



February 2024 MLS Statistical Report

The good news of the day is that inventory is increasing at a steady pace. The data shows the following Year over Year (YoY)_changes:

- Total active listings – 877 (up by 11%)
 - Residential – 496 (up by 33%)
 - Lots / Land - 355 (down by 7%)

On the other hand, sales and under contract listings have not rebounded to 2023 levels.

- Under Contact – 370 (down by 14%)
- Sales YoY – 276 (down 12%)
 - Residential – 213 – down 11%
 - Lots / Land – 60 (down 19%)

Areas to Watch – there has been a jump in the number of Dare County Foreclosures in 2024. The foreclosed listings have not hit the MLS yet but they are coming soon.

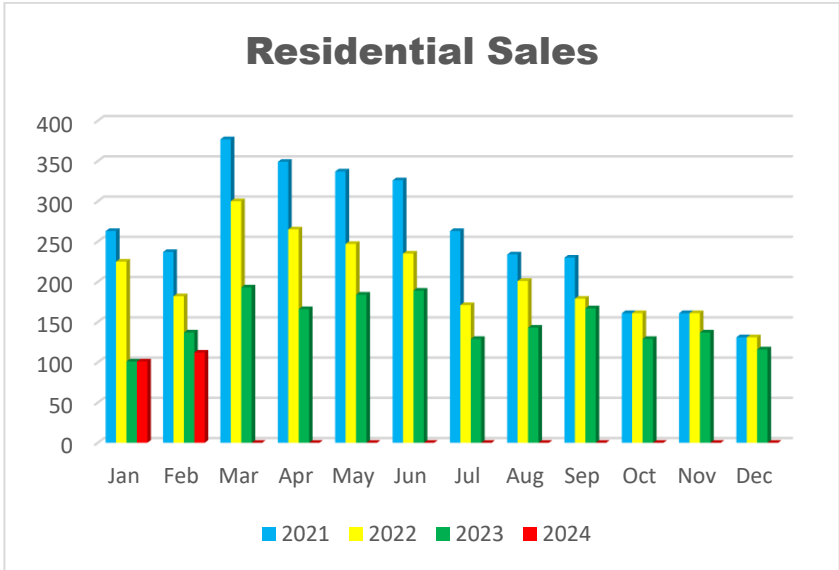
Total Inventory			Total Under Contract		
Month / Year	Count	%Chg	Month / Year	Count	%Chg
Feb'24	877	11%	2024	370	-14%
Feb'23	790	14%	2023	430	-40%
Feb'22	693	-34%	2022	711	-14%
Residential Inventory			Residential Sales		
Month / Year	Count	%Chg	Month / Year	Count	%Chg
Feb'24	496	33%	2024	213	-11%
Feb'23	373	40%	2023	238	-42%
Feb'22	267	-36%	2022	407	-19%
Lots / Land Inventory			Residential Days on Market		
Month / Year	Count	%Chg	Month / Year	Count	%Chg
Feb'24	355	-7%	2024	82	37%
Feb'23	382	-1%	2023	60	37%
Feb'22	385	-34%	2022	44	-47%

Data Obtained: March 6, 2024

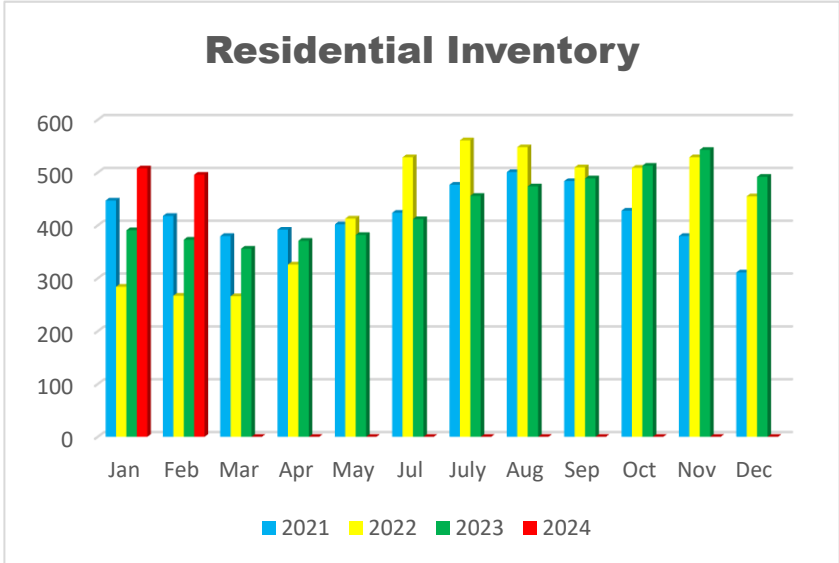
Note: This report reflects corrections / updates to previous data

Residential

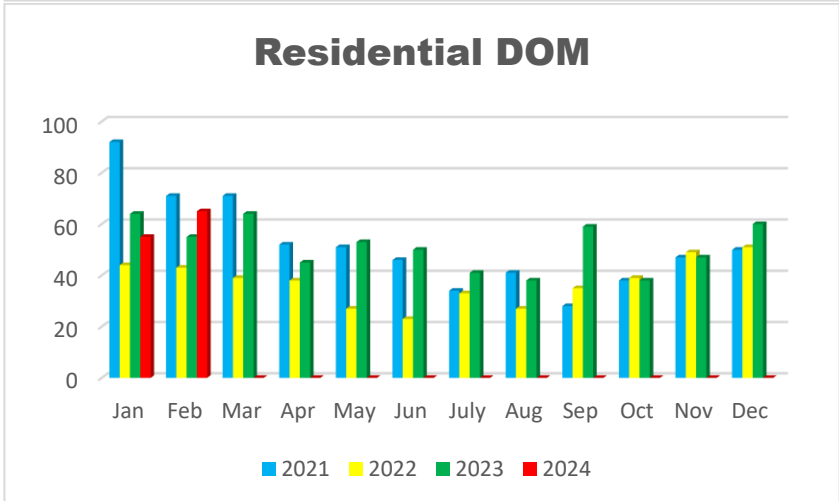
YTD Residential Sales		
Year to Date	Count	%Chg
Feb'24	112	-18%
Feb'23	137	-25%
Feb'22	182	-23%



Residential Inventory		
Month / Year	Count	%Chg
Feb'24	496	33%
Feb'23	373	40%
Feb'22	267	-36%



YTD	2023	2024
Average	58	60
Median	31	33

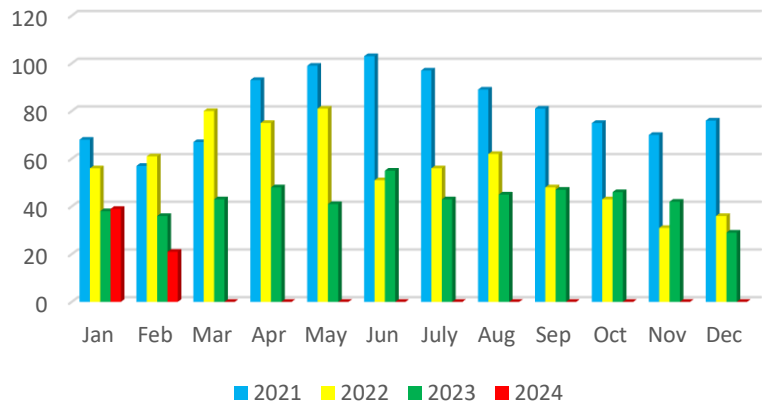


Lots / Land

YTD Lot / Land Sales

Month / Year	Count	%Chg
2024	60	-19%
2023	74	-37%
2022	117	-6%

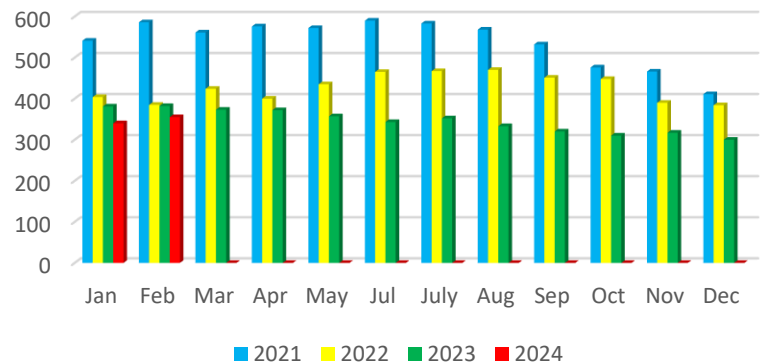
Lot Land Sales



YTD Lot / Land Inventory

Month / Year	Count	%Chg
Feb'24	355	-7%
Feb'23	382	-1%
Feb'22	385	-34%

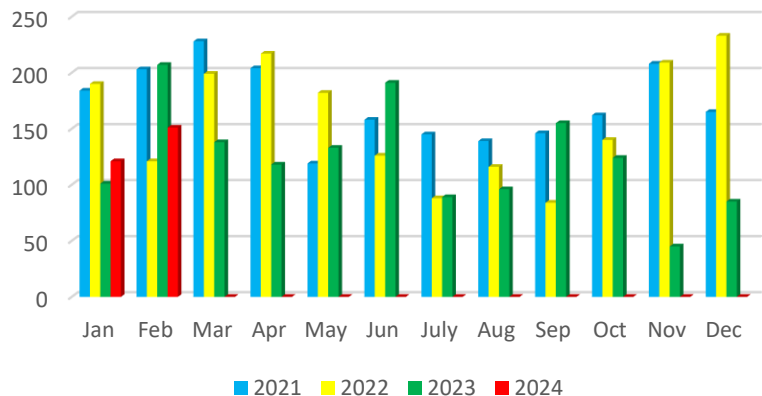
Lots / Land Inventory



Lots / Land YTD Days on Market

YTD	2023	2024
Average	152	132
Median	42	35

LOTS / LAND DOM

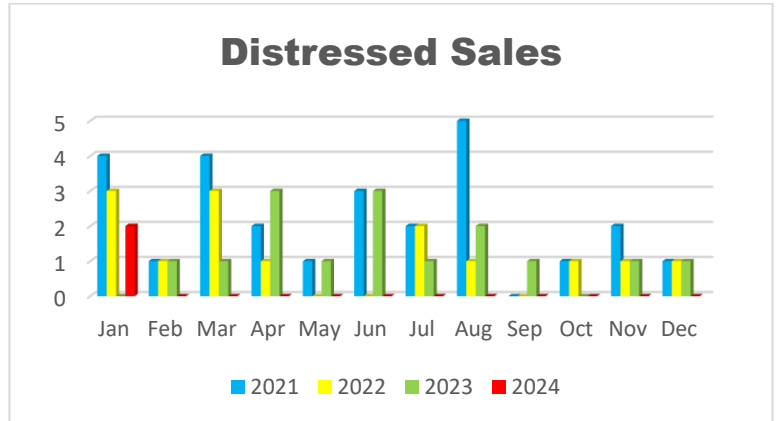


Distressed Sales

MLS Listed Short Sales / Bank Owned Properties

Dare County & Surrounding Areas Yearly Distressed Sales

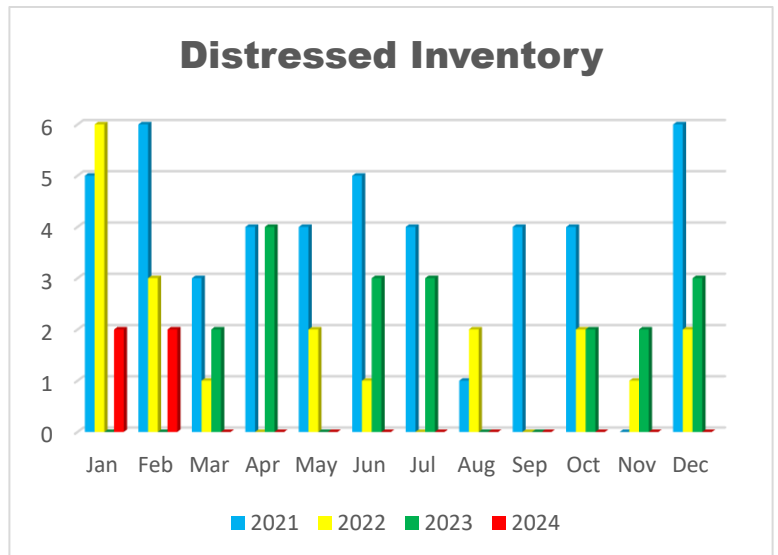
Month / Year	Count	%Chg
2024	2	100%
2023	1	-75%
2022	4	-20%



Distressed Inventory

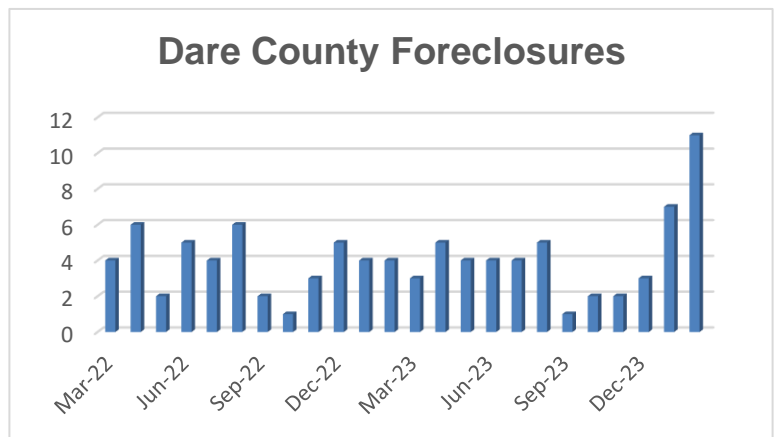
Dare County & Surrounding Areas Year to Date Distressed Inventory

Month / Year	Count	%Chg
Feb'24	2	
Feb'23	0	-100%
Feb'22	3	-50%

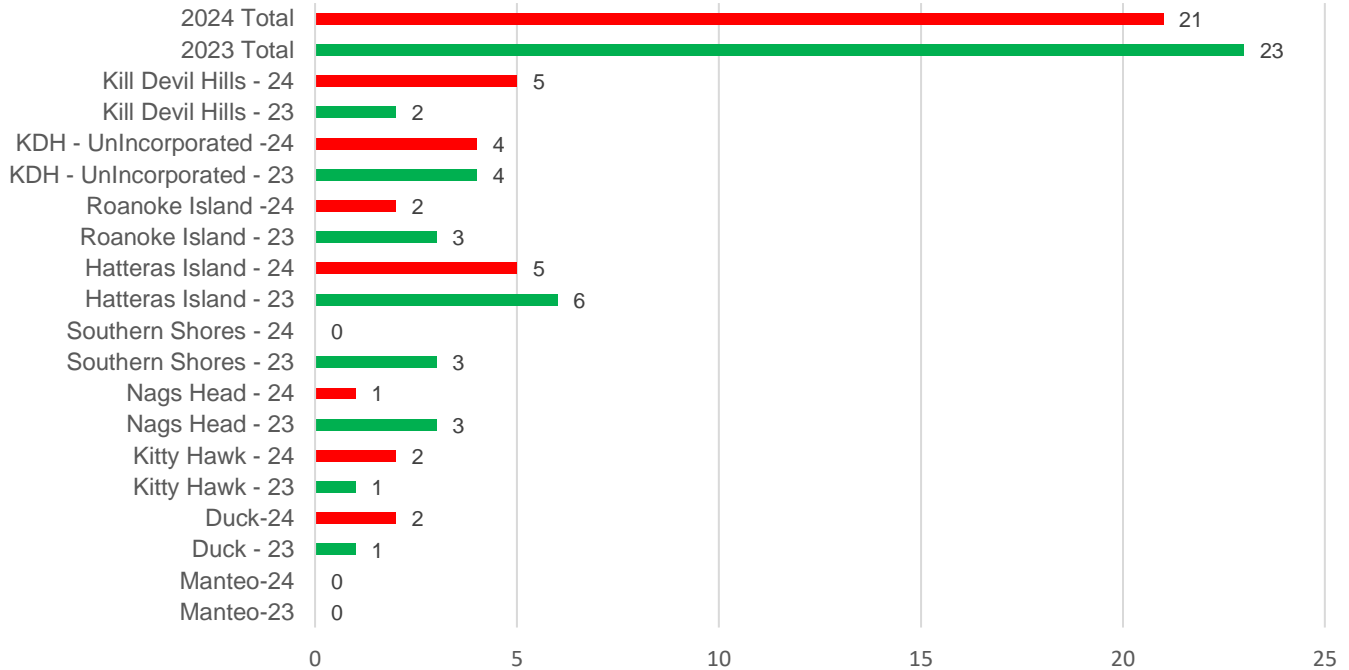


Dare County Only Foreclosures

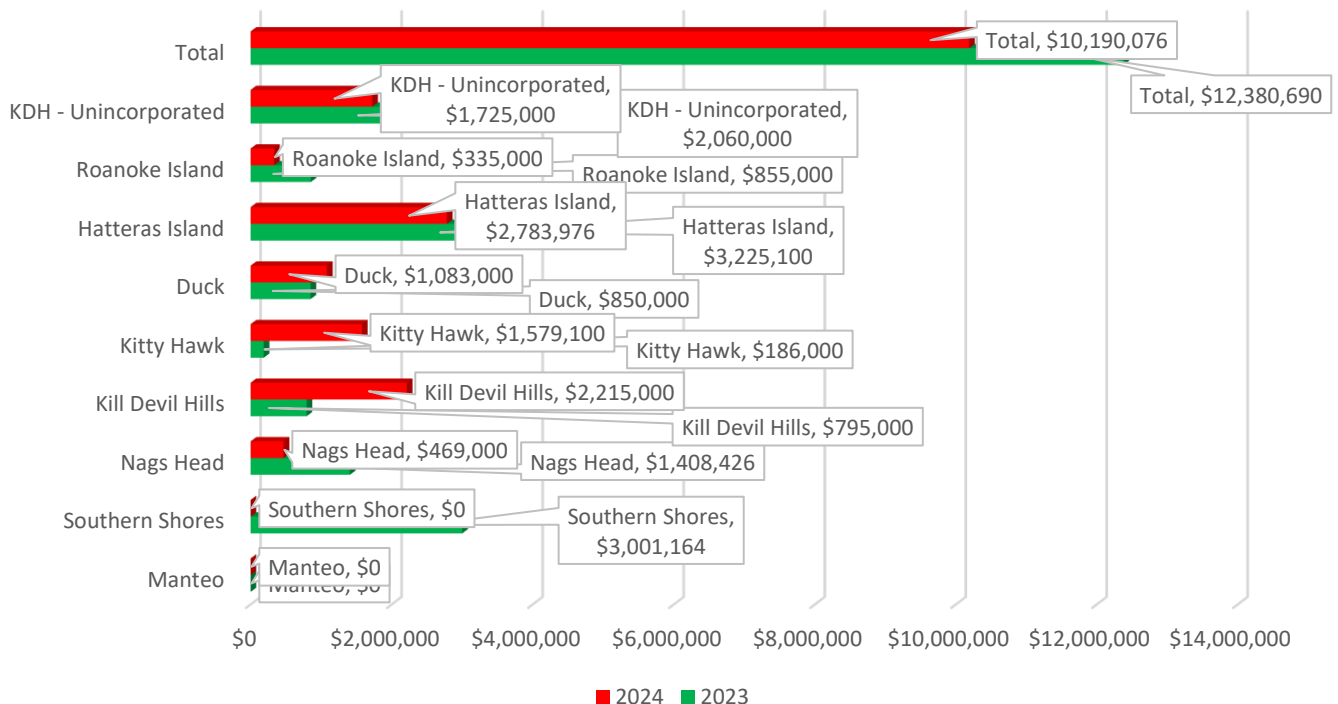
*Court Ordered Foreclosures



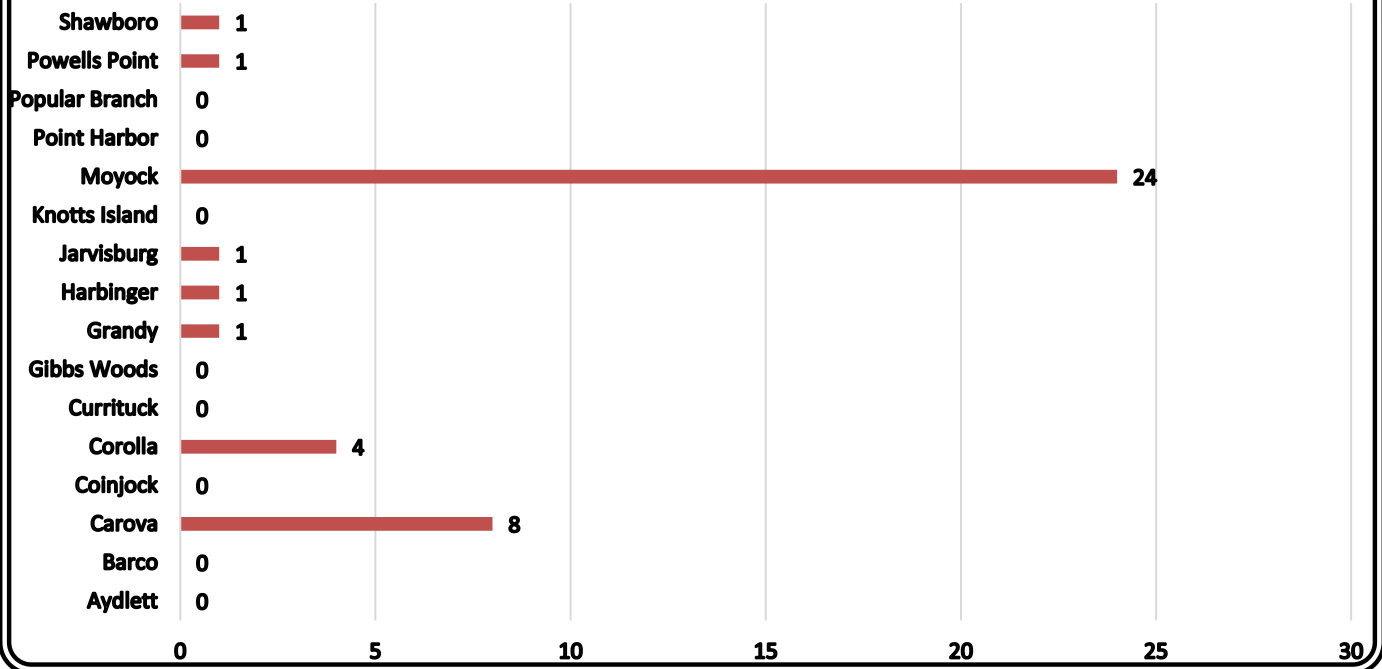
Building Permits 2023 vs 2024



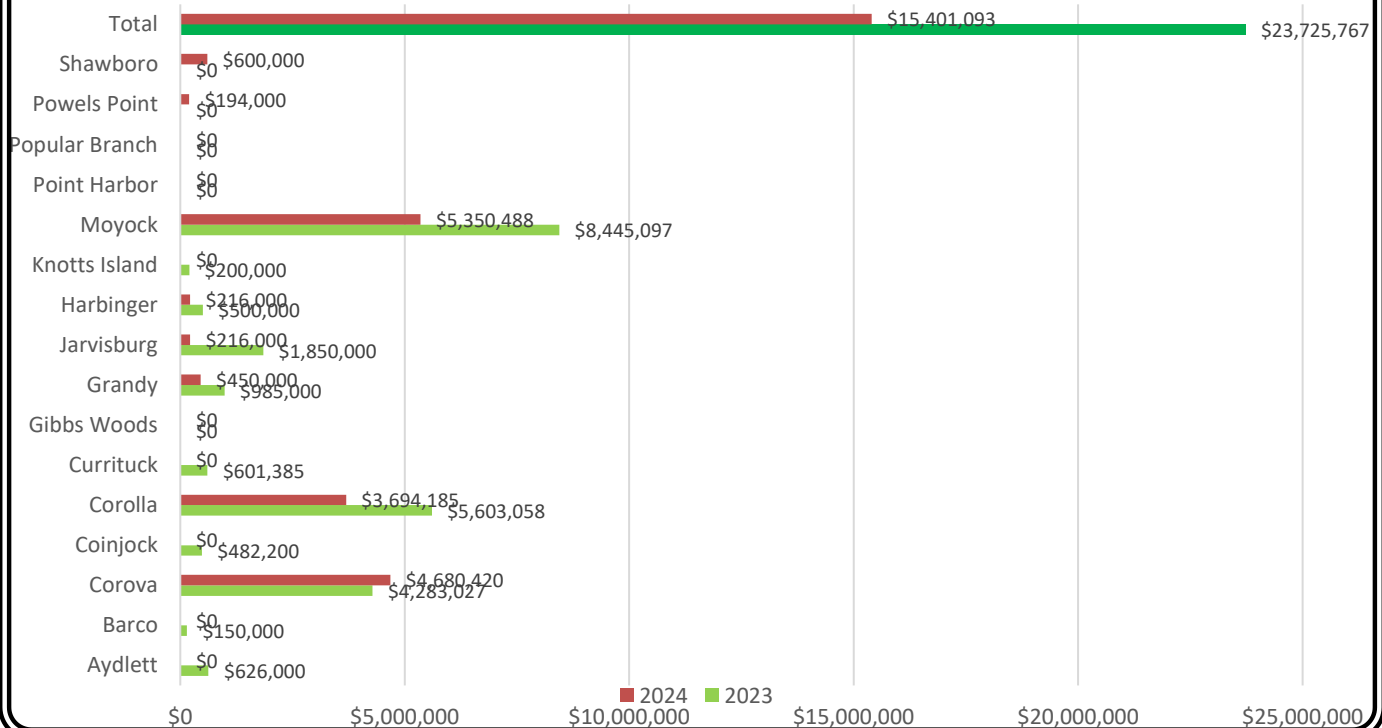
Dare County Building Permit Value 2023 vs 2024



2024 Currituck County Building Permits Residential Building Permits



Curituck County Building Permit Value



Outer Banks Towns / Areas

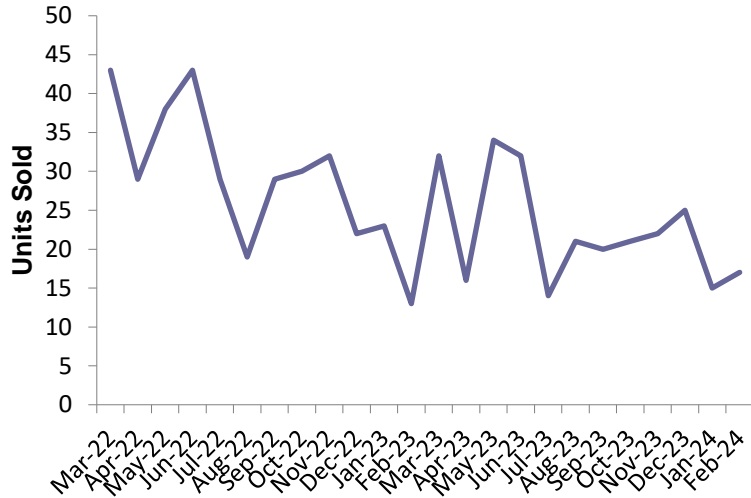
Corolla

Average DOM - YTD	
2023	2024
46	60

Year to Date Sales		
Year to Date	Count	%Chg
2024	32	-11%
2023	36	-44%
2022	64	-23%

Median Sales Price		
Year	MSP	%Chg
2024	\$706,000	-3%
2023	\$727,500	-14%
2022	\$846,000	17%

Residential Units Sold



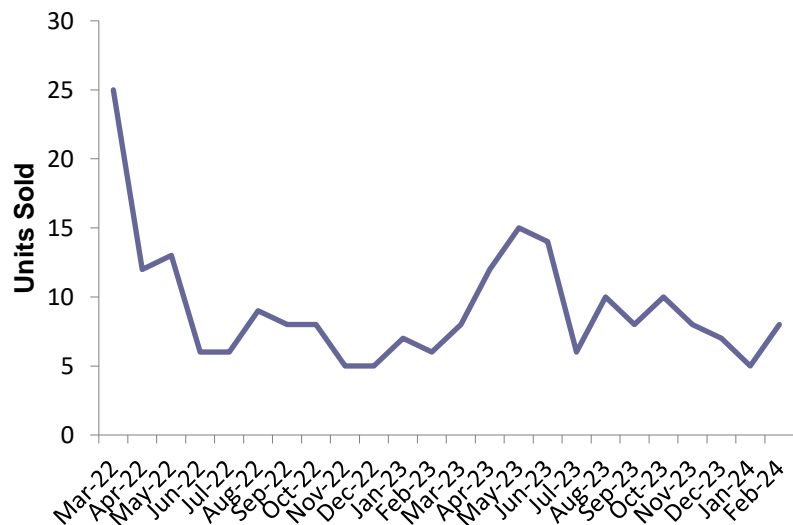
Duck

Average DOM - YTD	
2023	2024
102	139

Year to Date Sales		
Year to Date	Count	%Chg
2024	13	0%
2023	13	-61%
2022	33	14%

Median Sales Price		
Year	MSP	%Chg
2024	\$850,000	-8%
2023	\$925,000	3%
2022	\$897,500	38%

Residential Units Sold



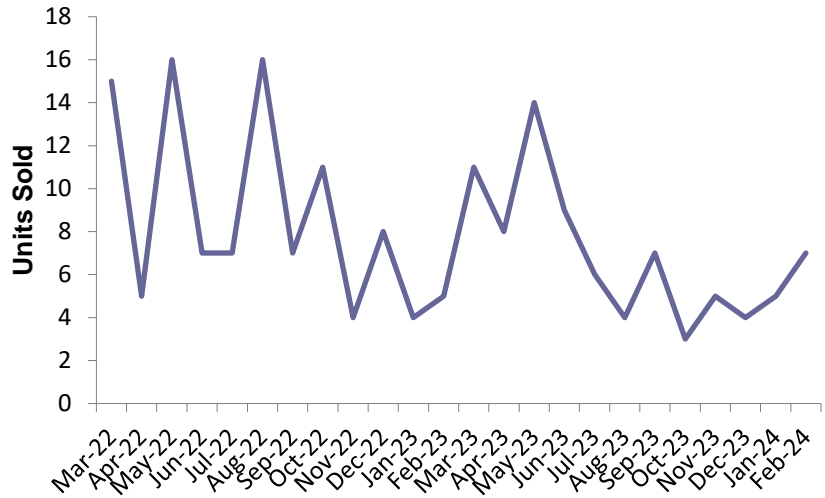
Southern Shores

Average DOM - YTD	
2023	2024
47	22

Year to Date Sales		
Year to Date	Count	%Chg
2024	12	33%
2023	9	-53%
2022	19	19%

Median Sales Price		
Year	MSP	%Chg
2024	\$920,750	24%
2023	\$739,900	-5%
2022	\$780,000	19%

Residential Units Sold



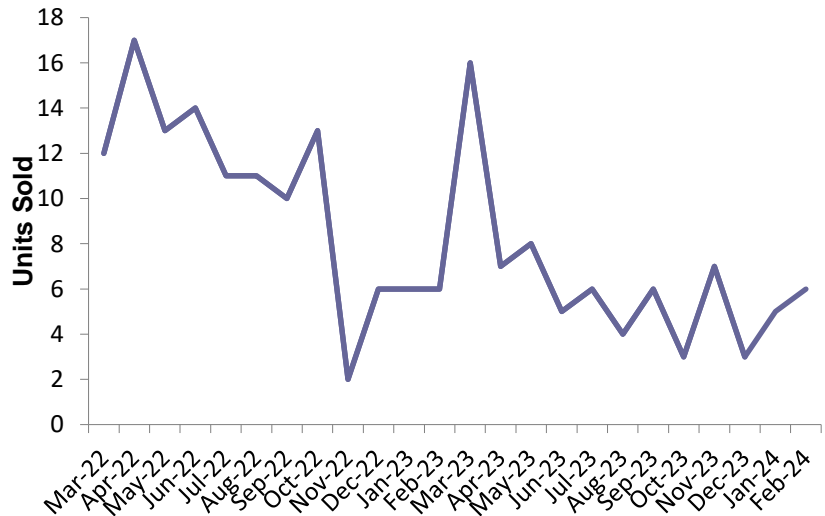
Kitty Hawk

Average DOM - YTD	
2023	2024
30	34

Year to Date Sales		
Year to Date	Count	%Chg
2024	11	-8%
2023	12	-29%
2022	17	-11%

Median Sales Price		
Year	MSP	%Chg
2024	\$474,950	-20%
2023	\$595,000	3%
2022	\$577,000	15%

Residential Units Sold



Colington

Average DOM - YTD	
2023	2024
102	62

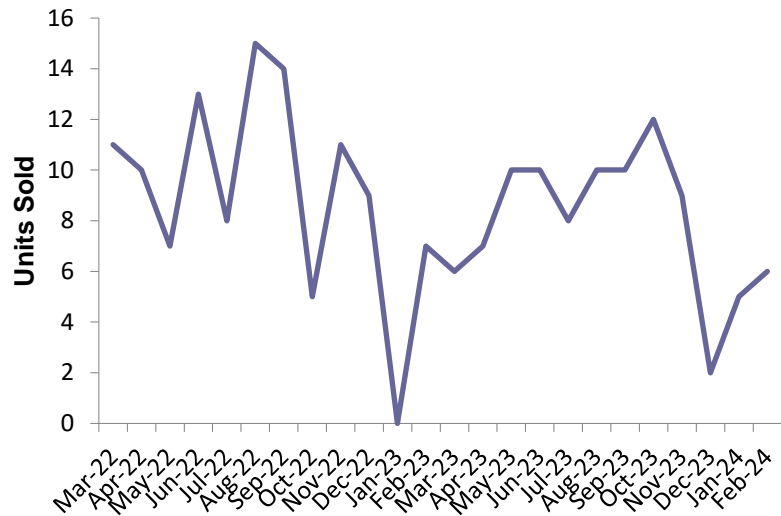
Year to Date Sales

Year to Date	Count	%Chg
2024	11	57%
2023	7	-63%
2022	19	-39%

Median Sales Price

Month / Year	MSP	%Chg
2024	\$465,000	0%
2023	\$465,000	-5%
2022	\$490,000	36%

Residential Units Sold



Kill Devil Hills

Average DOM - YTD	
2023	2024
40	62

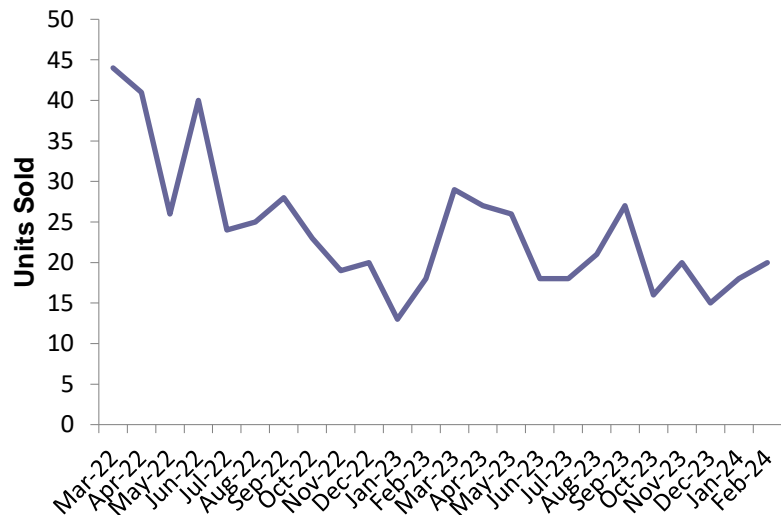
Year to Date Sales

Year to Date	Count	%Chg
2024	38	23%
2023	31	-56%
2022	70	0%

Median Sales Price

Month / Year	MSP	%Chg
2024	\$533,500	2%
2023	\$525,000	8%
2022	\$485,000	18%

Residential Units Sold

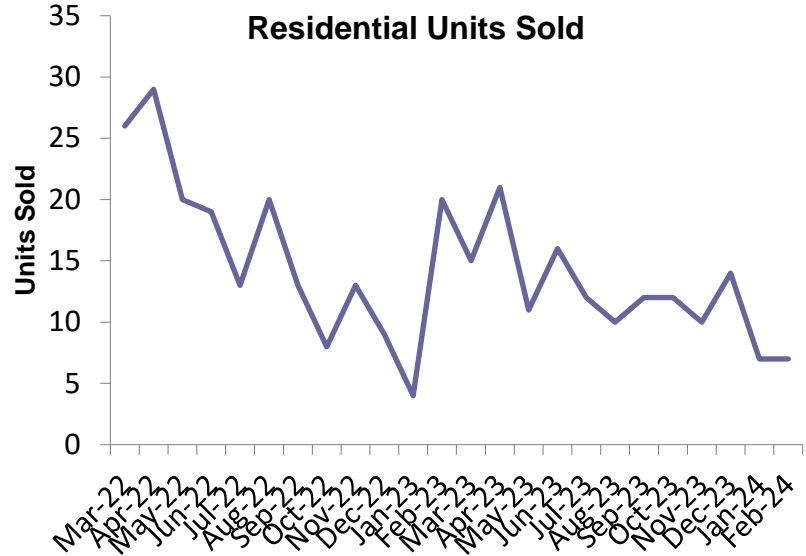


Nags Head

Average DOM - YTD	
2023	2024
49	48

Year to Date Sales		
Year to Date	Count	%Chg
2024	14	-42%
2023	24	-40%
2022	40	-29%

Median Sales Price		
Month / Year	MSP	%Chg
2024	\$824,450	35%
2023	\$610,250	-20%
2022	\$761,500	22%



All Hatteras

Average DOM - YTD	
2023	2024
62	83

Year to Date Sales		
Year to Date	Count	%Chg
2024	22	-37%
2023	35	-50%
2022	70	-17%

Median Sales Price		
Month / Year	MSP	%Chg
2024	\$643,000	29%
2023	\$500,000	-17%
2022	\$599,000	15%

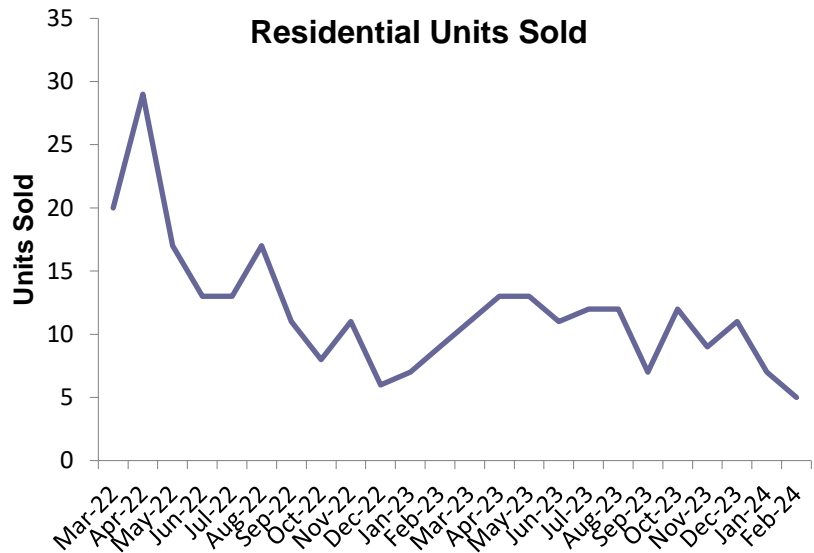


Roanoke Island

Average DOM - YTD	
2023	2024
67	43

Year to Date Sales		
Year to Date	Count	%Chg
2024	12	-25%
2023	16	-41%
2022	27	-13%

Median Sales Price		
Month / Year	MSP	%Chg
2024	\$562,500	3%
2023	\$548,750	21%
2022	\$452,500	6%

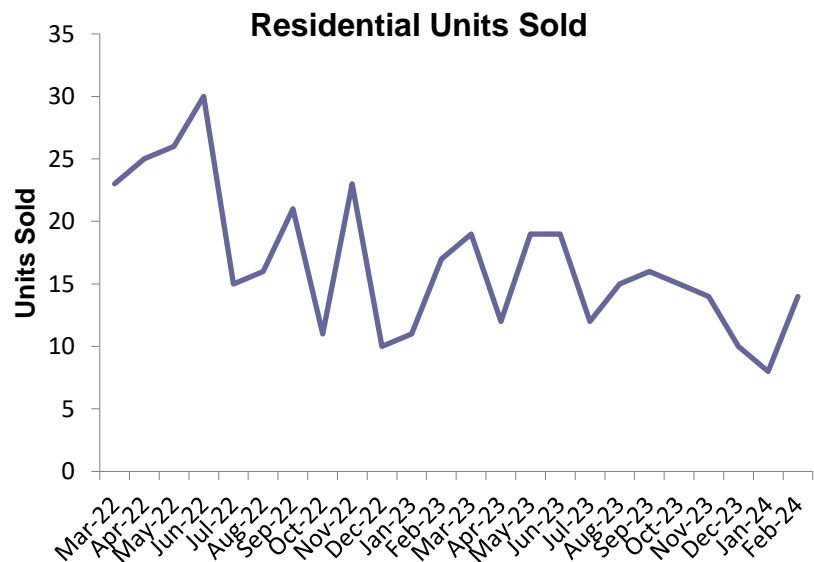


Currituck Mainland

Average DOM - YTD	
2023	2024
56	49

Year to Date Sales		
Year to Date	Count	%Chg
2024	22	-21%
2023	28	4%
2022	27	-25%

Median Sales Price		
Month / Year	MSP	%Chg
2024	\$369,000	19%
2023	\$310,225	-18%
2022	\$380,000	14%



Ocracoke Island

Average DOM - YTD	
2023	2024
51	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%

