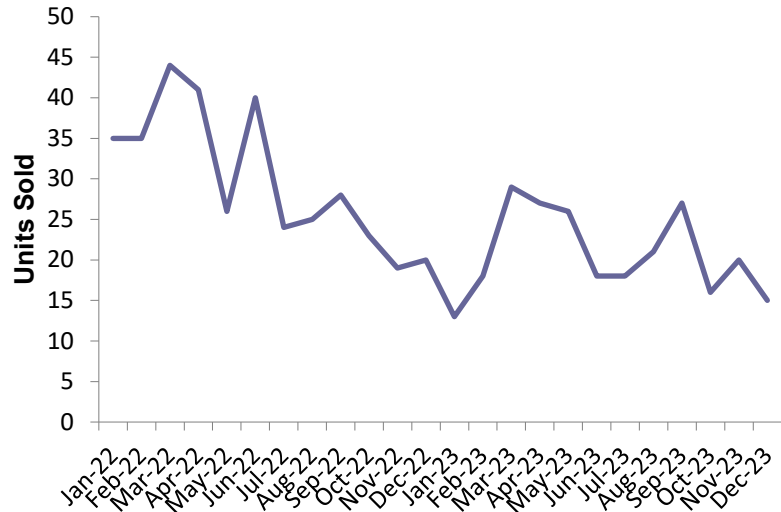
Kill Devil Hills

Average DOM - YTD	
2022	2023
27	37

Year to Date Sales		
Year to Date	Count	%Chg
2023	248	-31%
2022	360	-21%
2021	453	-68%

Median Sales Price		
Month / Year	MSP	%Chg
2023	\$533,750	10%
2022	\$485,000	18%
2021	\$410,000	24%

Residential Units Sold

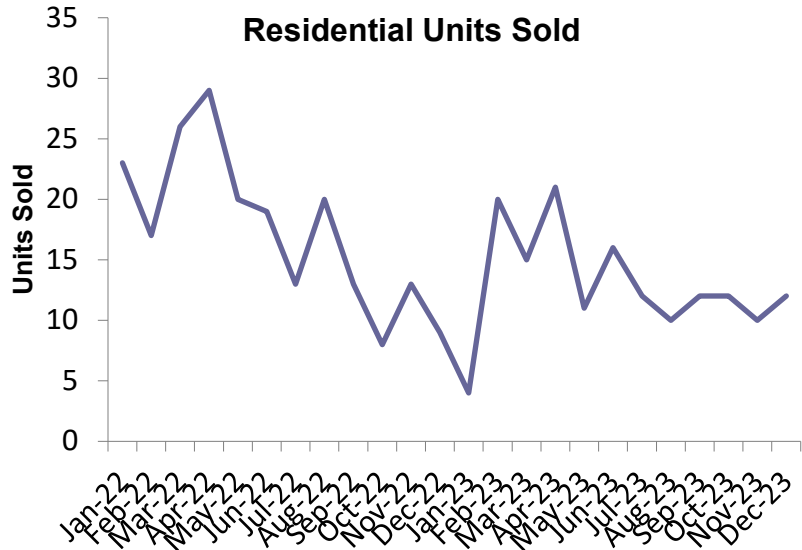


Nags Head

Average DOM - YTD	
2022	2023
29	35

Year to Date Sales		
Year to Date	Count	%Chg
2023	155	-26%
2022	210	-40%
2021	349	17%

Median Sales Price		
Month / Year	MSP	%Chg
2023	\$680,000	-11%
2022	\$761,500	22%
2021	\$625,000	30%



All Hatteras

Average DOM - YTD	
2022	2023
51	61

Year to Date Sales		
Year to Date	Count	%Chg
2023	237	-38%
2022	382	-34%
2021	578	31%

Median Sales Price		
Month / Year	MSP	%Chg
2023	\$590,000	-2%
2022	\$599,000	15%
2021	\$523,000	39%

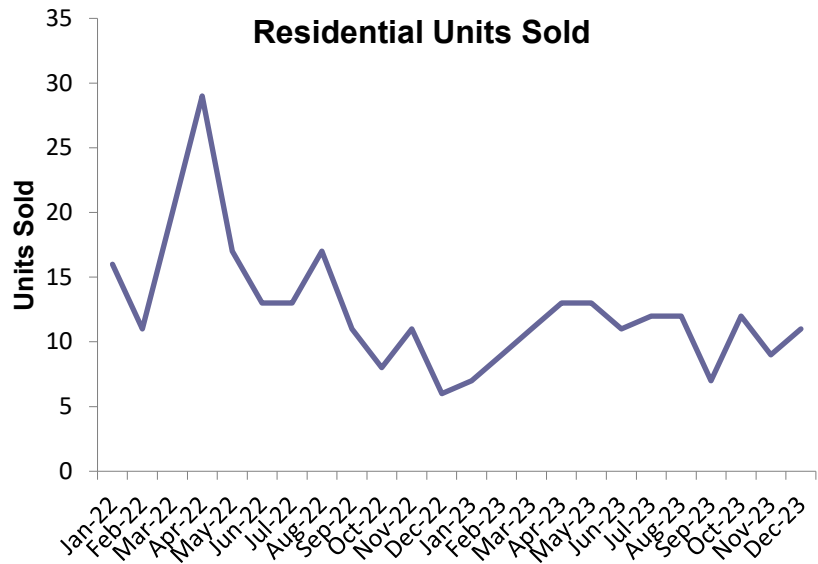


Roanoke Island

Average DOM - YTD	
2022	2023
38	55

Year to Date Sales		
Year to Date	Count	%Chg
2023	127	-26%
2022	172	-15%
2021	202	-4%

Median Sales Price		
Month / Year	MSP	%Chg
2023	\$487,000	8%
2022	\$452,500	6%
2021	\$427,500	20%

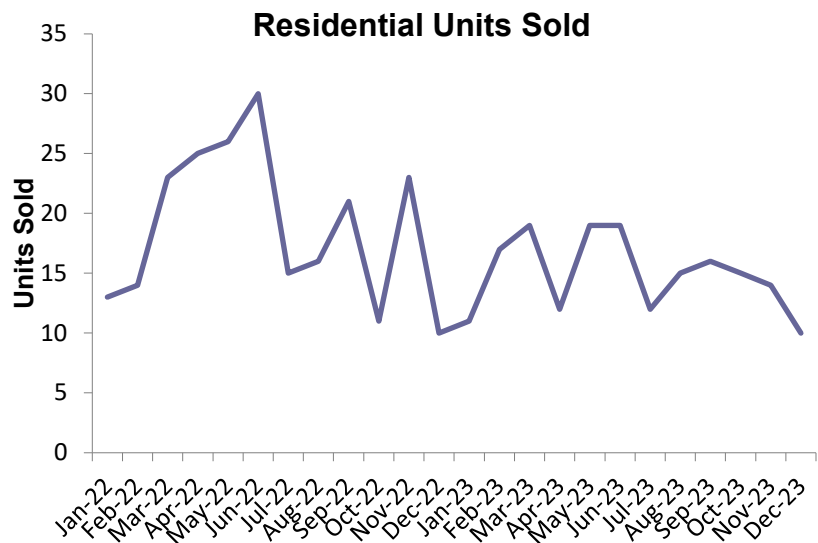


Currituck Mainland

Average DOM - YTD	
2022	2023
33	49

Year to Date Sales		
Year to Date	Count	%Chg
2023	179	-21%
2022	227	-16%
2021	269	18%

Median Sales Price		
Month / Year	MSP	%Chg
2023	\$385,000	1%
2022	\$380,000	14%
2021	\$333,022	21%



Ocracoke Island

Average DOM - YTD	
2022	2023
117	98

Year to Date Sales		
Year to Date	Count	%Chg
2023	16	-53%
2022	34	-26%
2021	46	119%

Median Sales Price		
Month / Year	MSP	%Chg
2023	\$485,000	-9%
2022	\$535,000	24%
2021	\$431,750	22%

