



January 2024 MLS Statistical Report

It's the new year and there really is not much to talk about, but our members are busy. Although sales are slow for January (down by 1% from January 2023), Members have been busy posting new listings on the MLS and placing listings under contract. the MLS is seeing some interesting statistics. For example:

- The number of new listings added to the MLS in January 2024 were up by 43% when compared with January 2023% and 79% when compared with December 2023.
- Under Contact home sales were up by 14% from December 2023.
- Total Inventory is up 9%
- Dare County property foreclosures have been trending up for the last 5 months and should be watched closely.

Total Sales			Total Active Inventory		
Month / Year	Count	%Chg	Month / Year	Count	%Chg
2024	140	-1%	Jan'24	877	9%
2023	141	-51%	Jan'23	808	11%
2022	285	-15%	Jan'22	731	-29%

Residential Sales			Residential Days on Market		
Month / Year	Count	%Chg	Month / Year	Count	%Chg
2024	100	-1%	2024	56	-13%
2023	101	-55%	2023	64	45%
2022	225	-14%	2022	44	-52%

Residential Inventory			Total Under Contract		
Month / Year	Count	%Chg	Month / Year	Count	%Chg
Jan'24	508	30%	2024	285	-29%
Jan'23	391	38%	2023	402	-38%
Jan'22	284	-36%	2022	651	-15%

Data Obtained: February 6, 2024

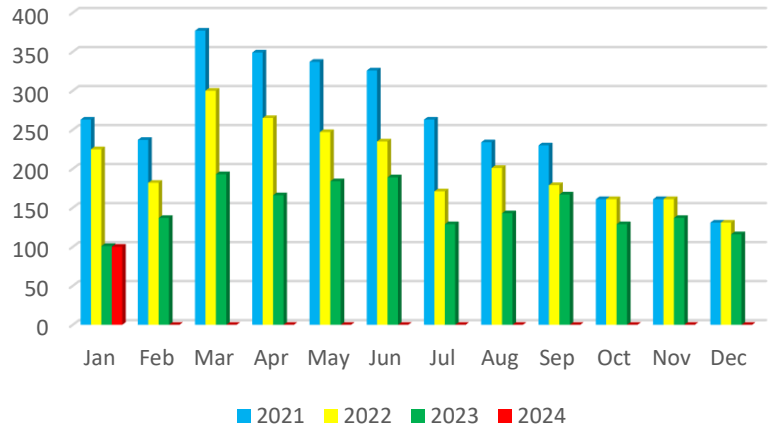
Note: This report reflects corrections / updates to previous data

Residential

YTD Residential Sales

Year to Date	Count	%Chg
Jan'24	100	-1%
Jan'23	101	-55%
Jan'22	225	-14%

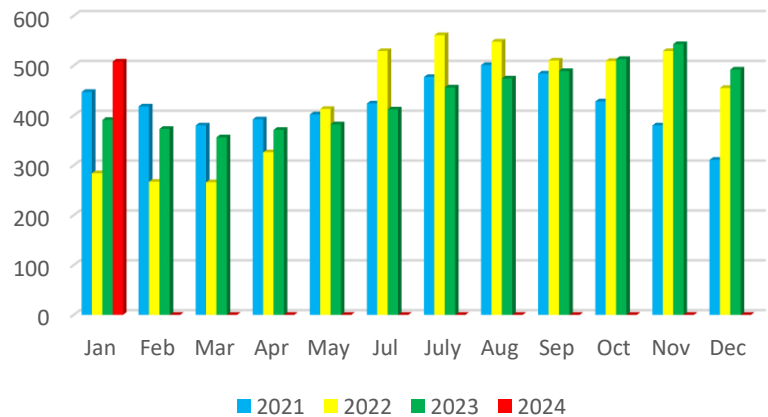
Residential Sales



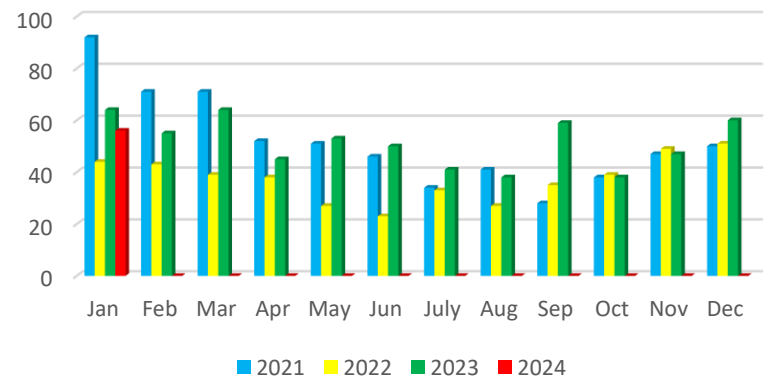
Residential Inventory

Month / Year	Count	%Chg
Jan'24	508	30%
Jan'23	391	38%
Jan'22	284	-36%

Residential Inventory



Residential DOM



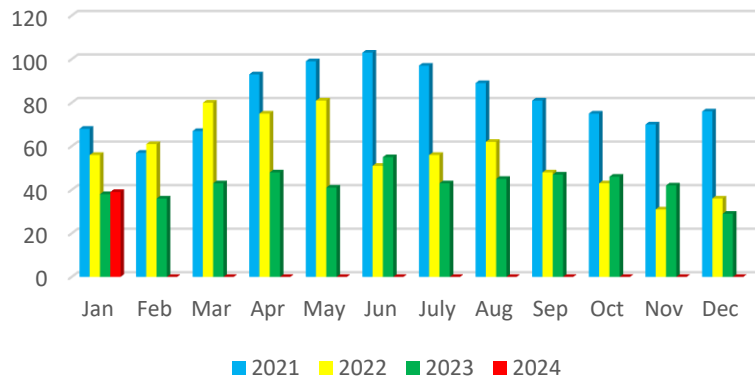
YTD	2023	2024
Average	64	56
Median	28	32

Lots / Land

YTD Lot / Land Sales

Month / Year	Count	%Chg
2024	39	3%
2023	38	-32%
2022	56	-18%

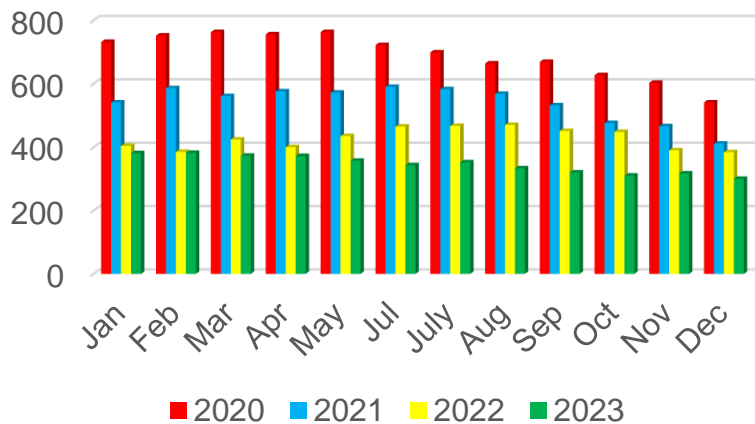
Lot Land Sales



YTD Lot / Land Inventory

Month / Year	Count	%Chg
Jan'24	340	-11%
Jan'23	381	-6%
Jan'22	404	-25%

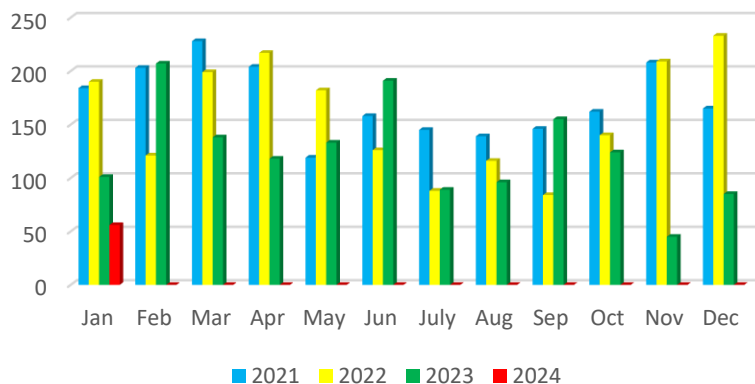
Lots / Land Inventory



Lots / Land YTD Days on Market

YTD	2023	2024
Average	101	121
Median	37	36

LOTS / LAND DOM

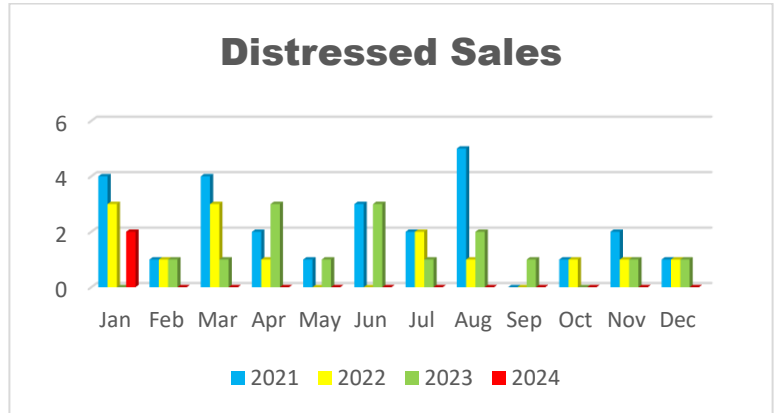


Distressed Sales

MLS Listed Short Sales / Bank Owned Properties

Dare County & Surrounding Areas Yearly Distressed Sales

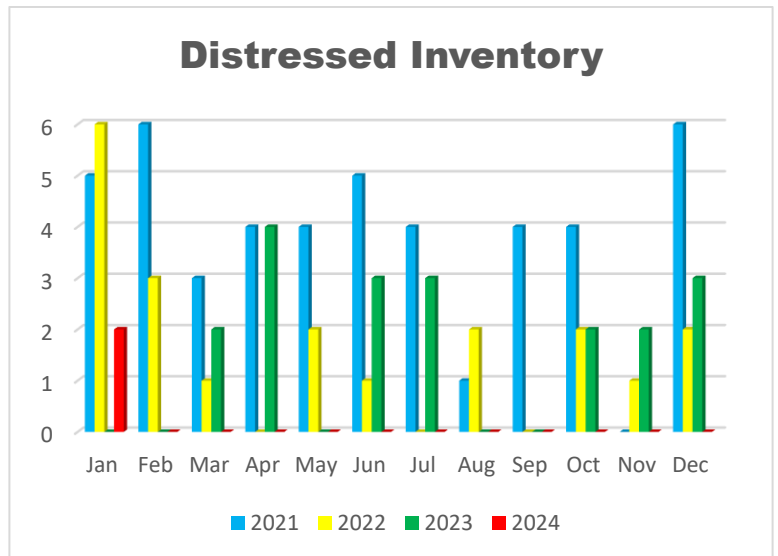
Month / Year	Count	%Chg
Jan'24	2	-
Jan'23	0	-100%
Jan'22	3	-25%



Distressed Inventory

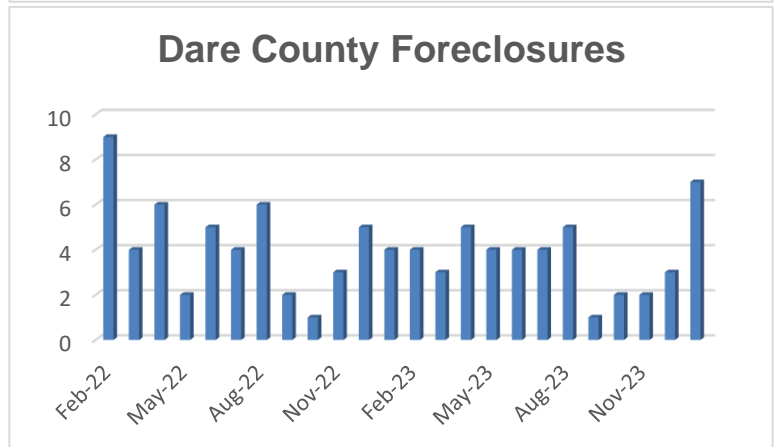
Dare County & Surrounding Areas Year to Date Distressed Inventory

Month / Year	Count	%Chg
Jan'24	2	-
Jan'23	0	-100%
Jan'22	6	20%

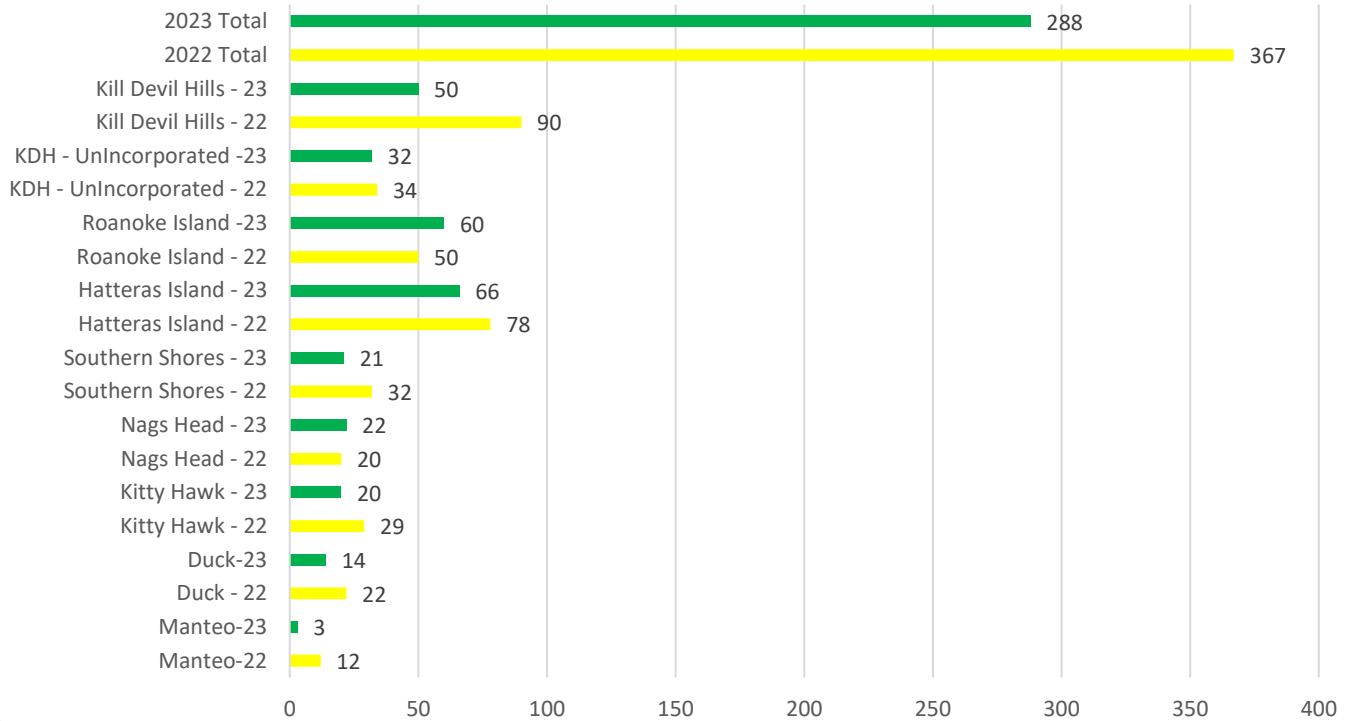


Dare County Only Foreclosures

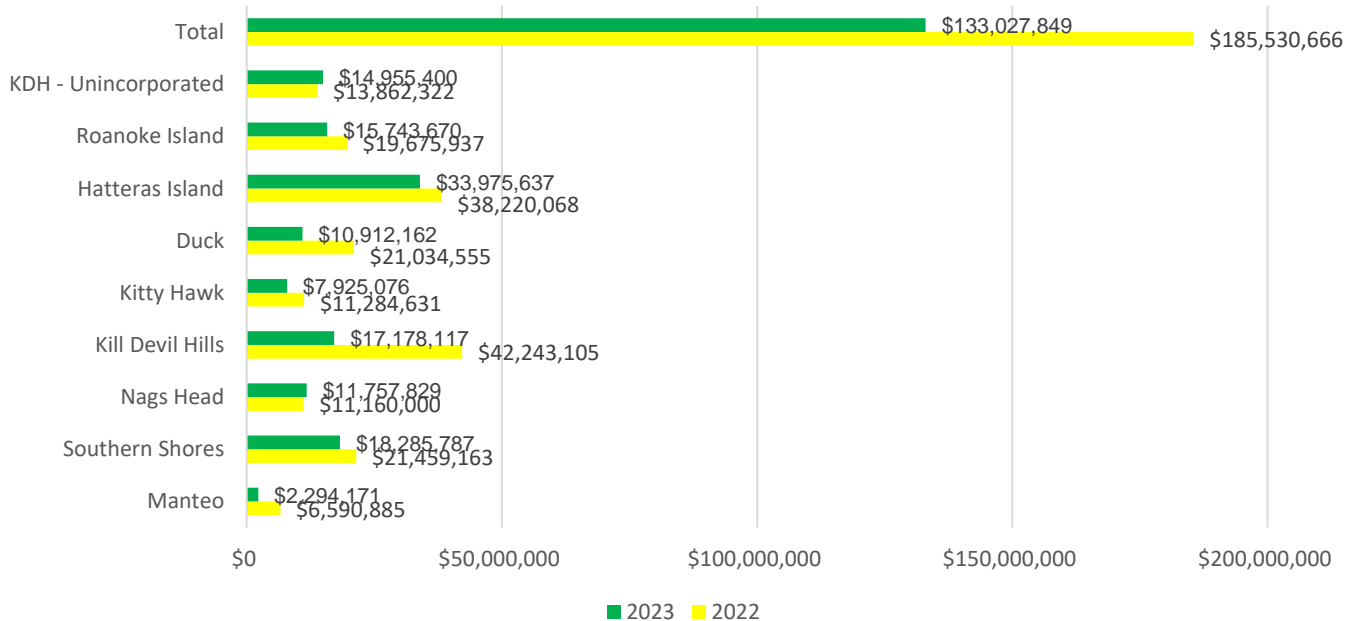
*Court Ordered Foreclosures



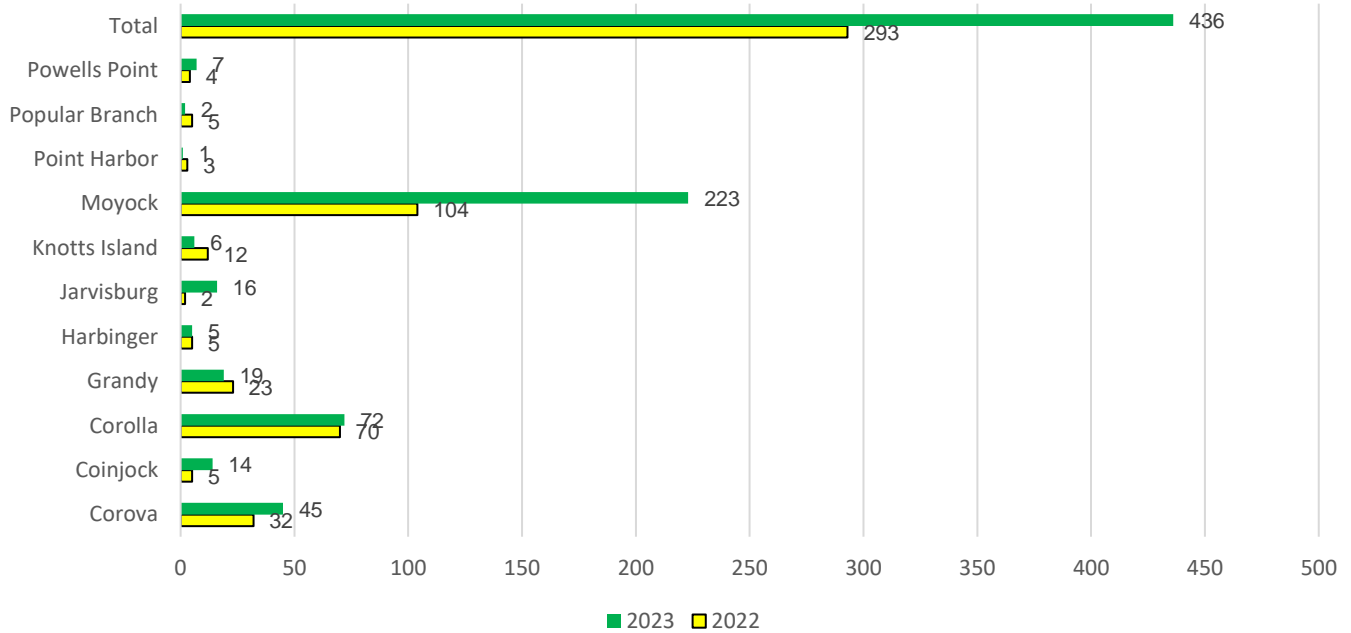
Building Permit Comparison 2022 vs 2023



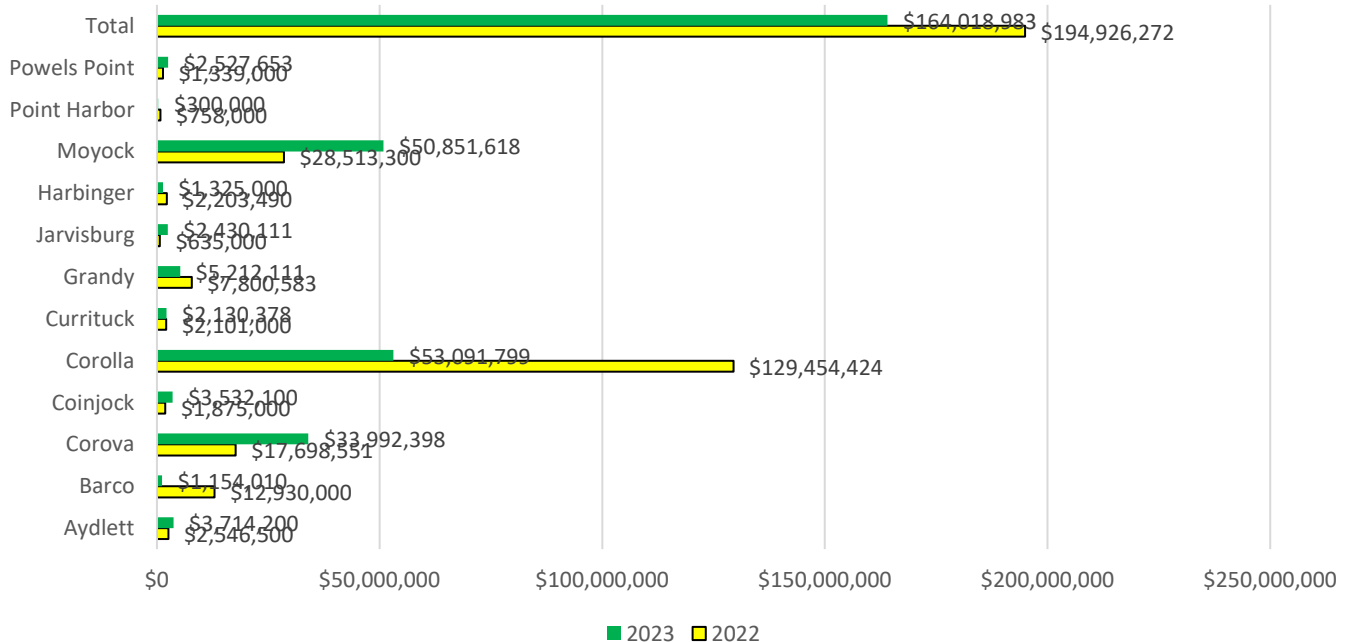
Dare County Building Permit Value 2022 vs 2023 Residential New Construction



Currituck County Building Permits 2022 - 2023 Residential New Construction



Currituck County Building Permit Value 2022 vs 2023 Residential New Construction



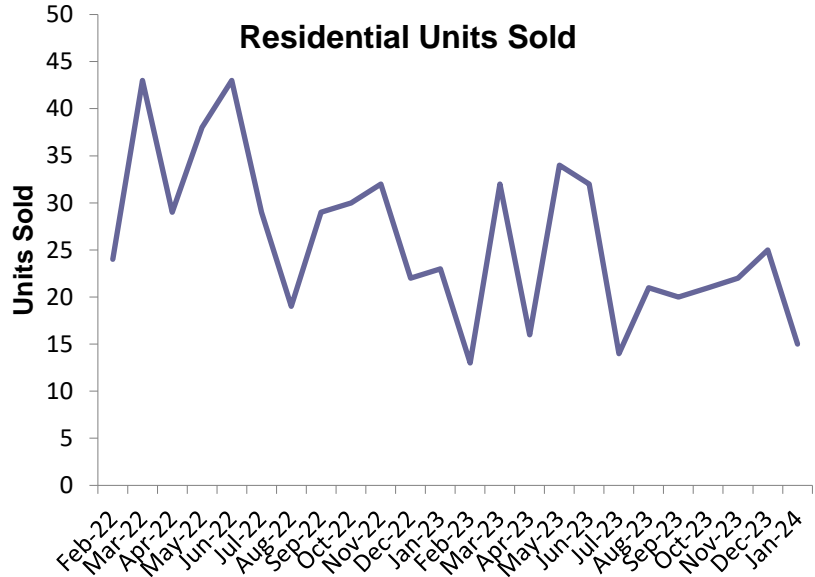
Outer Banks Towns / Areas

Corolla

Average DOM - YTD	
2023	2024
55	68

Year to Date Sales		
Year to Date	Count	%Chg
2024	15	-35%
2023	23	-43%
2022	40	11%

Median Sales Price		
Year	MSP	%Chg
2024	\$650,000	-17%
2023	\$782,500	-8%
2022	\$846,000	17%

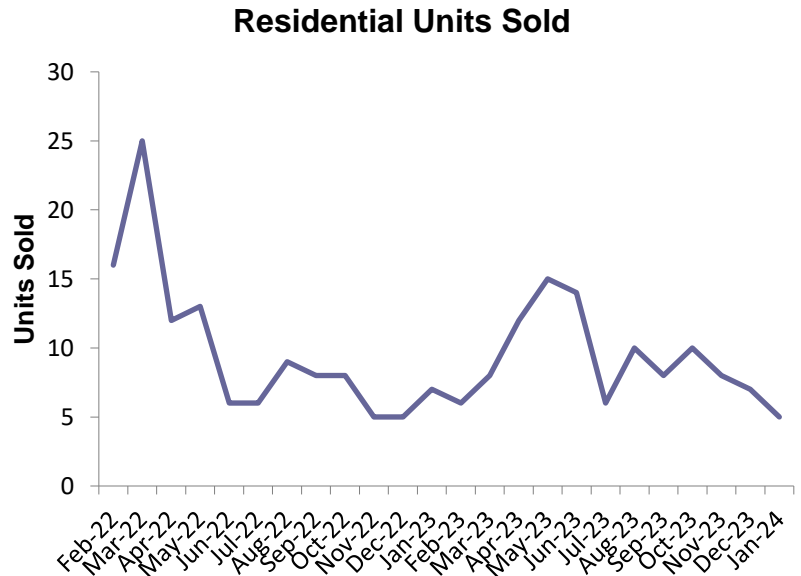


Duck

Average DOM - YTD	
2023	2024
100	38

Year to Date Sales		
Year to Date	Count	%Chg
2024	5	-29%
2023	7	-59%
2022	17	42%

Median Sales Price		
Year	MSP	%Chg
2024	\$1,000,000	1%
2023	\$990,000	10%
2022	\$897,500	38%



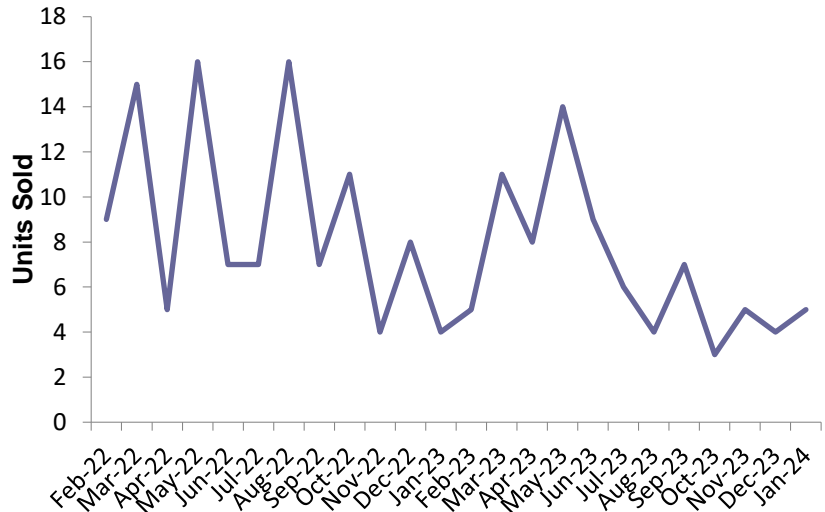
Southern Shores

Average DOM - YTD	
2023	2024
75	14

Year to Date Sales		
Year to Date	Count	%Chg
2024	5	25%
2023	4	-60%
2022	10	25%

Median Sales Price		
Year	MSP	%Chg
2024	\$805,000	9%
2023	\$737,450	-5%
2022	\$780,000	19%

Residential Units Sold



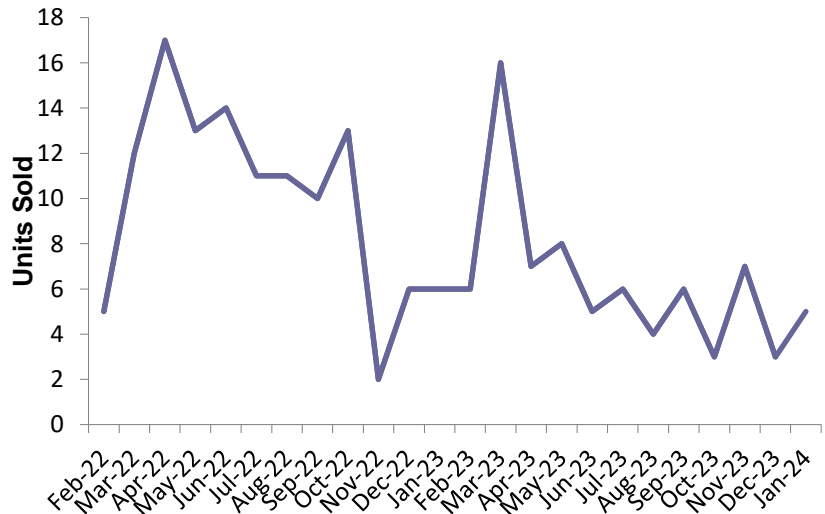
Kitty Hawk

Average DOM - YTD	
2023	2024
10	45

Year to Date Sales		
Year to Date	Count	%Chg
2024	5	-17%
2023	6	-50%
2022	12	-8%

Median Sales Price		
Year	MSP	%Chg
2024	\$462,140	-26%
2023	\$622,500	8%
2022	\$577,000	15%

Residential Units Sold



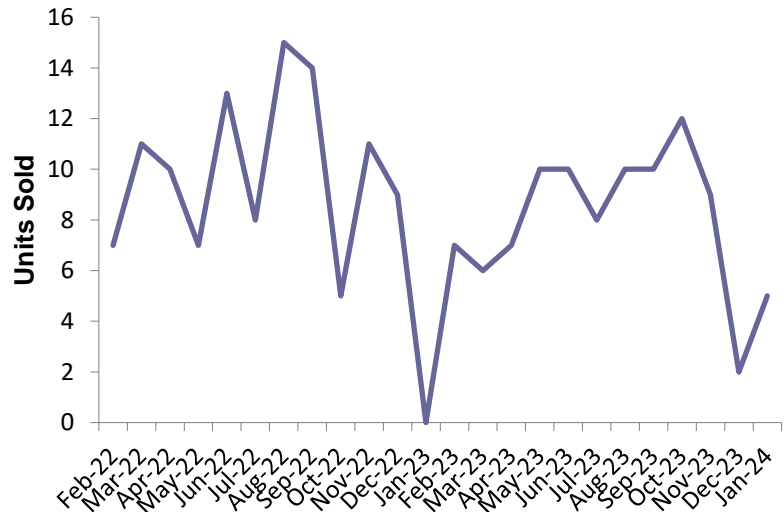
Colington

Average DOM - YTD	
2023	2024
27	43

Year to Date Sales		
Year to Date	Count	%Chg
2024	5	-
2023	0	-100%
2022	12	-37%

Median Sales Price		
Month / Year	MSP	%Chg
2024	\$370,000	-21%
2023	\$470,000	-4%
2022	\$490,000	36%

Residential Units Sold



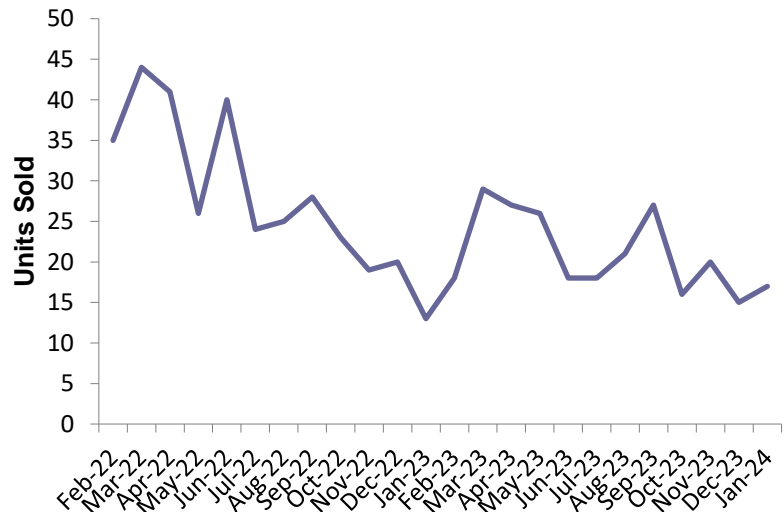
Kill Devil Hills

Average DOM - YTD	
2023	2024
27	78

Year to Date Sales		
Year to Date	Count	%Chg
2024	17	31%
2023	13	-63%
2022	35	9%

Median Sales Price		
Month / Year	MSP	%Chg
2024	\$533,500	0%
2023	\$533,750	10%
2022	\$485,000	18%

Residential Units Sold

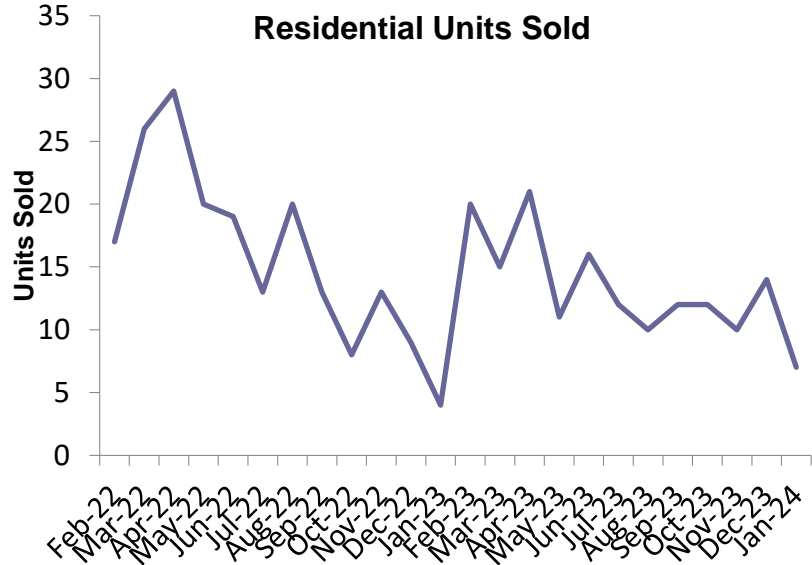


Nags Head

Average DOM - YTD	
2023	2024
82	69

Year to Date Sales		
Year to Date	Count	%Chg
2024	7	75%
2023	4	-83%
2022	23	-36%

Median Sales Price		
Month / Year	MSP	%Chg
2024	\$839,900	26%
2023	\$665,000	-13%
2022	\$761,500	22%



All Hatteras

Average DOM - YTD	
2023	2024
71	68

Year to Date Sales		
Year to Date	Count	%Chg
2024	15	0%
2023	15	-62%
2022	39	-15%

Median Sales Price		
Month / Year	MSP	%Chg
2024	\$650,000	10%
2023	\$590,000	-2%
2022	\$599,000	15%

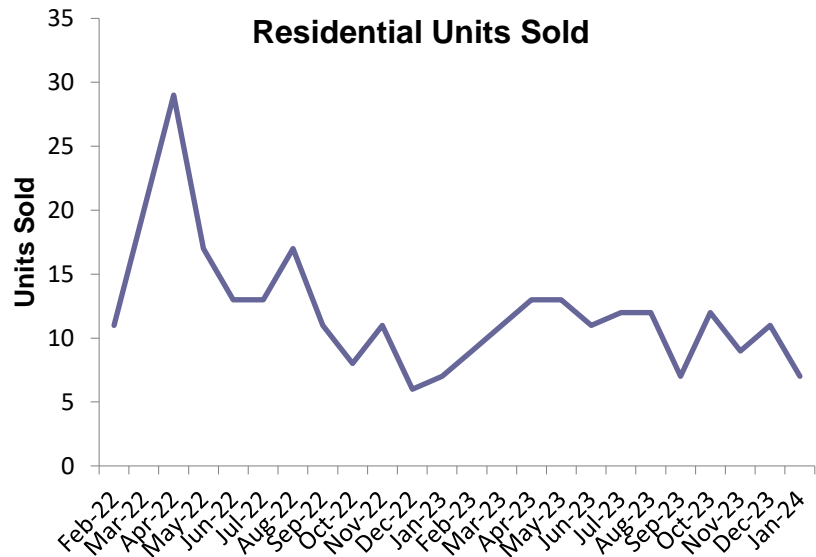


Roanoke Island

Average DOM - YTD	
2023	2024
47	28

Year to Date Sales		
Year to Date	Count	%Chg
2024	7	0%
2023	7	-56%
2022	16	7%

Median Sales Price		
Month / Year	MSP	%Chg
2024	\$1,022,000	120%
2023	\$465,000	3%
2022	\$452,500	6%

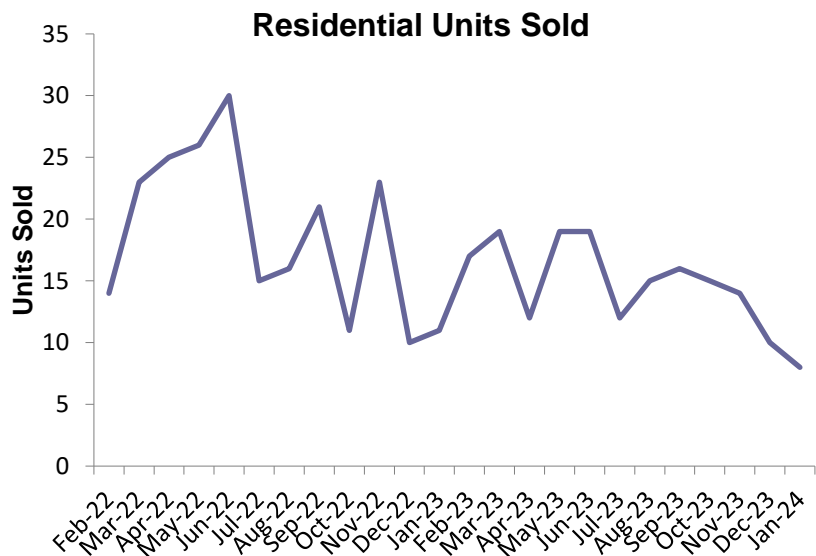


Currituck Mainland

Average DOM - YTD	
2023	2024
33	49

Year to Date Sales		
Year to Date	Count	%Chg
2024	8	-27%
2023	11	-15%
2022	13	-41%

Median Sales Price		
Month / Year	MSP	%Chg
2024	\$379,500	38%
2023	\$274,500	-28%
2022	\$380,000	14%



Ocracoke Island

Average DOM - YTD	
2023	2024
-	91

Year to Date Sales		
Year to Date	Count	%Chg
2024	1	-
2023	0	-100%
2022	3	50%

Median Sales Price		
Month / Year	MSP	%Chg
2024	\$470,000	-3%
2023	\$485,000	-9%
2022	\$535,000	24%

