

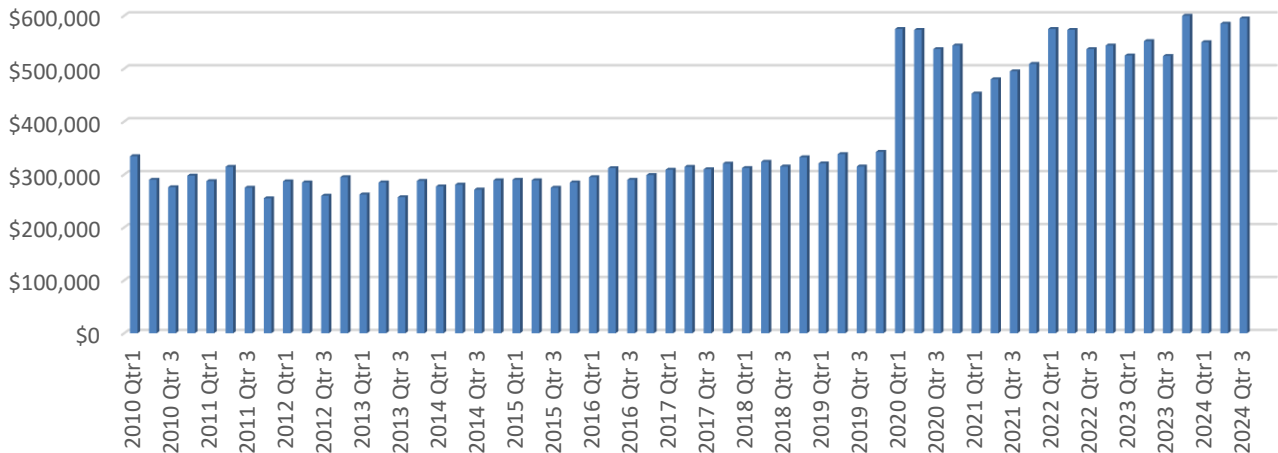


2024 Third Quarter Statistical Report

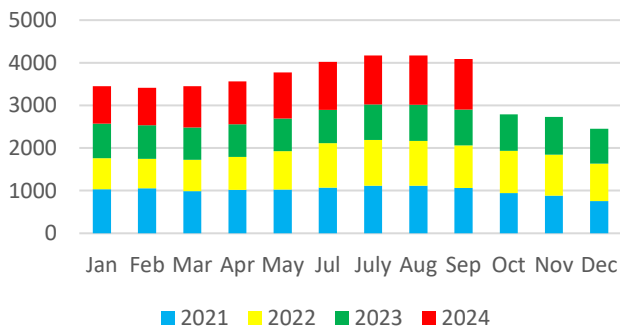
This month the MLS has decided to take a different look at the MLS data.

- Residential Median Sales Price – Up 9% from 3rd Qtr 23 and up 5% for the year.
- Total inventory continues to rise – Up 38% from 3rd Qtr 23 and up 28% for the year.
- Total Sales – Down 2% from 3rd Qtr 23 and down 9% for the year.

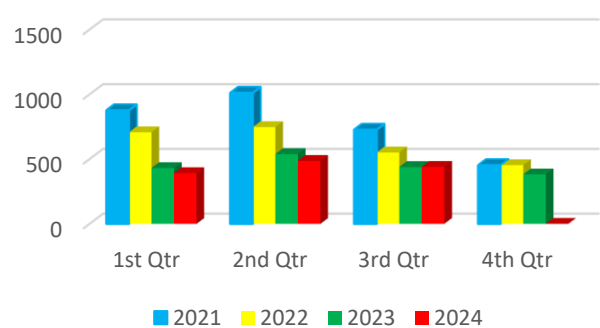
Quarterly Change in Median Sales Price



Total Inventory



Quarterly Residential Sales



Data Obtained: October 7, 2024

Note: This report reflects corrections / updates to previous data

Average and Median Sale Prices



Date Created: 10/8/2024
 Source: Outer Banks Association of REALTORS
 Information provided is deemed reliable but not guaranteed.
 Criteria: Class=RE,LD,CI,RN,CR AND Date Range=01/01/2021-10/31/2024

Residential - Inventory vs Sales



Date Created: 10/7/2024
 Source: Outer Banks Association of REALTORS
 Information provided is deemed reliable but not guaranteed.
 Criteria: Class=RE AND Date Range=01/01/2021-10/31/2024

Total Number of Listings Sold



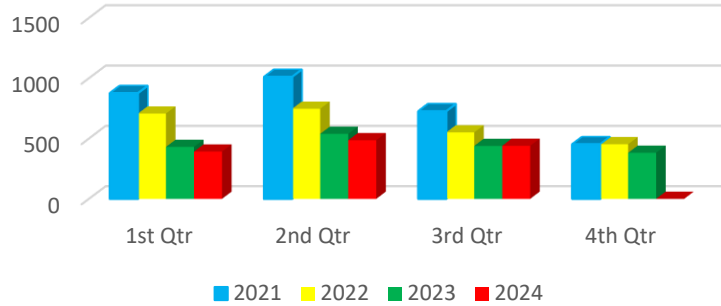
Date Created: 10/7/2024
 Source: Outer Banks Association of REALTORS
 Information provided is deemed reliable but not guaranteed.
 Criteria: Class=RE,LD,CI,RN,CR AND Date Range=01/01/2021-10/31/2024

Residential

YTD Residential Sales

Year to Date	Count	%Chg
3rd Qtr'24	440	0%
3rd Qtr'23	439	-20%
3rd Qtr'22	551	-24%

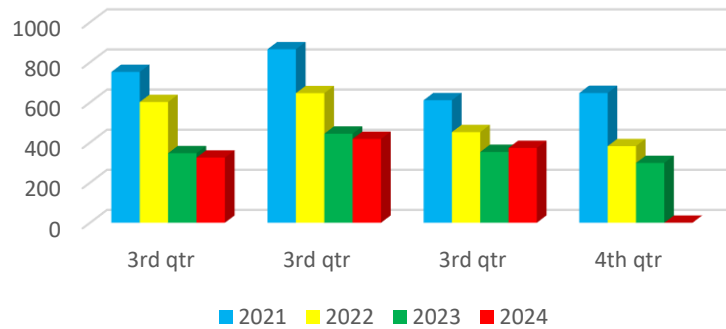
Quarterly Residential Sales



Quarterly Single Family Detached Sales

Month / Year	Count	%Chg
3rd Qtr'24	373	6%
3rd Qtr'23	353	-22%
3rd Qtr'22	452	-26%

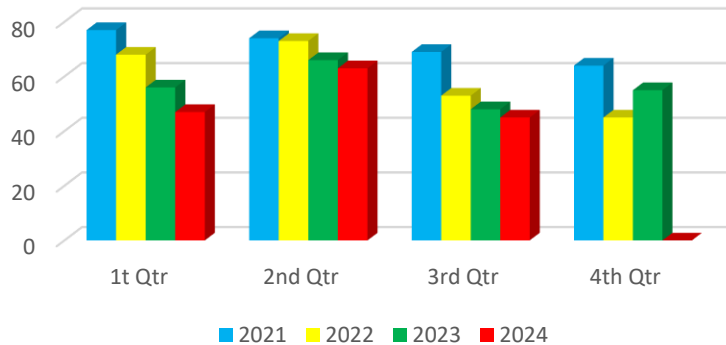
Quarterly SFD Sales



Quarterly Condo Sales

Month / Year	Count	%Chg
3rd Qtr'24	63	-5%
3rd Qtr'23	66	-10%
3rd Qtr'22	73	-1%

Quarterly Cond Sales

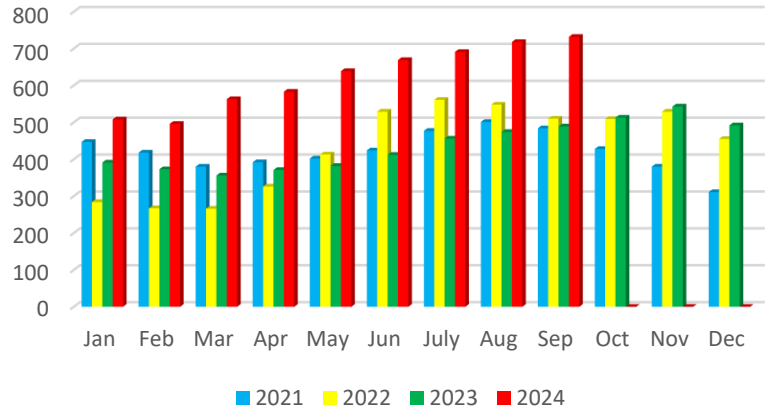


Residential

YTD Residential Inventory

Year to Date	Count	%Chg
Sept'24	732	50%
Sept'23	489	-4%
Sept'22	510	5%

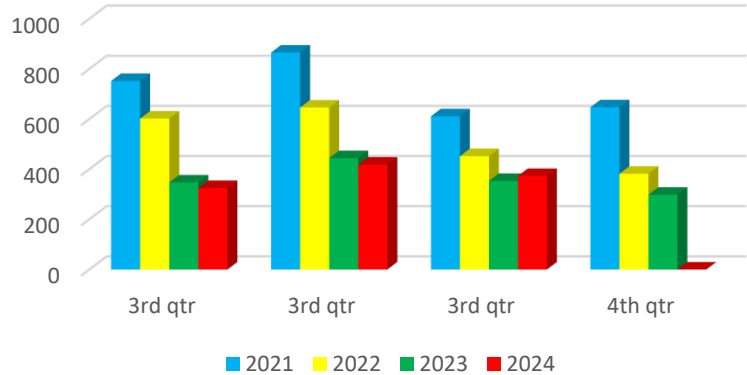
Residential Inventory



Quarterly Single Family Detached Sales

Month / Year	Count	%Chg
3rd Qtr'24	373	6%
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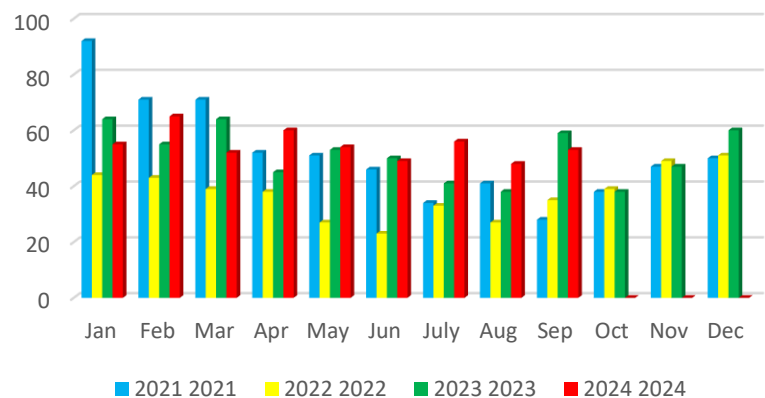
Quarterly SFD Sales



Residential YTD Days on Market

YTD	2023	2024
Average	54	55
Median	21	25

Residential DOM



Residential YTD Days on Market

YTD	2023	2024
Average	52	54
Median	18	28

Lots / Land

YTD Lot / Land Inventory

Month / Year	Count	%Chg
Sept'24	426	33%
Sept'23	320	-29%
Sept'22	451	-15%

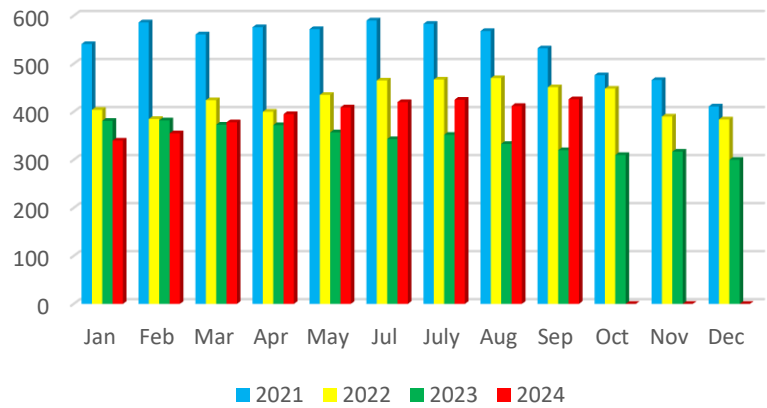
Quarterly Lot / Land Sales

Month / Year	Count	%Chg
2024 Qtr 3	120	-11%
2023 Qtr 3	135	-19%
2022 Qtr 3	166	-38%

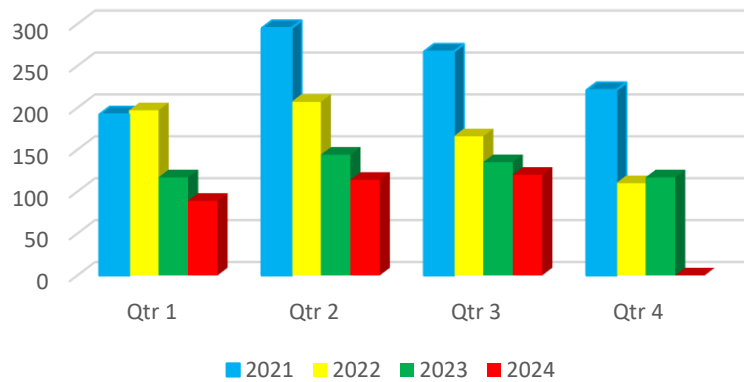
Lots / Land YTD Days on Market

YTD	2023	2024
Average	136	120
Median	35	47

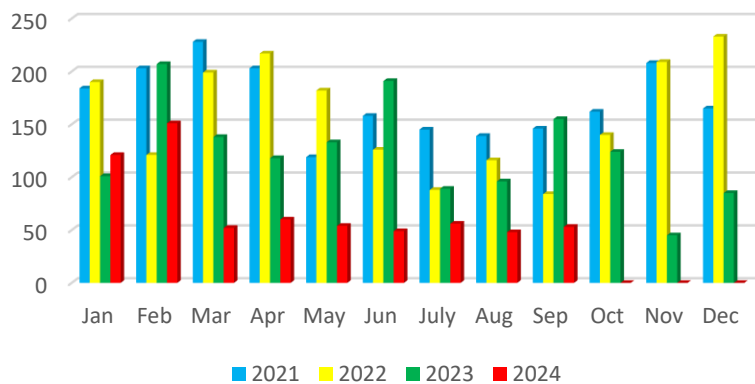
Lots / Land Inventory



Quarterly Lot / Land Sales



LOTS / LAND DOM

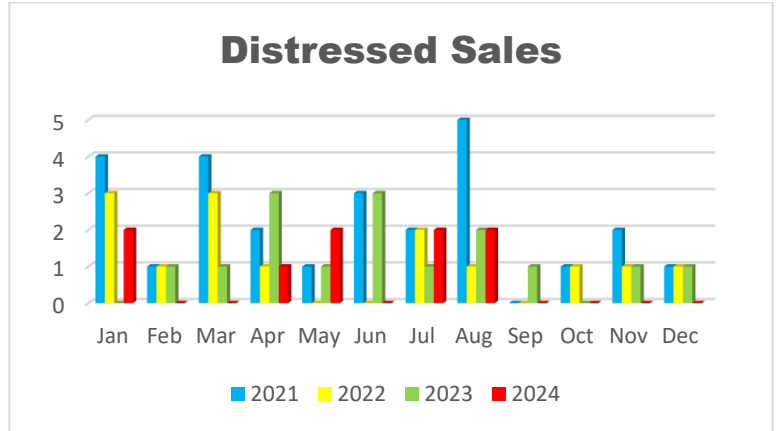


Distressed Sales

MLS Listed Short Sales / Bank Owned Properties

Dare County & Surrounding Areas

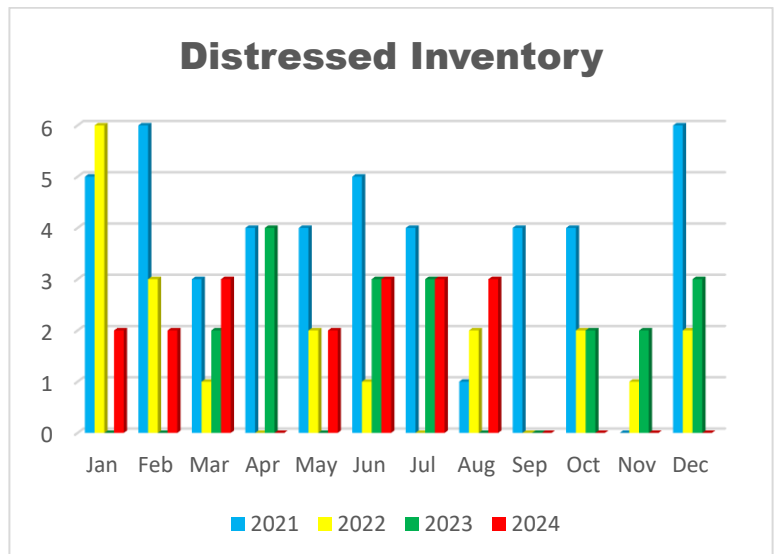
Distressed Sales		
Month / Year	Count	%Chg
2024	9	-31%
2023	13	18%
2022	11	-50%



Distressed Inventory

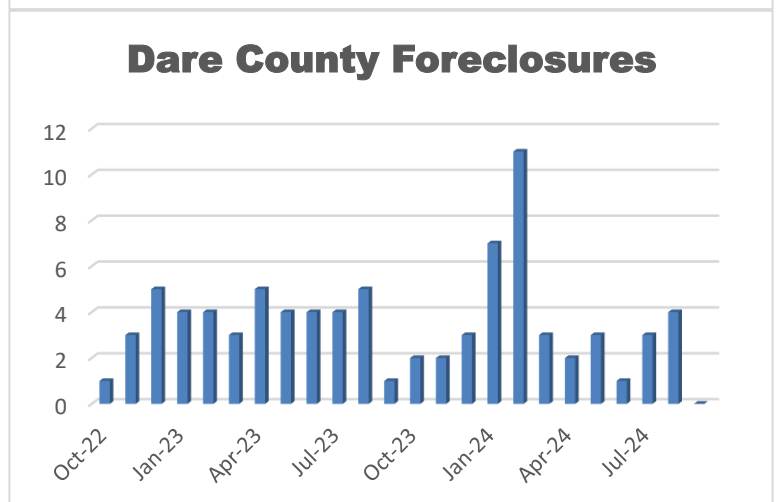
Dare County & Surrounding Areas

Year to Date Distressed Inventory		
Month / Year	Count	%Chg
Sept'24	0	-
Sept'23	0	-
Sept'22	0	-100%

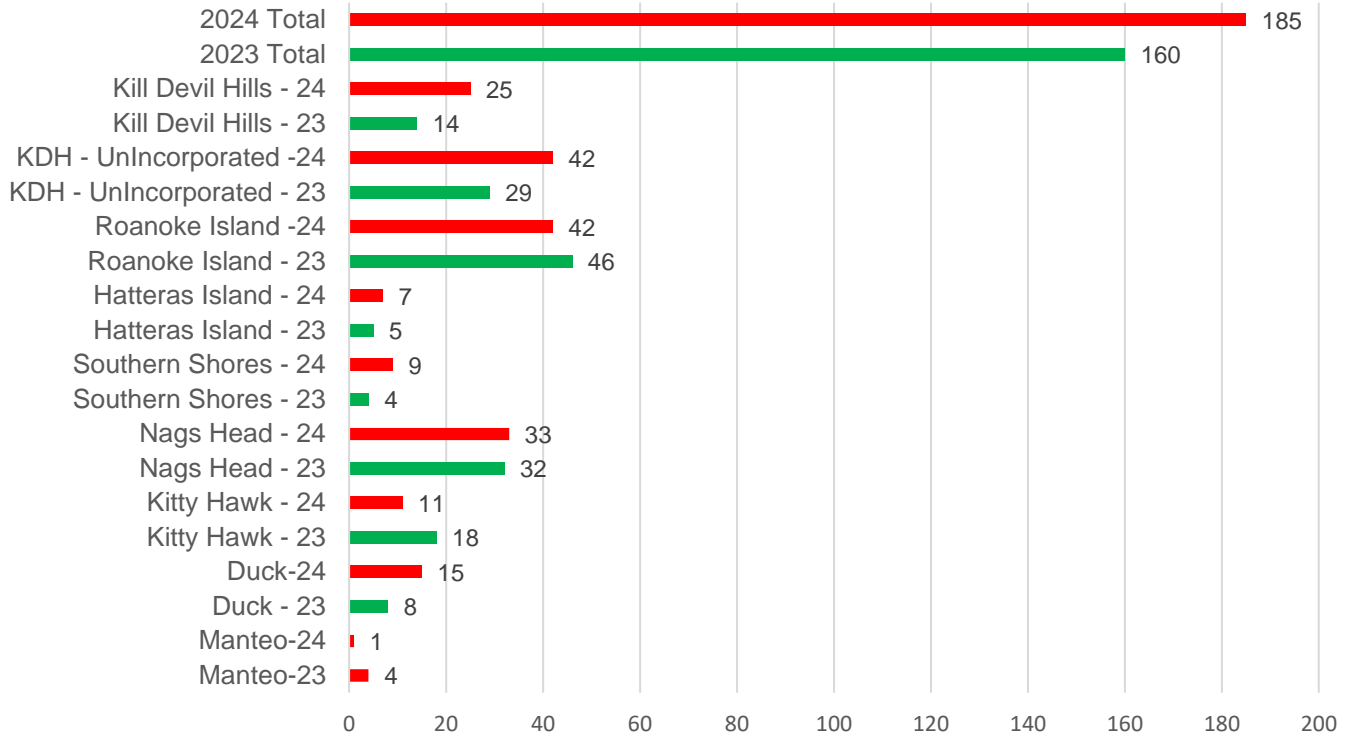


Dare County Only Foreclosures

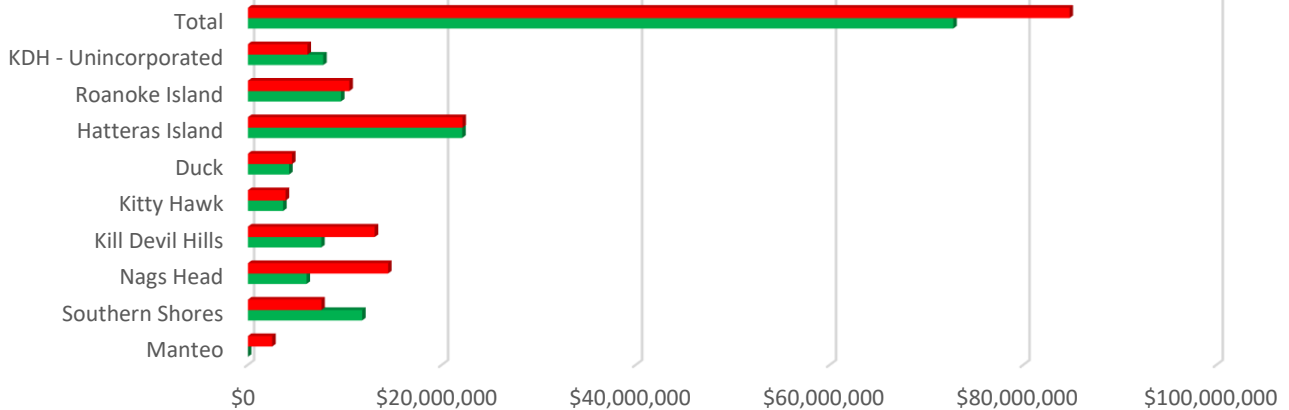
*Court Ordered Foreclosures



Building Permits 2023 vs 2024



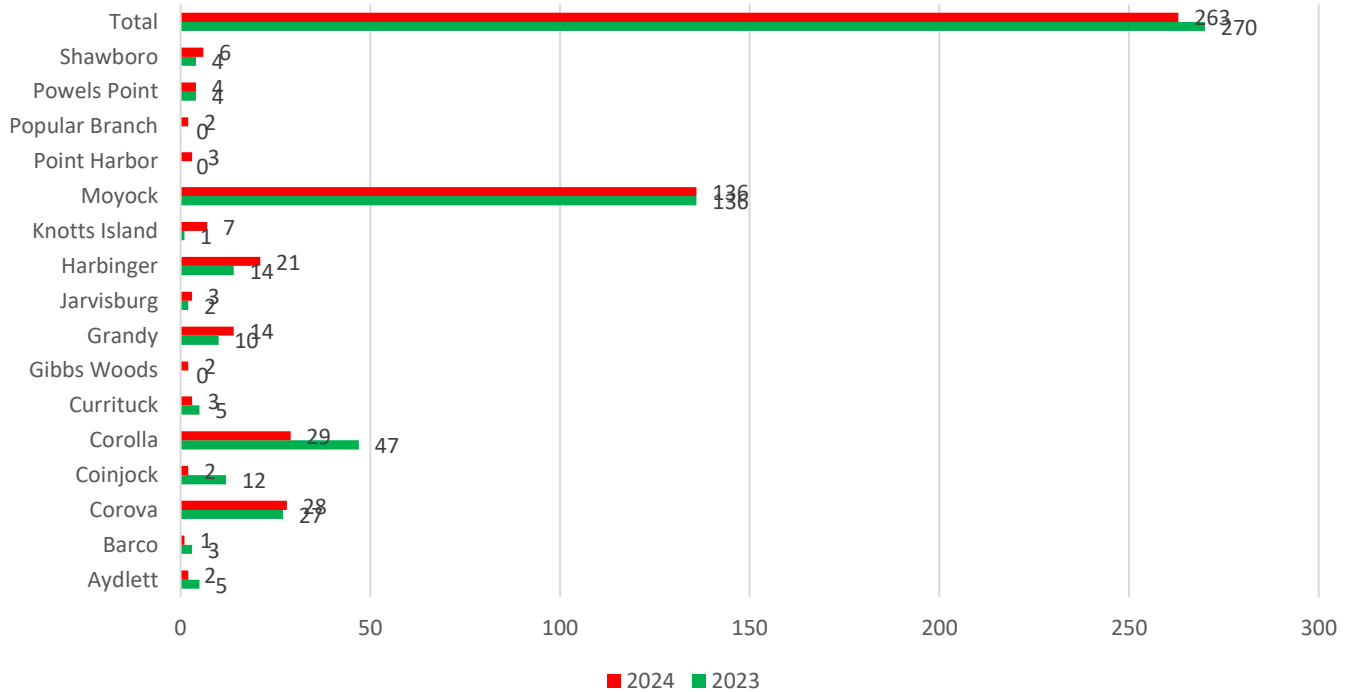
Dare County Building Permit Value 2023 vs 2024



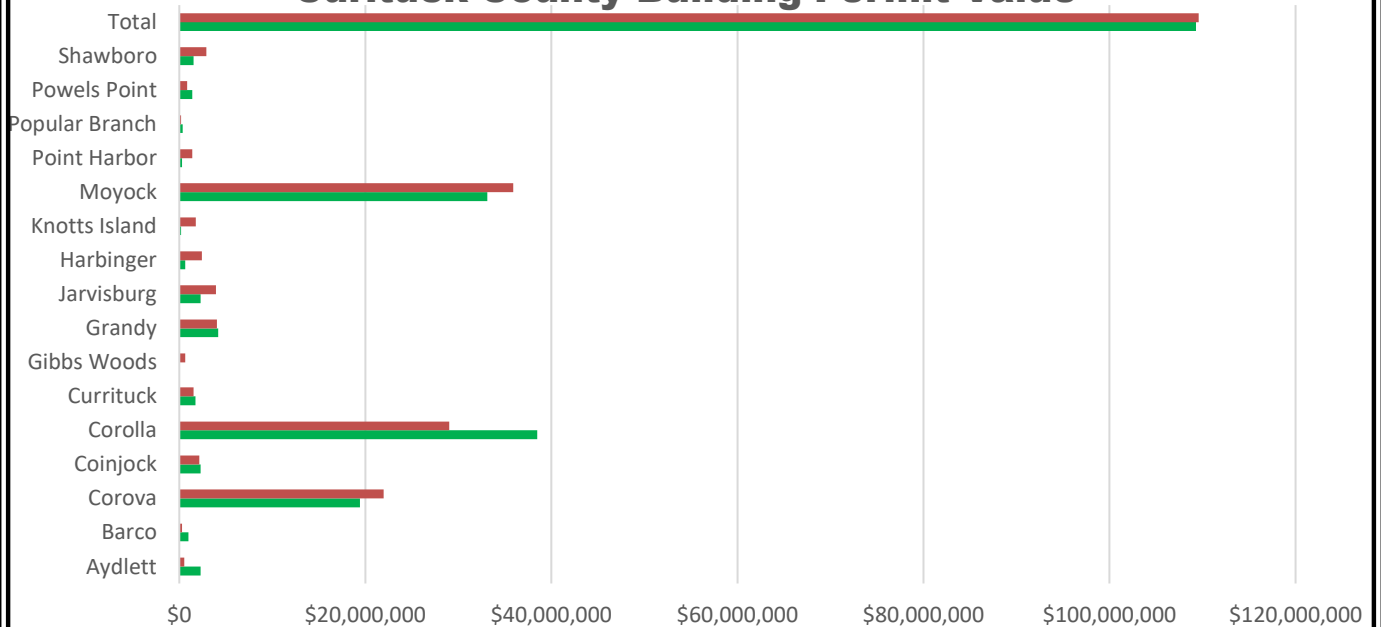
	Manteo	Southern Shores	Nags Head	Kill Devil Hills	Kitty Hawk	Duck	Hatteras Island	Roanoke Island	KDH - Unincorporated	Total
2024	\$2,508,509	\$7,574,214	\$14,456,810	\$13,074,810	\$3,890,100	\$4,550,080	\$22,123,230	\$10,461,100	\$6,144,515	\$84,783,380
2023	\$0	\$11,783,140	\$6,052,547	\$7,563,000	\$3,636,171	\$4,253,333	\$22,094,400	\$9,594,424	\$7,769,400	\$72,746,420

■ 2024 ■ 2023

Total Currituck County Building Permits 23 vs 24



Curituck County Building Permit Value



	Aydlett	Barco	Corova	Coinjock	Corolla	Currituck	Gibbs Woods	Grandy	Jarvisburg	Harbinger	Knotts Island	Moyock	Point Harbor	Popular Branch	Powels Point	Shawboro	Total
2024	\$520,0	\$300,0	\$21,97	\$2,139	\$29,03	\$1,530	\$640,0	\$4,060	\$3,927	\$2,435	\$1,785	\$35,88	\$1,401	\$185,0	\$854,0	\$2,910	\$109,5
2023	\$2,284	\$994,0	\$19,40	\$2,282	\$38,48	\$1,730	\$0	\$4,190	\$2,295	\$650,0	\$200,0	\$33,12	\$300,0	\$364,5	\$1,391	\$1,538	\$109,2

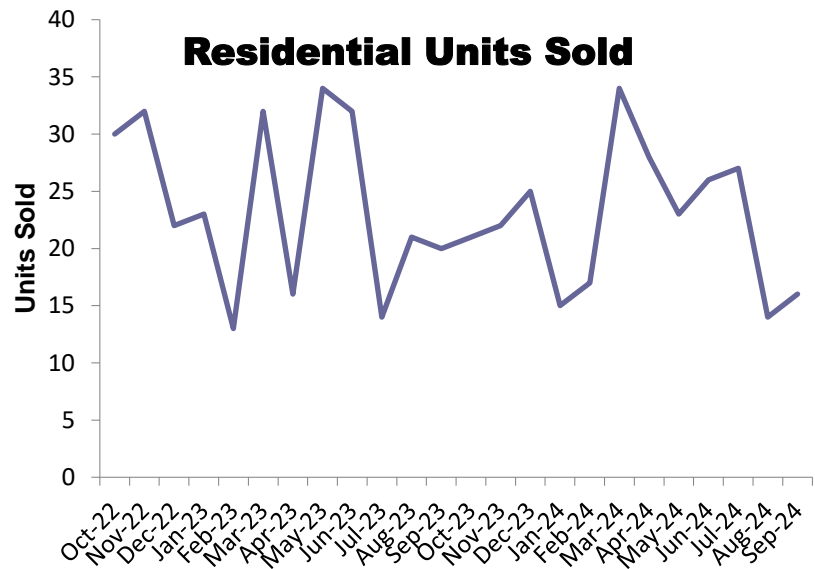
Outer Banks Towns / Areas

Corolla

Average DOM - YTD	
2023	2024
64	54

Year to Date Sales		
Year to Date	Count	%Chg
2024	200	-2%
2023	205	-30%
2022	294	-28%

Median Sales Price		
Year	MSP	%Chg
2024	\$881,450	7%
2023	\$820,000	-3%
2022	\$846,000	17%



Duck

Average DOM - YTD	
2023	2024
93	67

Year to Date Sales		
Year to Date	Count	%Chg
2024	72	-16%
2023	86	-23%
2022	112	-39%

Median Sales Price		
Year	MSP	%Chg
2024	\$852,500	32%
2023	\$644,125	-28%
2022	\$897,500	38%

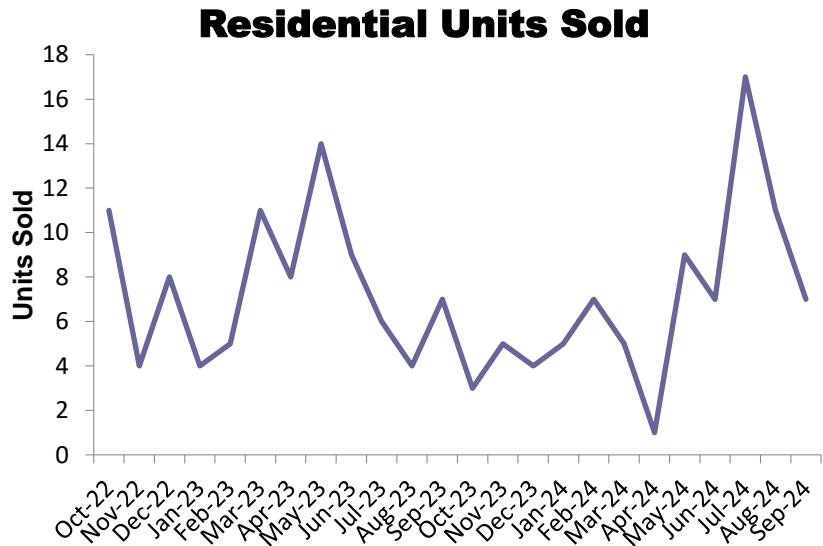


Southern Shores

Average DOM - YTD	
2023	2024
36	38

Year to Date Sales		
Year to Date	Count	%Chg
2024	69	1%
2023	68	-26%
2022	92	-9%

Median Sales Price		
Year	MSP	%Chg
2024	\$785,000	6%
2023	\$739,950	-5%
2022	\$780,000	19%

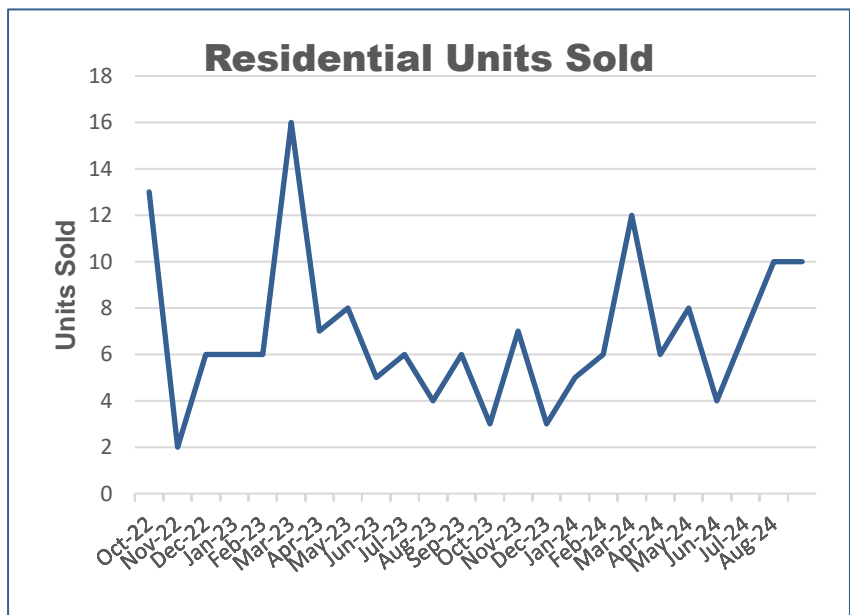


Kitty Hawk

Average DOM - YTD	
2023	2024
32	35

Year to Date Sales		
Year to Date	Count	%Chg
2024	68	6%
2023	64	-39%
2022	105	1%

Median Sales Price		
Year	MSP	%Chg
2024	\$592,500	4%
2023	\$567,500	-2%
2022	\$577,000	15%



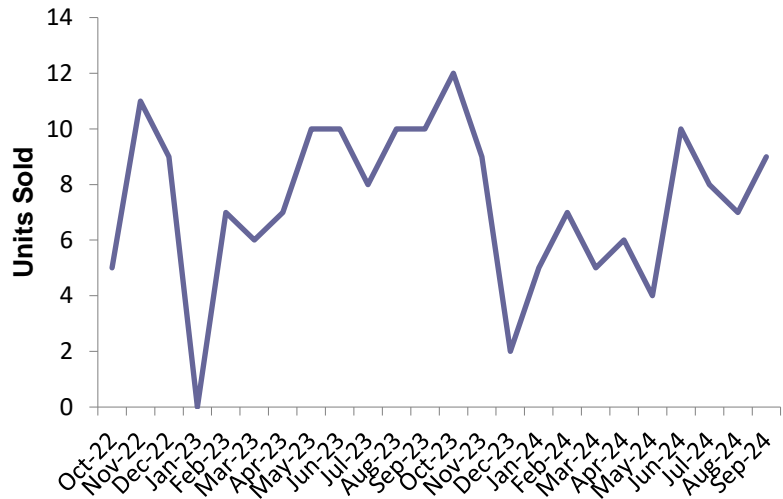
Colington

Average DOM - YTD	
2023	2024
43	51

Year to Date Sales		
Year to Date	Count	%Chg
2024	61	-10%
2023	68	-30%
2022	97	-28%

Median Sales Price		
Month / Year	MSP	%Chg
2024	\$485,000	6%
2023	\$456,950	-7%
2022	\$490,000	36%

Residential Units Sold



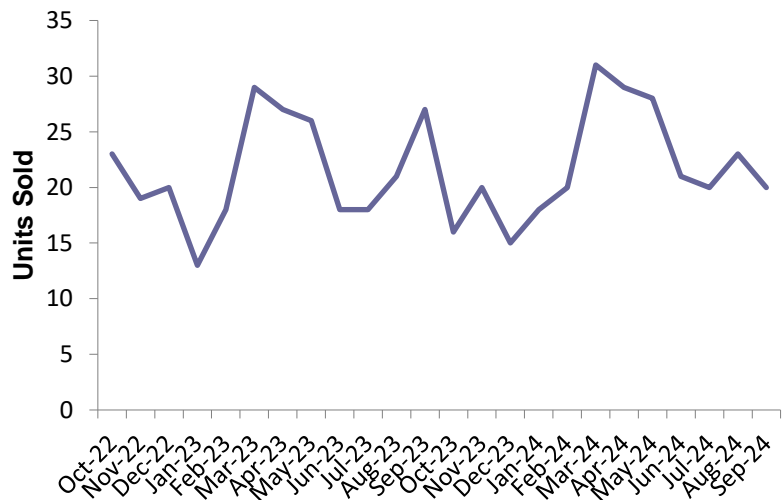
Kill Devil Hills

Average DOM - YTD	
2023	2024
36	52

Year to Date Sales		
Year to Date	Count	%Chg
2024	210	7%
2023	197	-34%
2022	298	-12%

Median Sales Price		
Month / Year	MSP	%Chg
2024	\$543,593	2%
2023	\$535,000	10%
2022	\$485,000	18%

Residential Units Sold

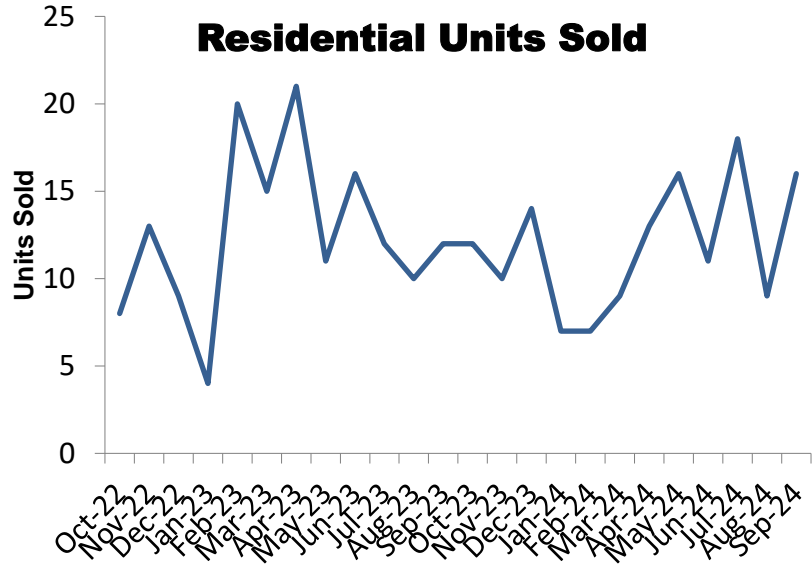


Nags Head

Average DOM - YTD	
2023	2024
35	52

Year to Date Sales		
Year to Date	Count	%Chg
2024	106	-12%
2023	121	-33%
2022	180	-33%

Median Sales Price		
Month / Year	MSP	%Chg
2024	\$842,500	27%
2023	\$665,000	-13%
2022	\$761,500	22%

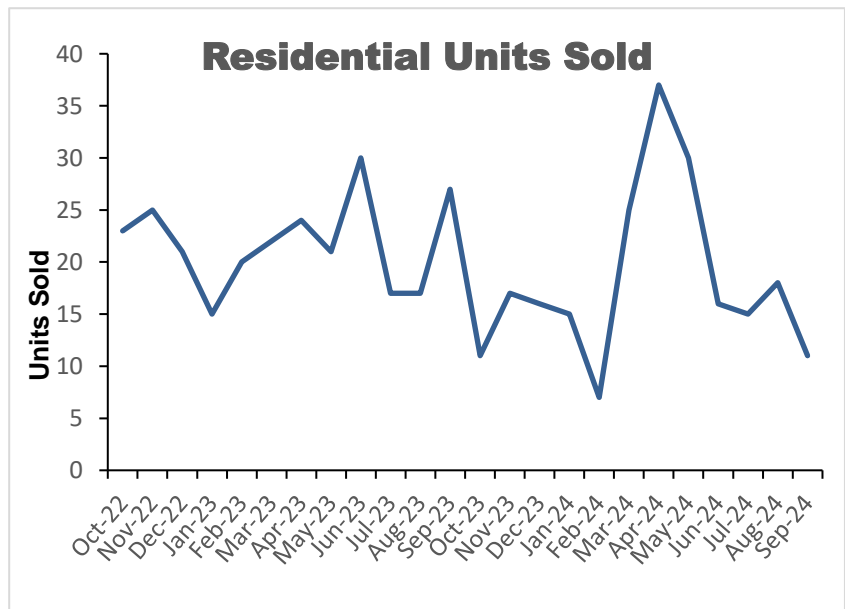


All Hatteras

Average DOM - YTD	
2023	2024
62	75

Year to Date Sales		
Year to Date	Count	%Chg
2024	174	-10%
2023	193	-38%
2022	313	-31%

Median Sales Price		
Month / Year	MSP	%Chg
2024	\$575,000	-2%
2023	\$585,000	-2%
2022	\$599,000	15%

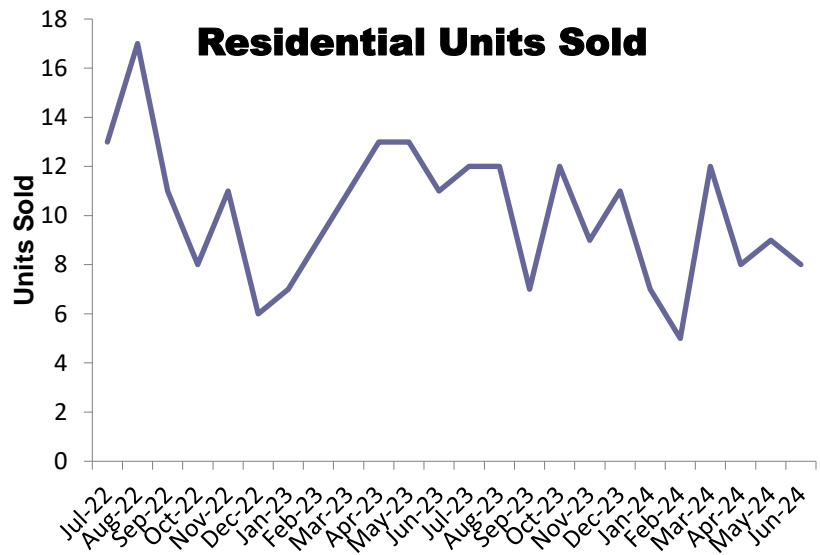


Roanoke Island

Average DOM - YTD	
2023	2024
70	36

Year to Date Sales		
Year to Date	Count	%Chg
2024	49	-23%
2023	64	-40%
2022	106	0%

Median Sales Price		
Month / Year	MSP	%Chg
2024	\$562,500	15%
2023	\$488,000	8%
2022	\$452,500	6%

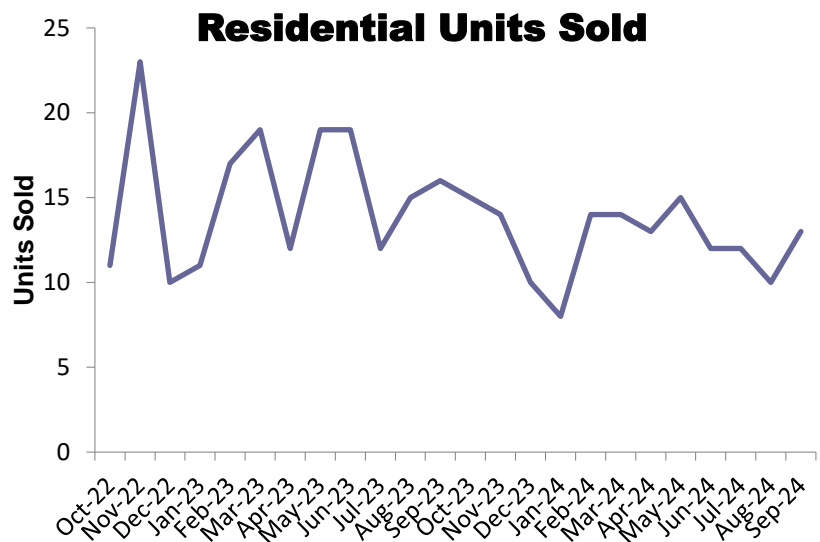


Currituck Mainland

Average DOM - YTD	
2023	2024
49	49

Year to Date Sales		
Year to Date	Count	%Chg
2024	111	-21%
2023	140	-23%
2022	183	-9%

Median Sales Price		
Month / Year	MSP	%Chg
2024	\$381,545	0%
2023	\$380,325	0%
2022	\$380,000	14%



Ocracoke Island

Average DOM - YTD	
2023	2024
95	76

Year to Date Sales		
Year to Date	Count	%Chg
2024	17	42%
2023	12	-56%
2022	27	-23%

Median Sales Price		
Month / Year	MSP	%Chg
2024	\$560,000	13%
2023	\$497,500	-7%
2022	\$535,000	24%

