



March 2024 MLS Statistical Report

Inventory - The best news for this month is that inventory continues to climb. The data shows the following:

- March active residential inventory is up 14% from last month and 58% over this time last year.
- March active lots / Land inventory is up 1% from last month and 1% from this time last year.

Residential Median Sale Price:

- Single Family detached homes median sale price is up 7% from this time last year.
- Condo median sale price is up 12%.

Residential sales for 2024 are down 9% when compared to 2023.

- Single Family Detached home sales are down 6%.
- Condo sales are down 16%.

Total Inventory			Total Under Contract		
Month / Year	Count	%Chg	Month / Year	Count	%Chg
Mar"24	969	28%	2024	344	-18%
Mar"23	759	3%	2023	419	-39%
Mar"22	735	-26%	2022	686	-22%

Residential Inventory			Residential Sales		
Month / Year	Count	%Chg	Month / Year	Count	%Chg
Mar"24	563	58%	Mar"24	178	-8%
Mar"23	356	34%	Mar"23	193	-36%
Mar"22	266	-30%	Mar"22	300	-20%

Lots / Land Inventory			Residential Days on Market		
Month / Year	Count	%Chg	Month / Year	Count	%Chg
Mar"24	378	1%	Mar"24	52	-19%
Mar"23	373	-12%	Mar"23	64	64%
Mar"22	424	-24%	Mar"22	39	0%

Data Obtained: March 8, 2024

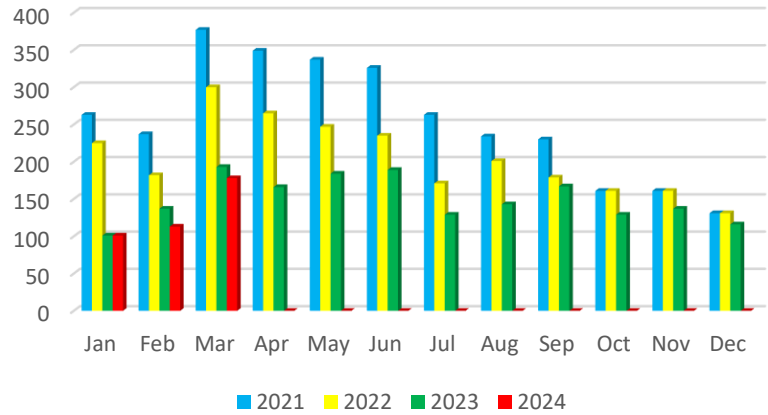
Note: This report reflects corrections / updates to previous data

Residential

YTD Residential Sales

Year to Date	Count	%Chg
Mar"24	178	-8%
Mar"23	193	-36%
Mar"22	300	-20%

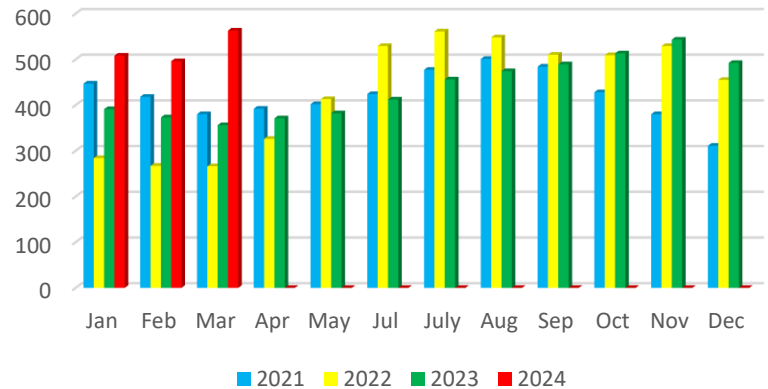
Residential Sales



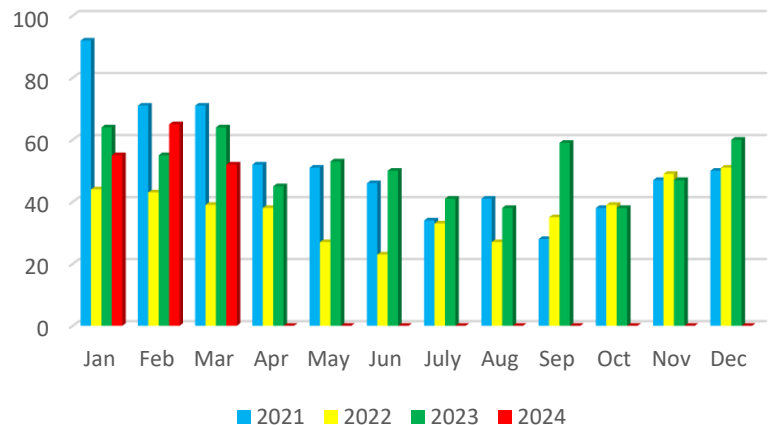
Residential Inventory

Month / Year	Count	%Chg
Mar"24	563	58%
Mar"23	356	34%
Mar"22	266	-30%

Residential Inventory



Residential DOM



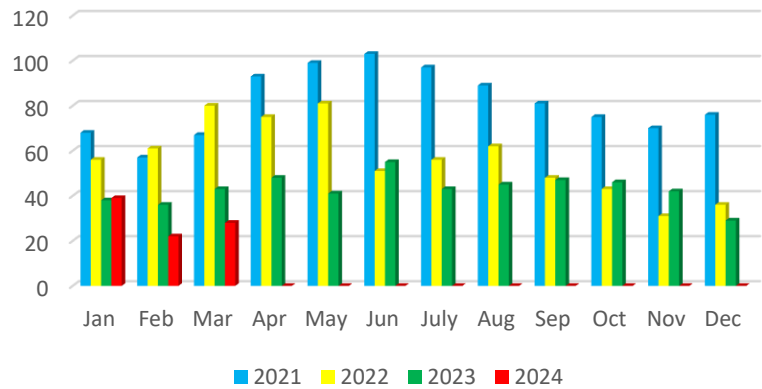
YTD	2023	2024
Average	61	65
Median	31	28

Lots / Land

YTD Lot / Land Sales

Month / Year	Count	%Chg
2024	89	-24%
2023	117	-41%
2022	197	3%

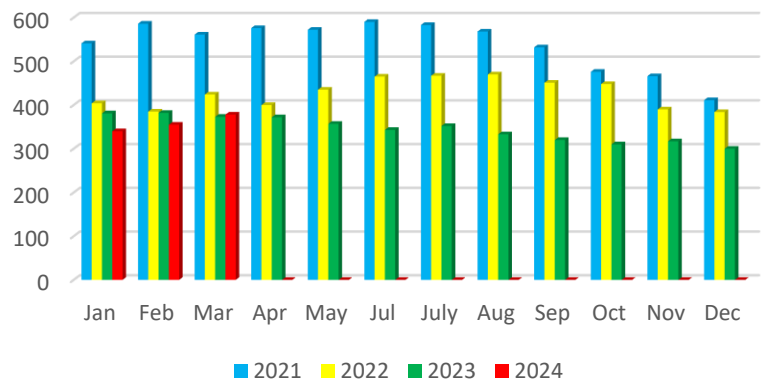
Lot Land Sales



YTD Lot / Land Inventory

Month / Year	Count	%Chg
Mar"24	378	1%
Mar"23	373	-12%
Mar"22	424	-24%

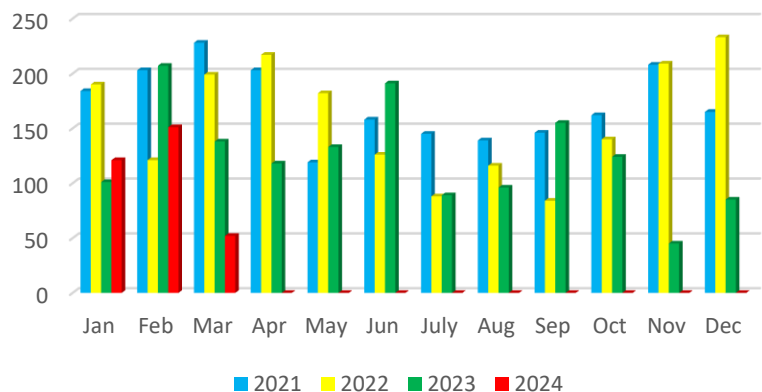
Lots / Land Inventory



Lots / Land YTD Days on Market

YTD	2023	2024
Average	146	147
Median	45	47

LOTS / LAND DOM

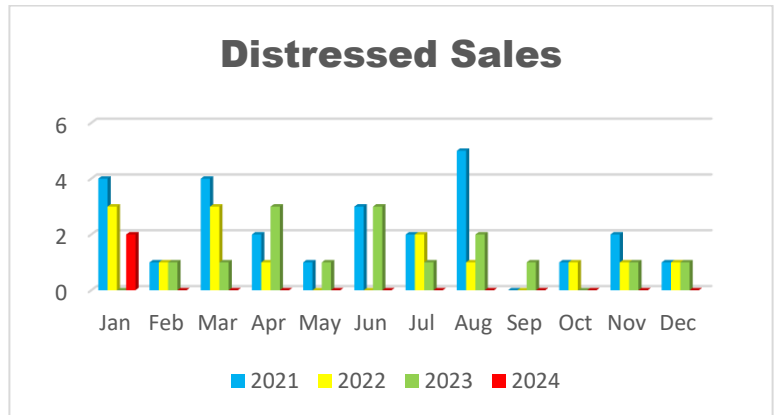


Distressed Sales

MLS Listed Short Sales / Bank Owned Properties

Dare County & Surrounding Areas Yearly Distressed Sales

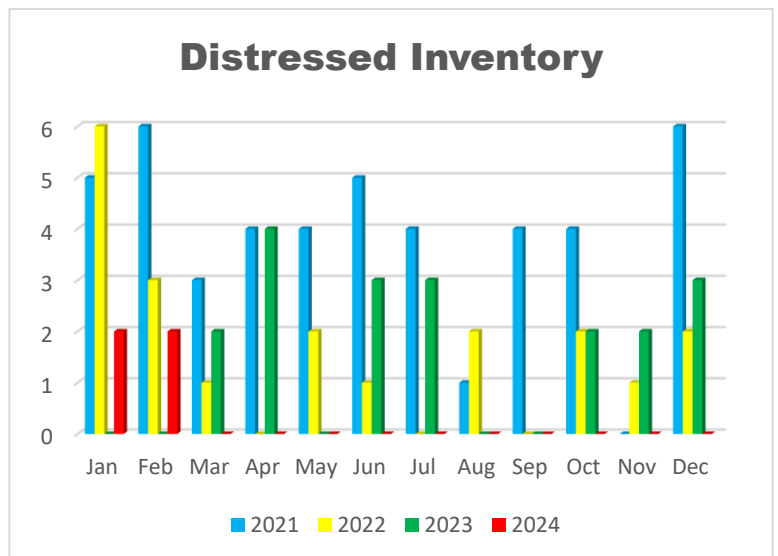
Month / Year	Count	%Chg
2024	2	0%
2023	2	-71%
2022	7	-22%



Distressed Inventory

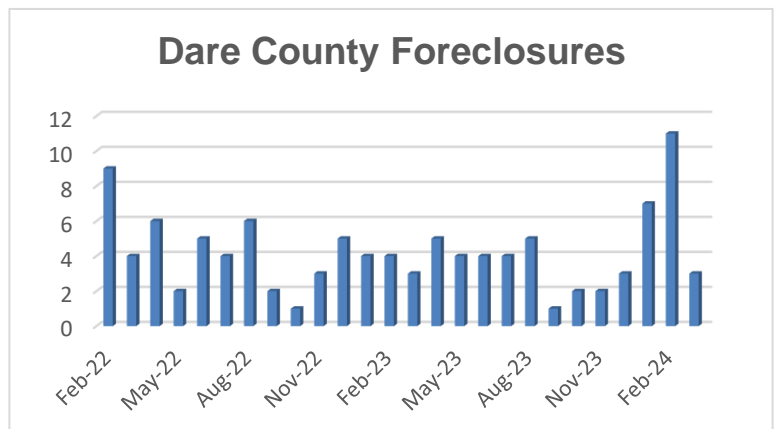
Dare County & Surrounding Areas Year to Date Distressed Inventory

Month / Year	Count	%Chg
Mar"24	3	50%
Mar"23	2	100%
Mar"22	1	-67%

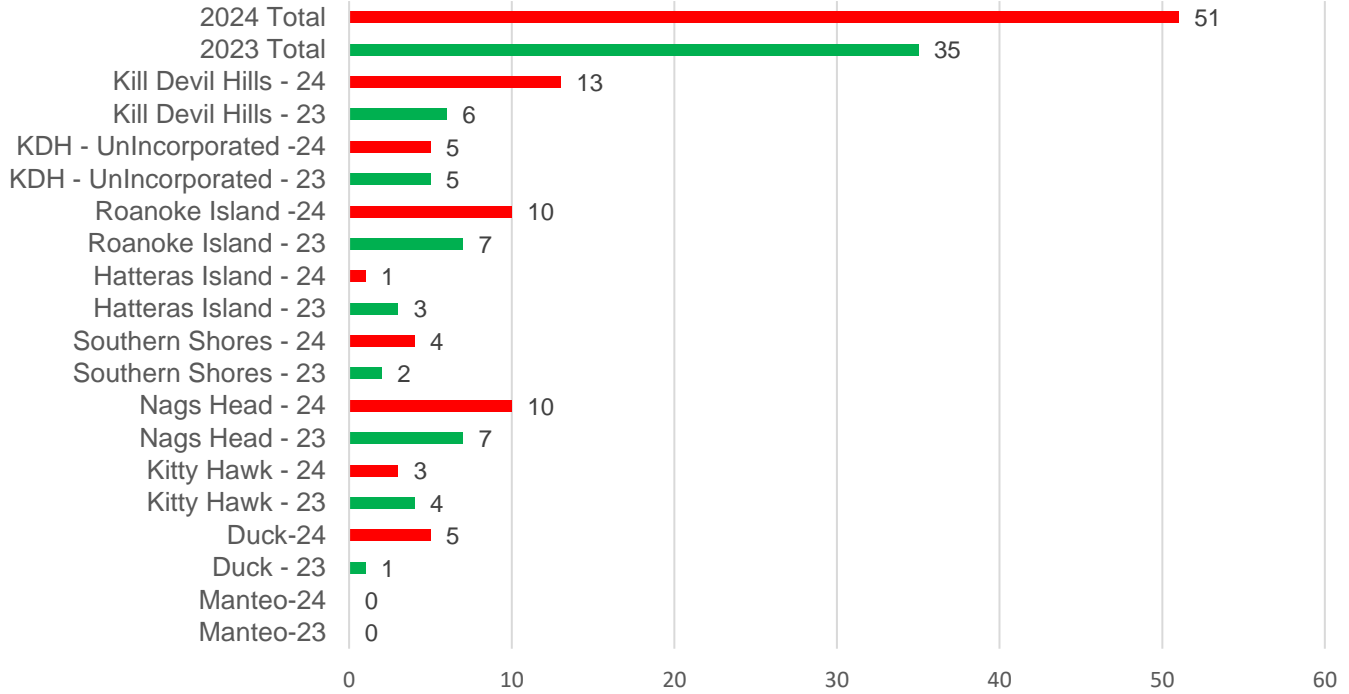


Dare County Only Foreclosures

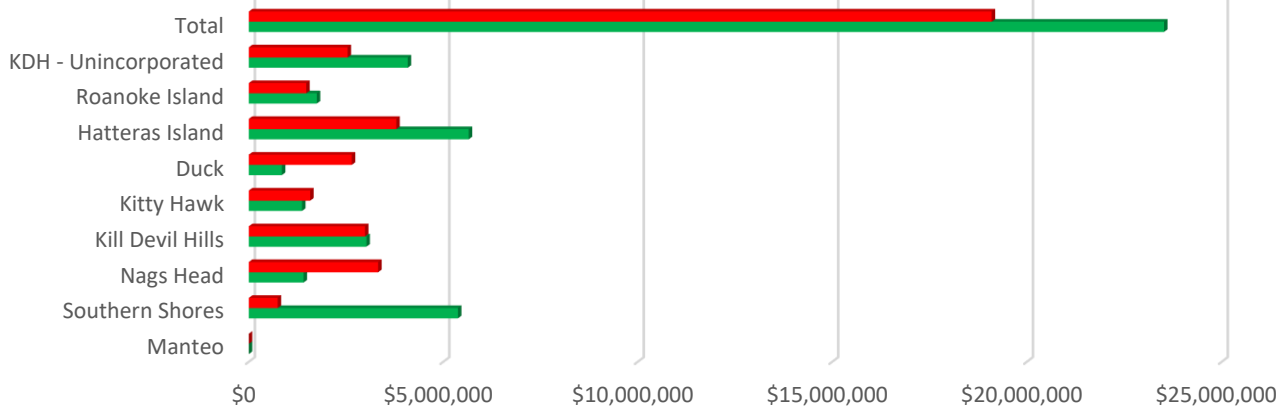
*Court Ordered Foreclosures



Building Permits 2023 vs 2024

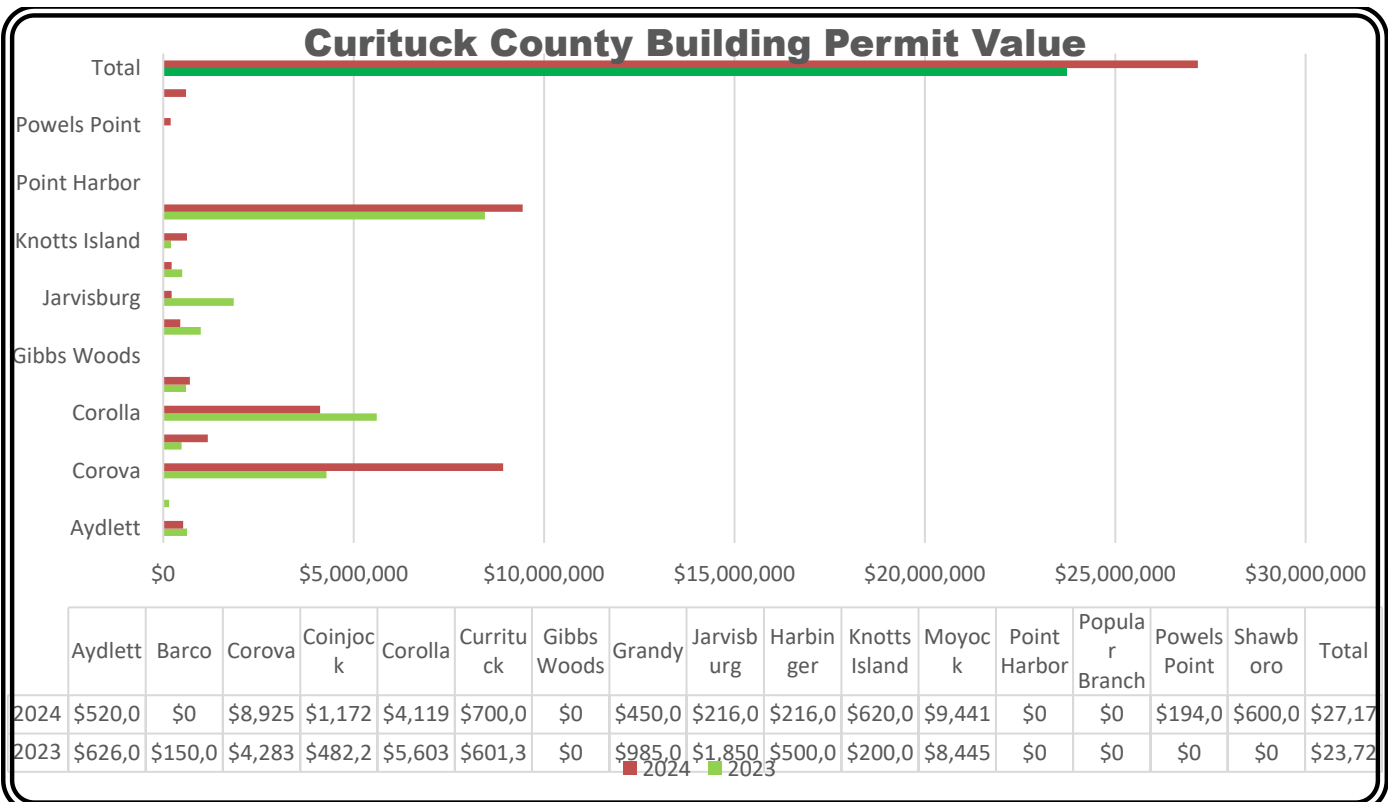
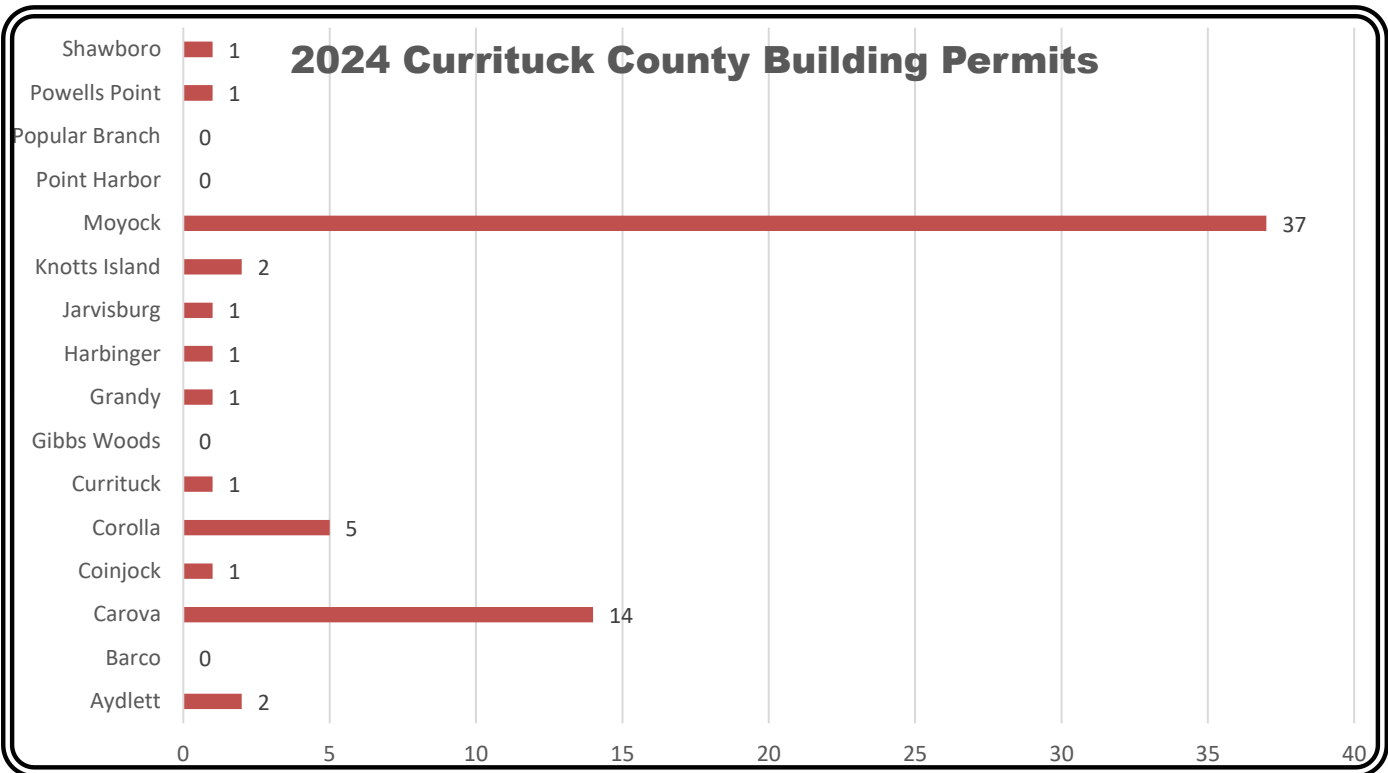


Dare County Building Permit Value 2023 vs 2024



	Manteo	Southern Shores	Nags Head	Kill Devil Hills	Kitty Hawk	Duck	Hatteras Island	Roanoke Island	KDH - Unincorporated	Total
2024	\$0	\$742,472	\$3,326,158	\$2,988,566	\$1,579,100	\$2,649,930	\$3,794,476	\$1,478,000	\$2,540,000	\$19,098,70
2023	\$0	\$5,377,914	\$1,408,426	\$3,025,000	\$1,369,000	\$850,000	\$5,656,320	\$1,750,000	\$4,085,000	\$23,521,66

■ 2024 ■ 2023



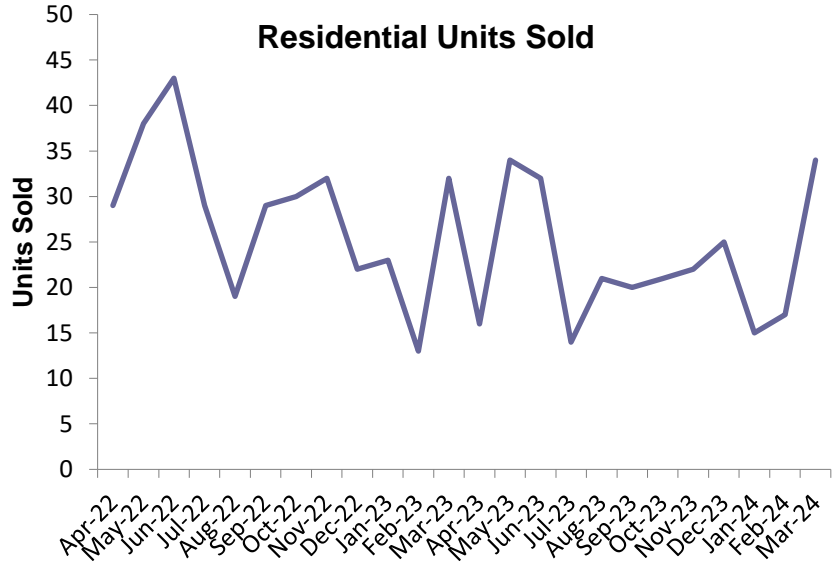
Outer Banks Towns / Areas

Corolla

Average DOM - YTD	
2023	2024
62	61

Year to Date Sales		
Year to Date	Count	%Chg
2024	66	-3%
2023	68	-36%
2022	107	-27%

Median Sales Price		
Year	MSP	%Chg
2024	\$887,000	18%
2023	\$749,750	-11%
2022	\$846,000	17%



Duck

Average DOM - YTD	
2023	2024
103	87

Year to Date Sales		
Year to Date	Count	%Chg
2024	26	24%
2023	21	-64%
2022	58	-8%

Median Sales Price		
Year	MSP	%Chg
2024	\$857,500	-13%
2023	\$990,000	10%
2022	\$897,500	38%

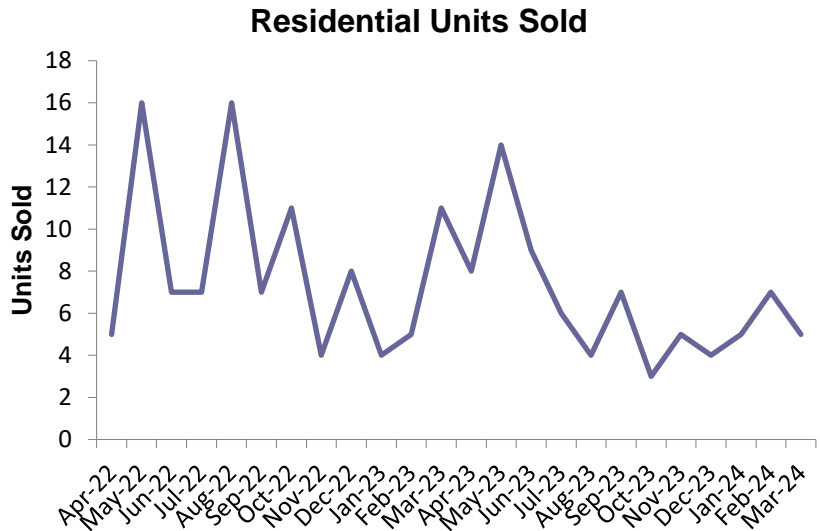


Southern Shores

Average DOM - YTD	
2023	2024
46	23

Year to Date Sales		
Year to Date	Count	%Chg
2024	17	-15%
2023	20	-41%
2022	34	21%

Median Sales Price		
Year	MSP	%Chg
2024	\$815,000	12%
2023	\$730,000	-6%
2022	\$780,000	19%

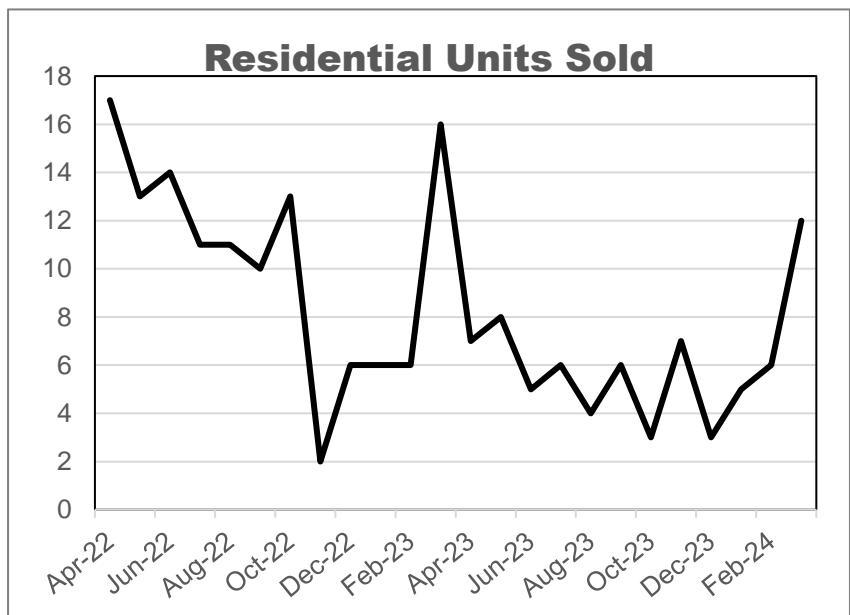


Kitty Hawk

Average DOM - YTD	
2023	2024
35	44

Year to Date Sales		
Year to Date	Count	%Chg
2024	23	-18%
2023	28	-3%
2022	29	-19%

Median Sales Price		
Year	MSP	%Chg
2024	\$579,000	1%
2023	\$575,000	0%
2022	\$577,000	15%



Colington

Average DOM - YTD	
2023	2024
63	62

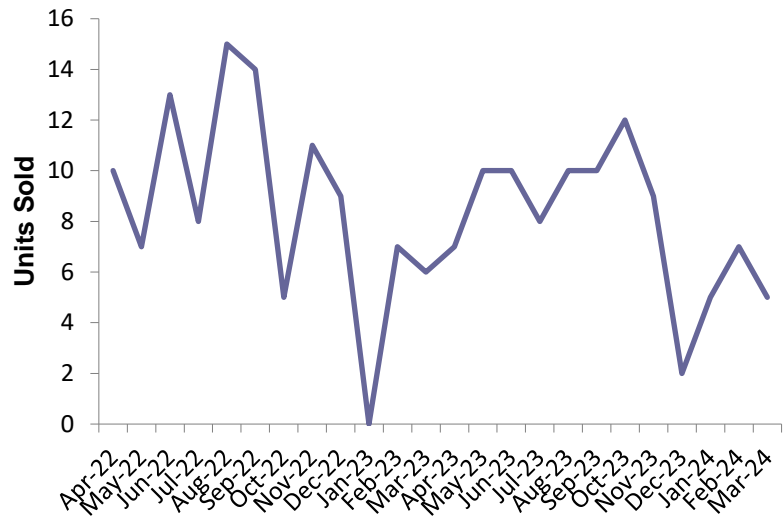
Year to Date Sales

Year to Date	Count	%Chg
2024	17	31%
2023	13	-57%
2022	30	-35%

Median Sales Price

Month / Year	MSP	%Chg
2024	\$465,000	4%
2023	\$445,000	-9%
2022	\$490,000	36%

Residential Units Sold



Kill Devil Hills

Average DOM - YTD	
2023	2024
46	57

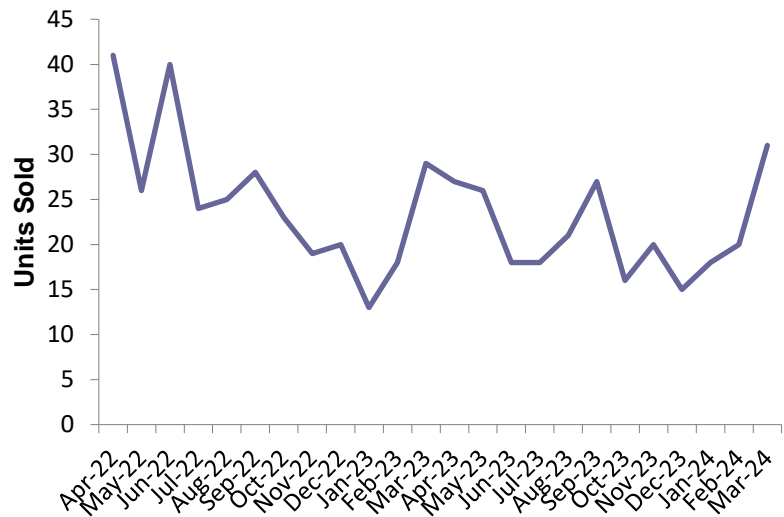
Year to Date Sales

Year to Date	Count	%Chg
2024	69	15%
2023	60	-47%
2022	114	-10%

Median Sales Price

Month / Year	MSP	%Chg
2024	\$550,000	7%
2023	\$512,450	6%
2022	\$485,000	18%

Residential Units Sold

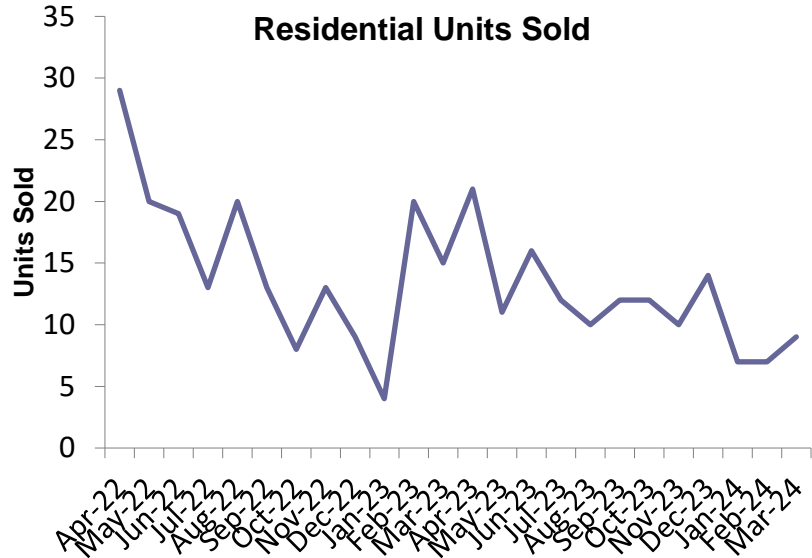


Nags Head

Average DOM - YTD	
2023	2024
53	46

Year to Date Sales		
Year to Date	Count	%Chg
2024	23	-41%
2023	39	-41%
2022	66	-24%

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	47	-18%
2023	57	-53%
2022	121	-19%

Median Sales Price		
Month / Year	MSP	%Chg
2024	\$515,000	2%
2023	\$503,000	-16%
2022	\$599,000	15%

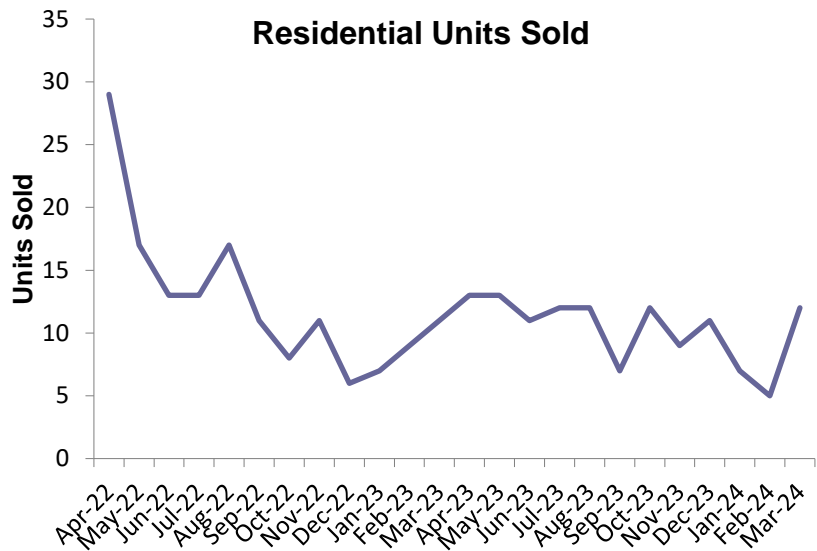


Roanoke Island

Average DOM - YTD	
2023	2024
59	44

Year to Date Sales		
Year to Date	Count	%Chg
2024	24	-11%
2023	27	-43%
2022	47	-8%

Median Sales Price		
Month / Year	MSP	%Chg
2024	\$587,500	15%
2023	\$512,500	13%
2022	\$452,500	6%

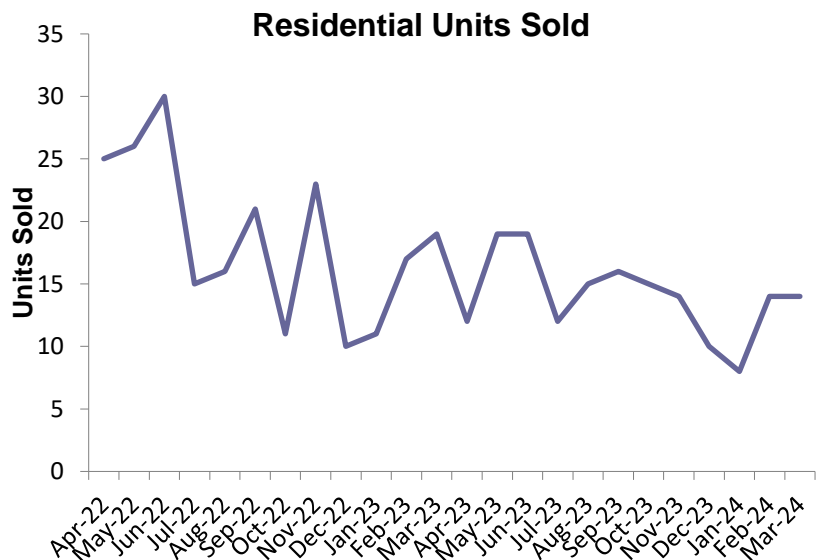


Currituck Mainland

Average DOM - YTD	
2023	2024
61	55

Year to Date Sales		
Year to Date	Count	%Chg
2024	36	-23%
2023	47	-6%
2022	50	-17%

Median Sales Price		
Month / Year	MSP	%Chg
2024	\$369,000	3%
2023	\$360,000	-5%
2022	\$380,000	14%



Ocracoke Island

Average DOM - YTD	
2023	2024
54	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%

