



October 2024 MLS Statistical Report

Not much has changed over the last several months. Inventory is still going up and sales are still declining. Maybe after the election real estate will improve.

Total Inventory:

- Residential Inventory is up 45%.
- Lots / Land inventory is up 31%.

Sales for 2024:

- Total Sales were down by 7%.
- Residential sales were down by 4%.
- Lot / Land sales were down by 22%.

October Sales:

- Residential sales were up 24%.
- Lot / Land sales were down by 46%.

Total Inventory			Total Under Contract		
Month / Year	Count	%Chg	Month / Year	Count	%Chg
Oct'24	1175	38%	Oct'24	295	-34%
Oct'23	852	-14%	Oct'23	447	5%
Oct'22	992	5%	Oct'22	424	-45%

Residential Inventory			Residential Sales		
Month / Year	Count	%Chg	Month / Year	Count	%Chg
Oct'24	746	45%	Oct'24	160	24%
Oct'23	513	1%	Oct'23	129	-20%
Oct'22	509	19%	Oct'22	161	0%

Lots / Land Inventory			Residential Days on Market		
Month / Year	Count	%Chg	Month / Year	Count	%Chg
Oct'24	405	31%	Oct'24	63	-49%
Oct'23	310	-31%	Oct'23	124	-11%
Oct'22	448	-6%	Oct'22	140	-14%

Data Obtained: October 5, 2024

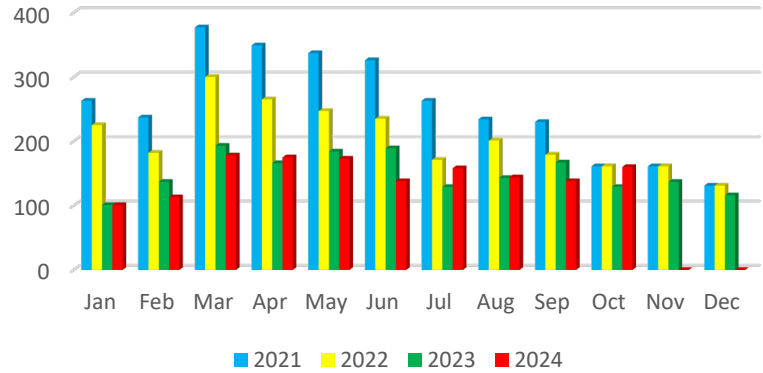
Note: This report reflects corrections / updates to previous data

Residential

All Residential Sales

Year to Date	Count	%Chg
2024	1478	-4%
2023	1538	-29%
2022	2166	-22%

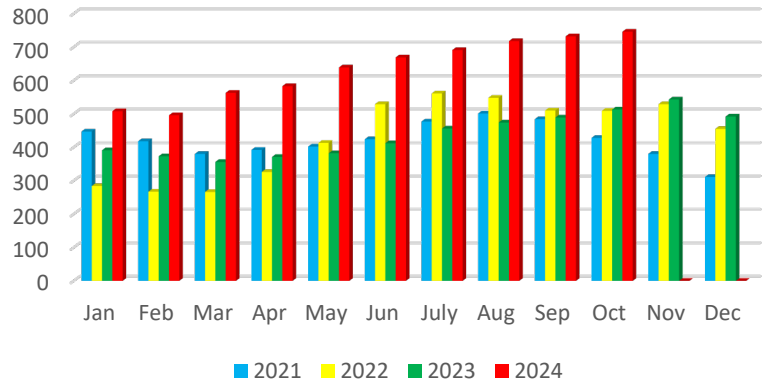
Residential Sales



Residential Inventory

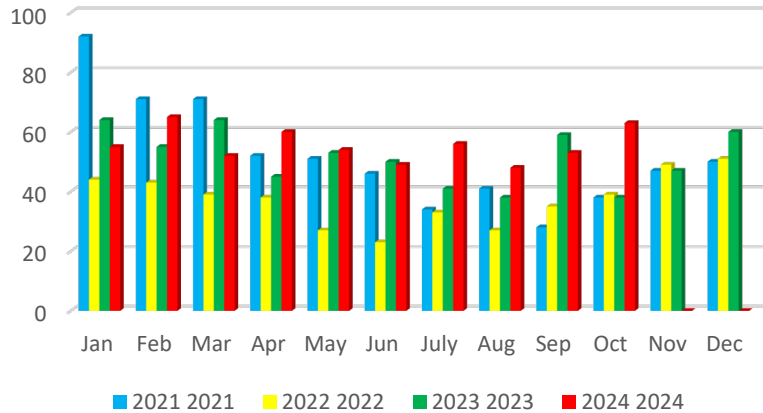
Month / Year	Count	%Chg
Oct'24	746	45%
Oct'23	513	1%
Oct'22	509	19%

Residential Inventory



Residential DOM

YTD	2023	2024
Average	51	51
Median	18	18

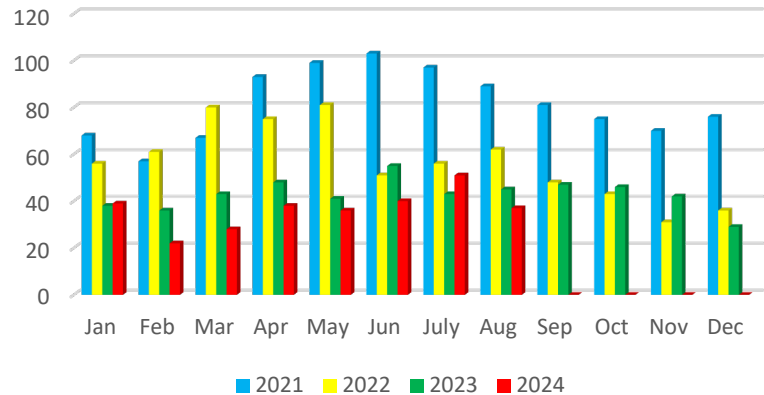


Lots / Land

YTD Lot / Land Sales

Month / Year	Count	%Chg
2024	348	-21%
2023	442	-28%
2022	613	-26%

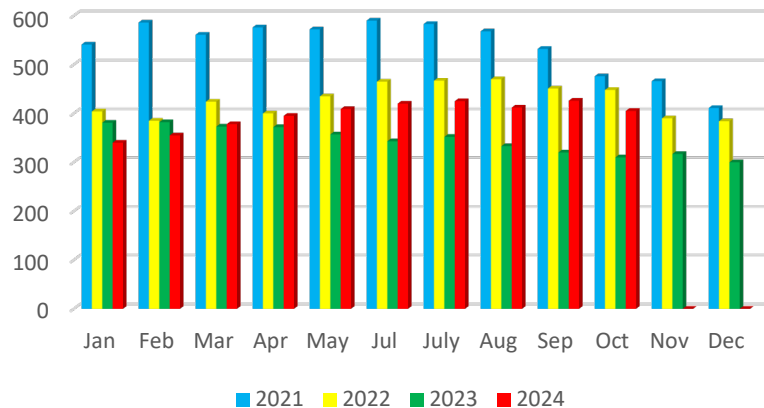
Lot Land Sales



Lot / Land Inventory

Month / Year	Count	%Chg
Aug'24	412	24%
Aug'23	333	-29%
Aug'22	470	-17%

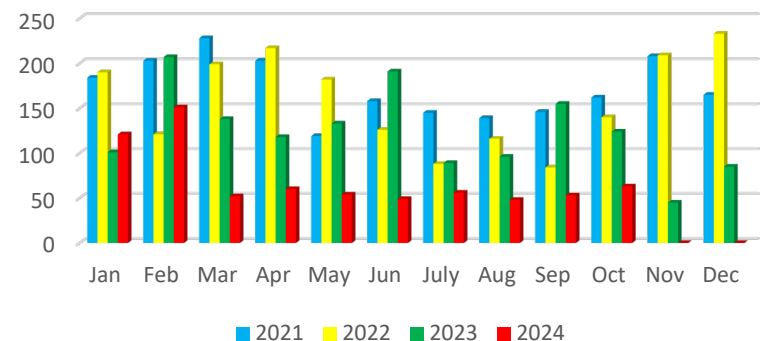
Lots / Land Inventory



Lots / Land YTD Days on Market

YTD	2023	2024
Average	135	116
Median	45	36

LOTS / LAND DOM

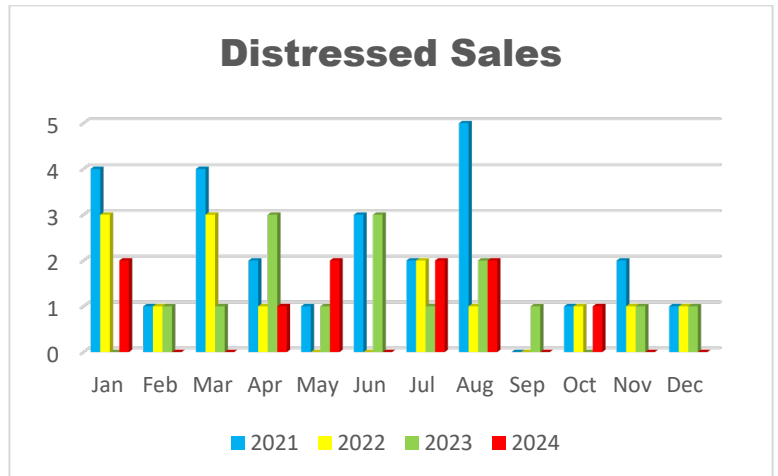


Distressed Sales

MLS Listed Short Sales / Bank Owned Properties

Dare County & Surrounding Areas Yearly Distressed Sales

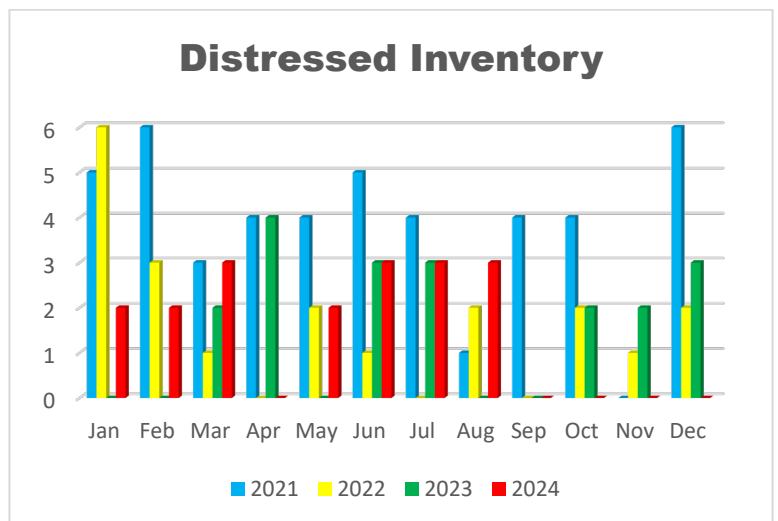
Month / Year	Count	%Chg
2024	10	-23%
2023	13	8%
2022	12	-48%



Distressed Inventory

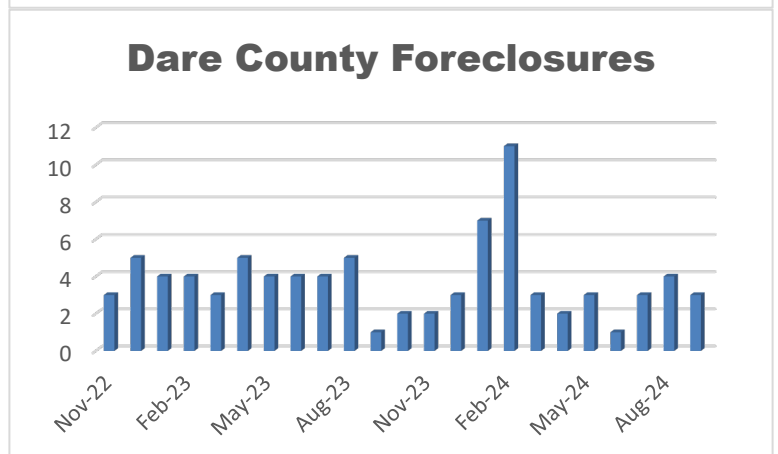
Dare County & Surrounding Areas Year to Date Distressed Inventory

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

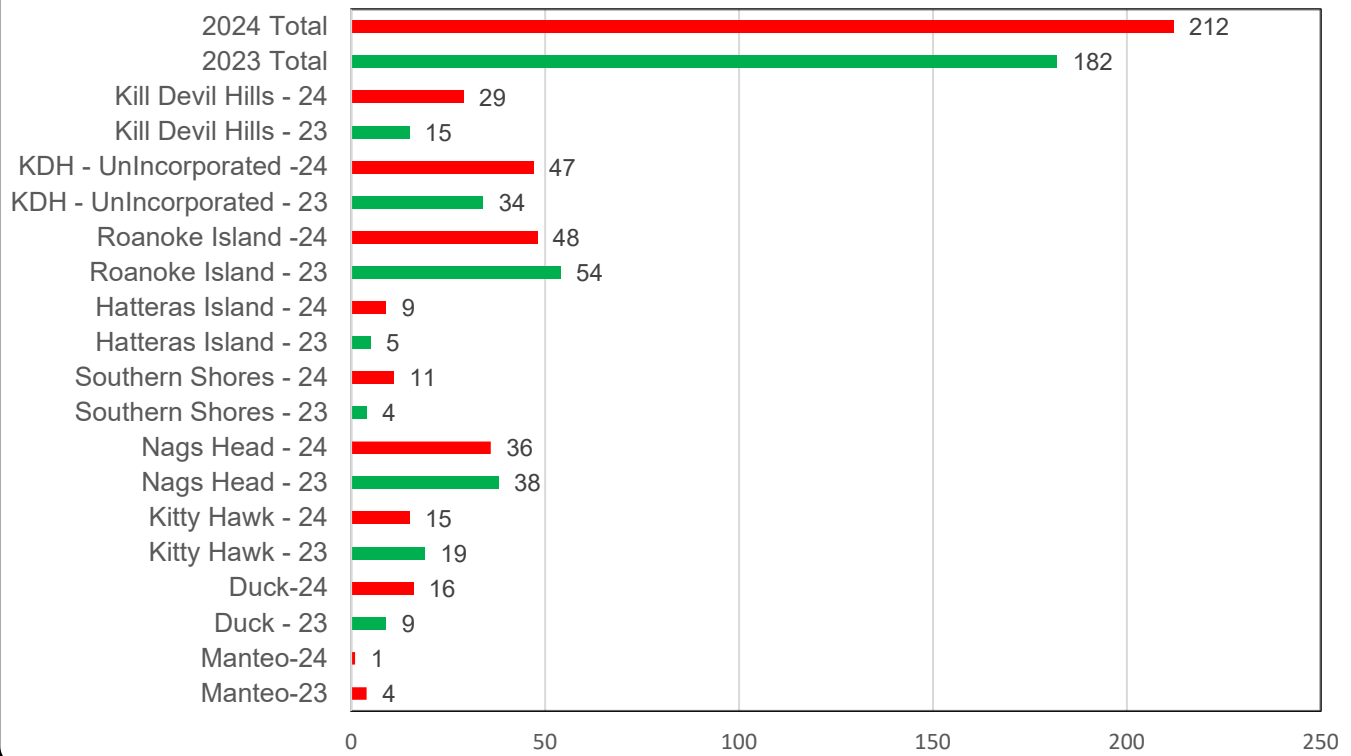


Dare County Foreclosures

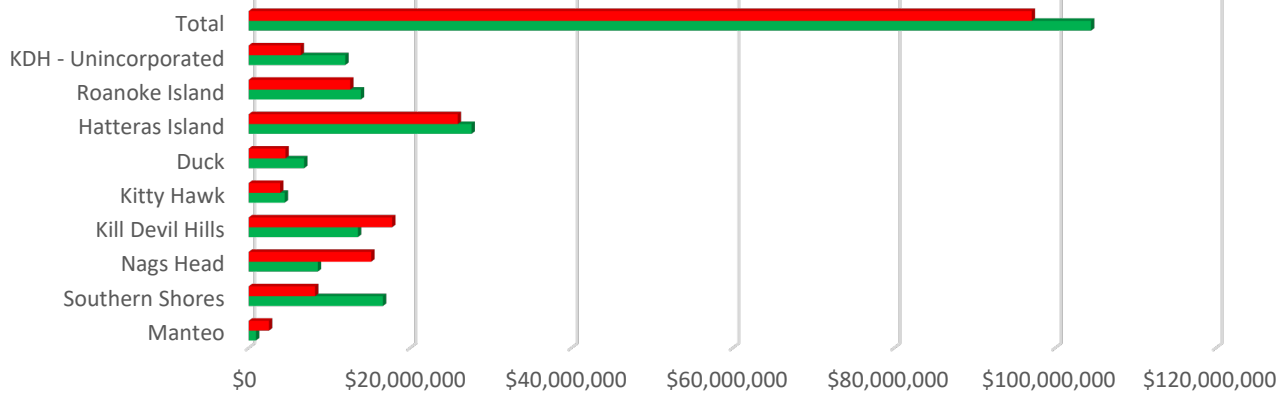
**Dare County Only
Foreclosures**
*Court Ordered Foreclosures



Building Permits 2023 vs 2024



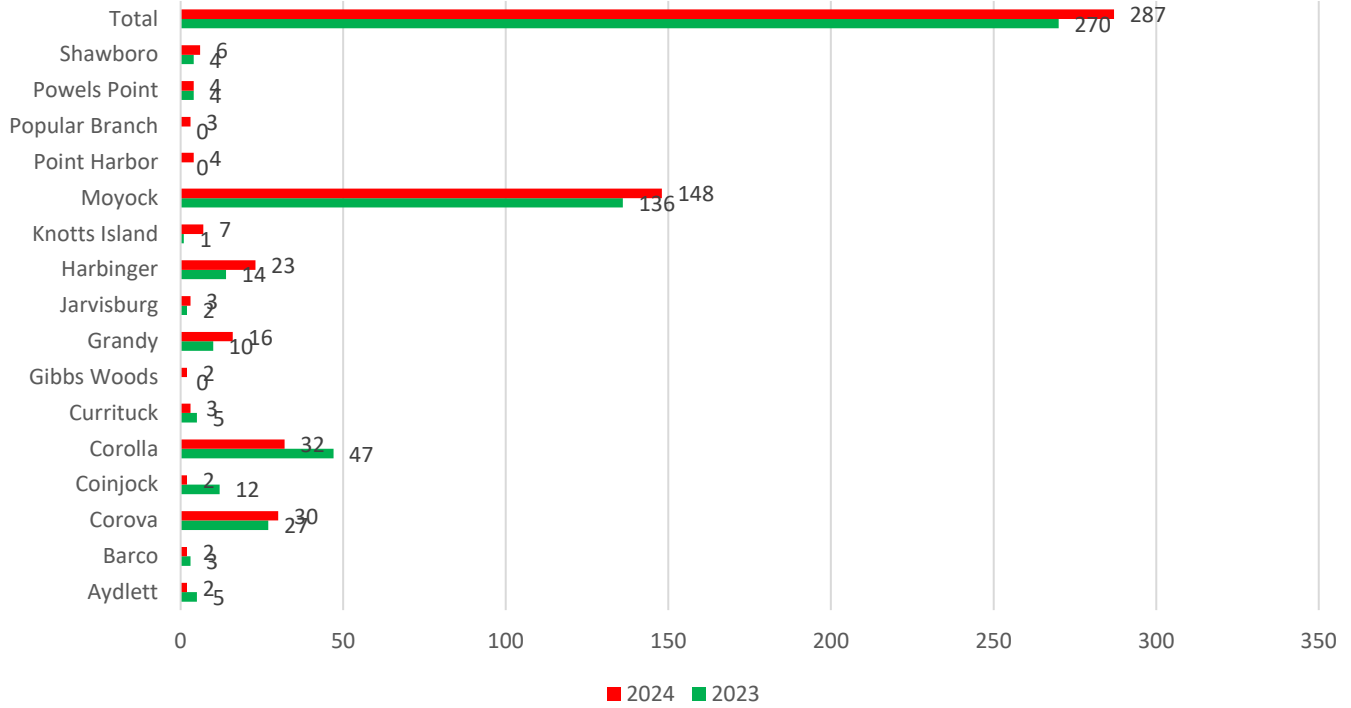
Dare County Building Permit Value 2023 vs 2024



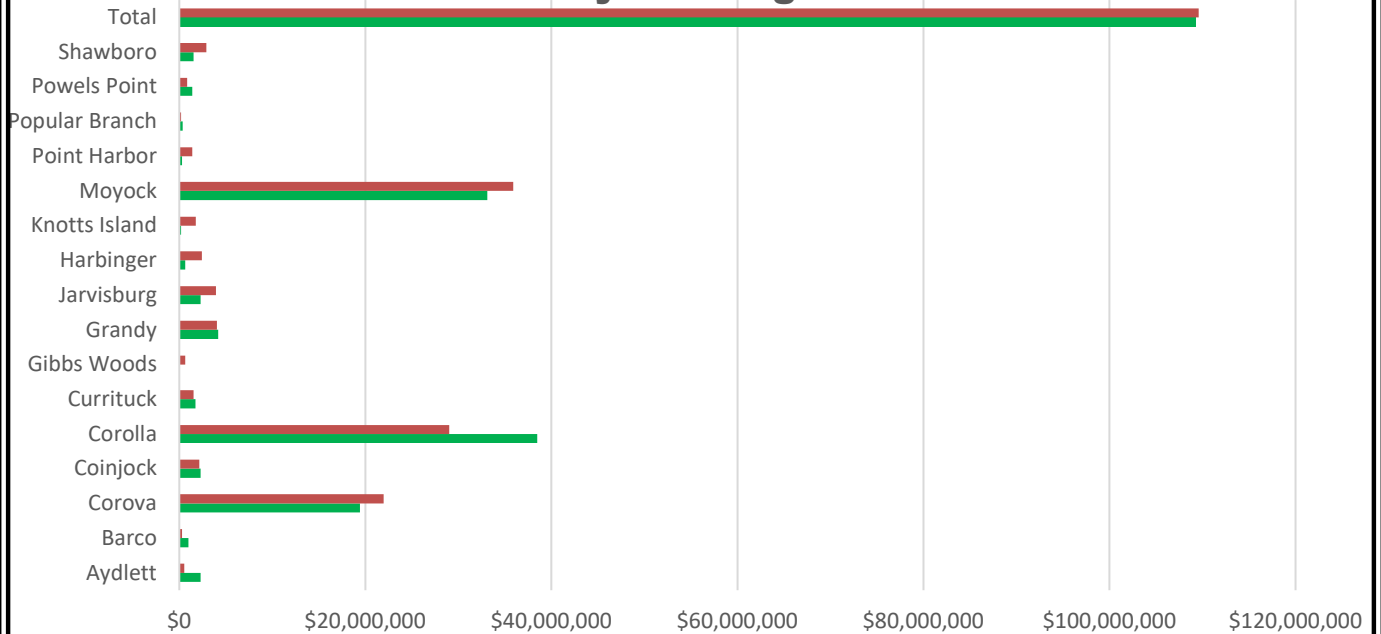
	Manteo	Southern Shores	Nags Head	Kill Devil Hills	Kitty Hawk	Duck	Hatteras Island	Roanoke Island	KDH - Unincorporated	Total
2024	\$2,508,509	\$8,224,214	\$15,183,810	\$17,782,810	\$3,890,100	\$4,550,080	\$25,913,980	\$12,578,750	\$6,444,515	\$97,076,780
2023	\$900,000	\$16,634,780	\$8,561,829	\$13,535,980	\$4,461,171	\$6,867,801	\$27,620,070	\$13,898,670	\$11,970,400	\$104,450,700

■ 2024 ■ 2023

Total Currituck County 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

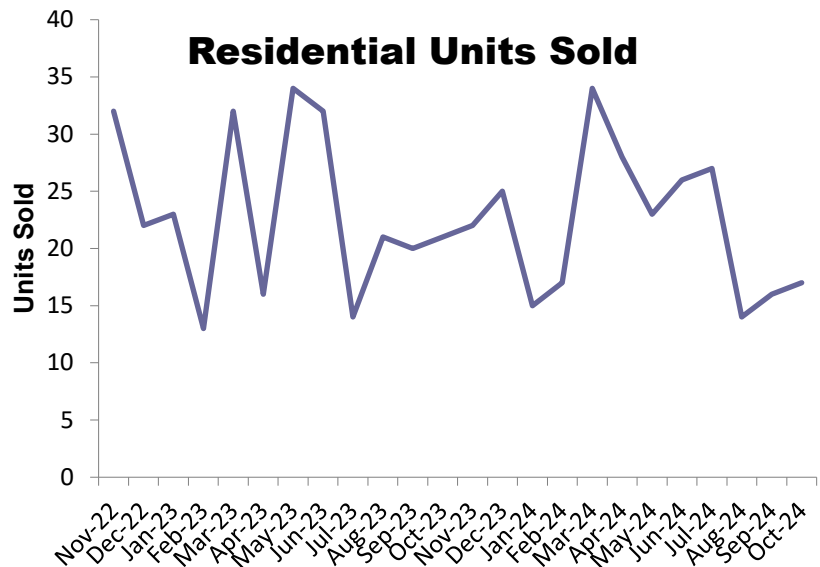
Outer Banks Towns / Areas

Corolla

Average DOM - YTD	
2023	2024
61	54

Year to Date Sales		
Year to Date	Count	%Chg
2024	217	-4%
2023	226	-30%
2022	324	-27%

Median Sales Price		
Year	MSP	%Chg
2024	\$879,900	7%
2023	\$820,000	-3%
2022	\$846,000	17%

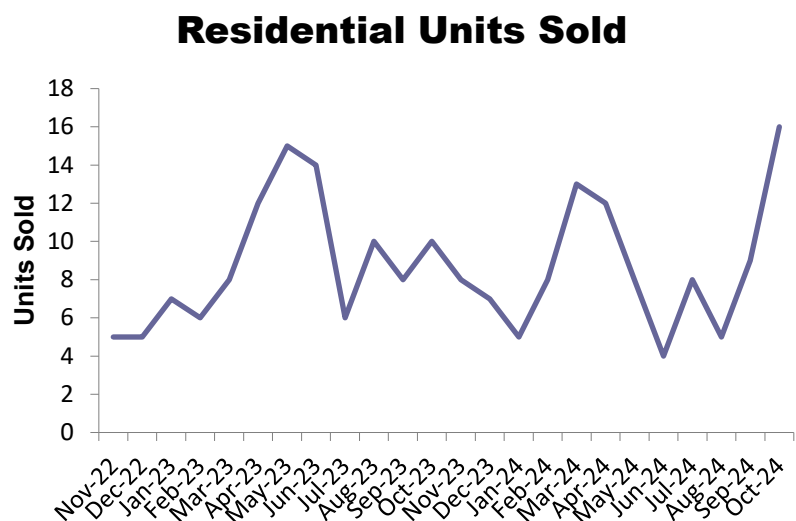


Duck

Average DOM - YTD	
2023	2024
86	54

Year to Date Sales		
Year to Date	Count	%Chg
2024	88	-8%
2023	96	-20%
2022	120	-40%

Median Sales Price		
Year	MSP	%Chg
2024	\$849,999	16%
2023	\$730,000	-19%
2022	\$897,500	38%



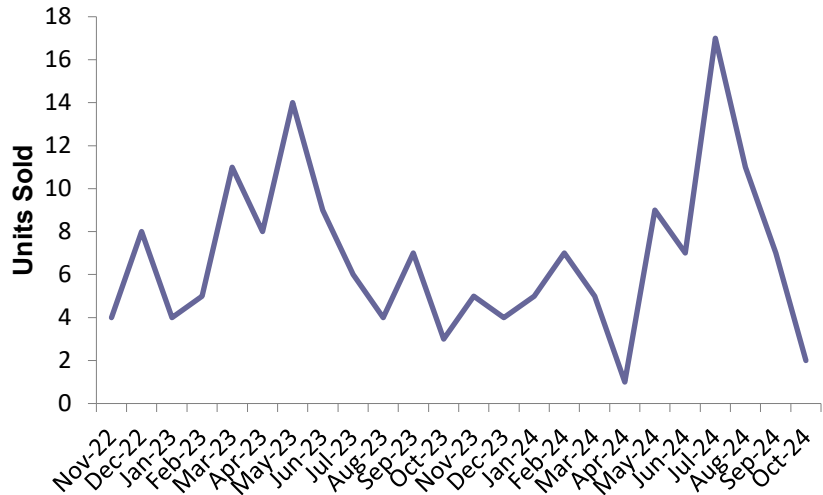
Southern Shores

Average DOM - YTD	
2023	2024
40	38

Year to Date Sales		
Year to Date	Count	%Chg
2024	71	0%
2023	71	-31%
2022	103	-1%

Median Sales Price		
Year	MSP	%Chg
2024	\$794,999	7%
2023	\$740,000	-5%
2022	\$780,000	19%

Residential Units Sold



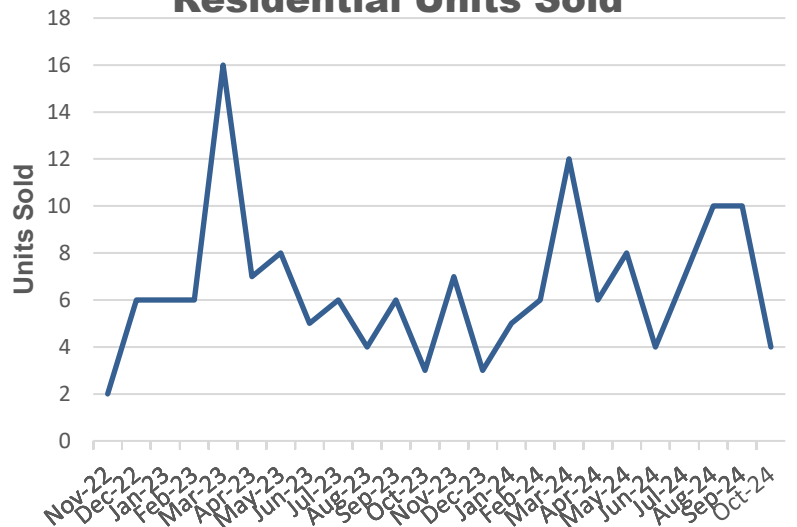
Kitty Hawk

Average DOM - YTD	
2023	2024
31	36

Year to Date Sales		
Year to Date	Count	%Chg
2024	72	7%
2023	67	-43%
2022	118	2%

Median Sales Price		
Year	MSP	%Chg
2024	\$625,000	10%
2023	\$570,000	-1%
2022	\$577,000	15%

Residential Units Sold



Colington

Average DOM - YTD	
2023	2024
56	35

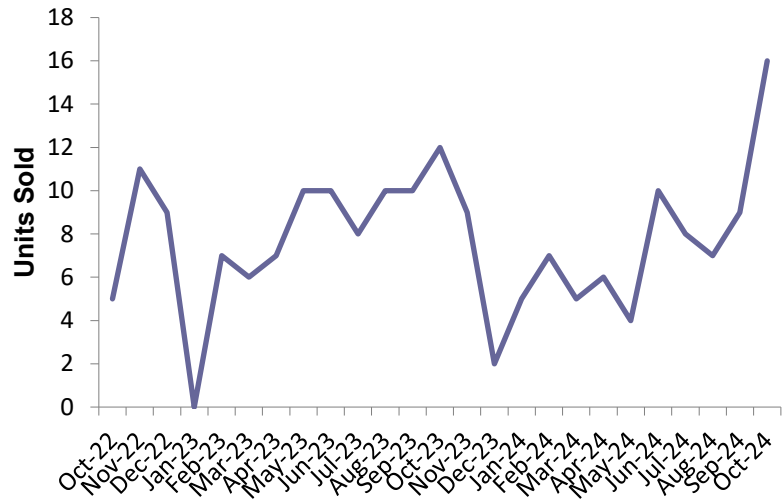
Year to Date Sales

Year to Date	Count	%Chg
2024	51	-12%
2023	58	-30%
2022	83	-30%

Median Sales Price

Month / Year	MSP	%Chg
2024	\$485,000	5%
2023	\$462,500	-6%
2022	\$490,000	36%

Residential Units Sold



Kill Devil Hills

Average DOM - YTD	
2023	2024
35	56

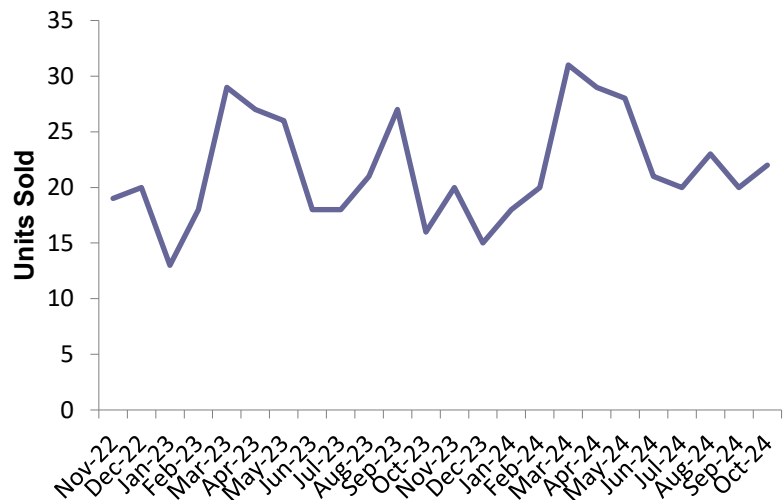
Year to Date Sales

Year to Date	Count	%Chg
2024	232	9%
2023	213	-34%
2022	321	-16%

Median Sales Price

Month / Year	MSP	%Chg
2024	\$545,000	2%
2023	\$535,000	10%
2022	\$485,000	18%

Residential Units Sold

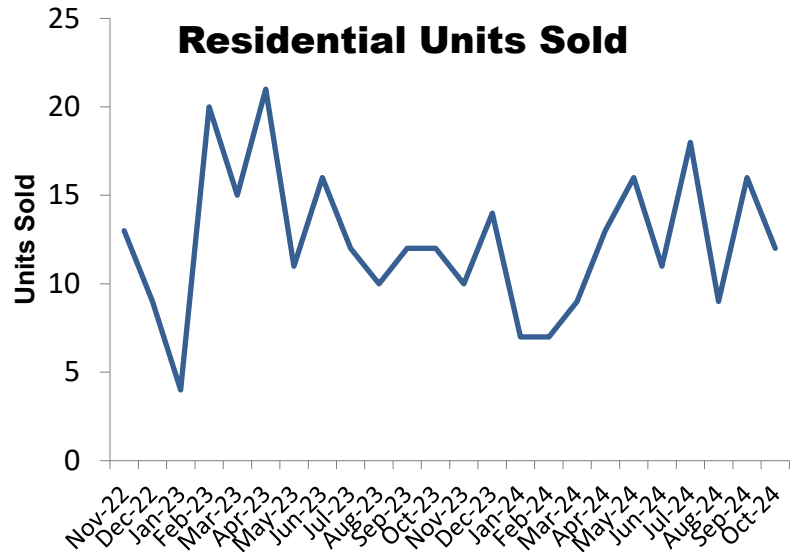


Nags Head

Average DOM - YTD	
2023	2024
35	53

Year to Date Sales		
Year to Date	Count	%Chg
2024	118	-11%
2023	133	-29%
2022	188	-37%

Median Sales Price		
Month / Year	MSP	%Chg
2024	\$840,000	26%
2023	\$665,000	-13%
2022	\$761,500	22%

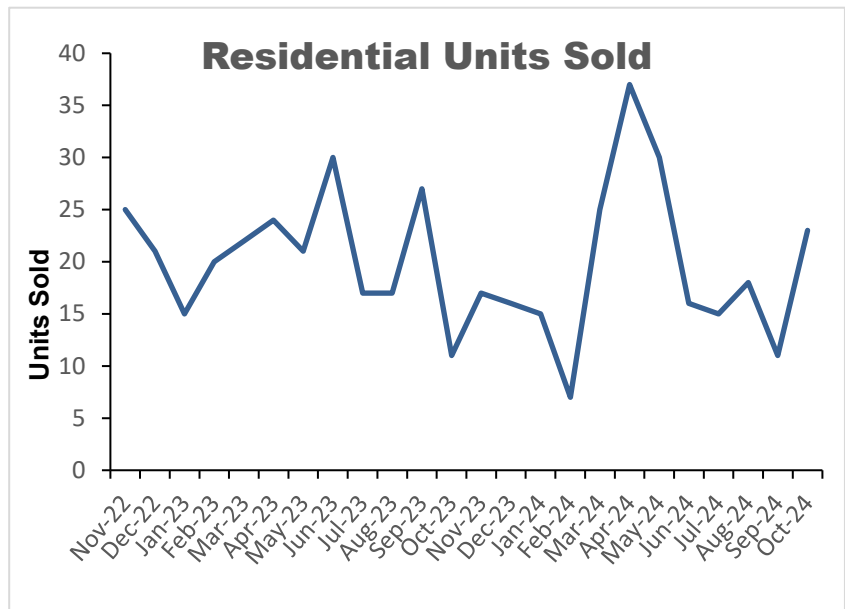


All Hatteras

Average DOM - YTD	
2023	2024
61	75

Year to Date Sales		
Year to Date	Count	%Chg
2024	197	-3%
2023	204	-39%
2022	336	-32%

Median Sales Price		
Month / Year	MSP	%Chg
2024	\$575,000	-2%
2023	\$585,500	-2%
2022	\$599,000	15%

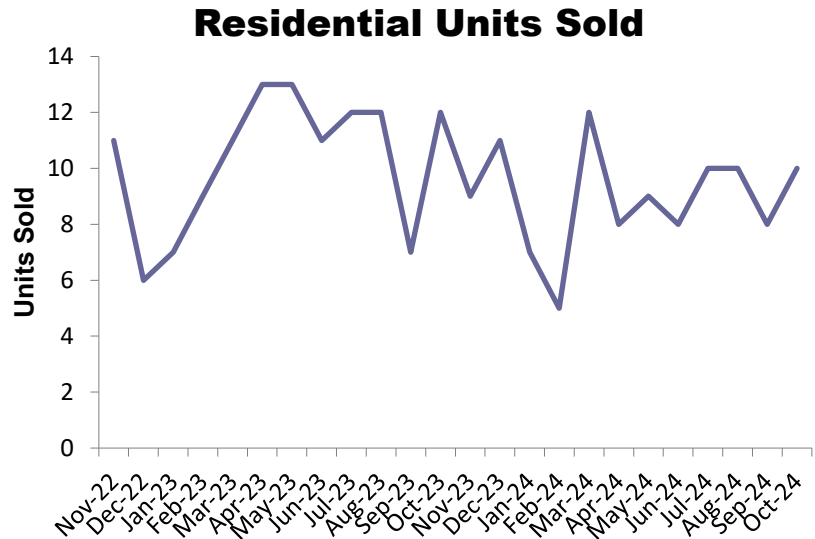


Manteo

Average DOM - YTD	
2023	2024
54	39

Year to Date Sales		
Year to Date	Count	%Chg
2024	87	-19%
2023	107	-31%
2022	155	-11%

Median Sales Price		
Month / Year	MSP	%Chg
2024	\$570,000	17%
2023	\$489,000	8%
2022	\$452,500	6%

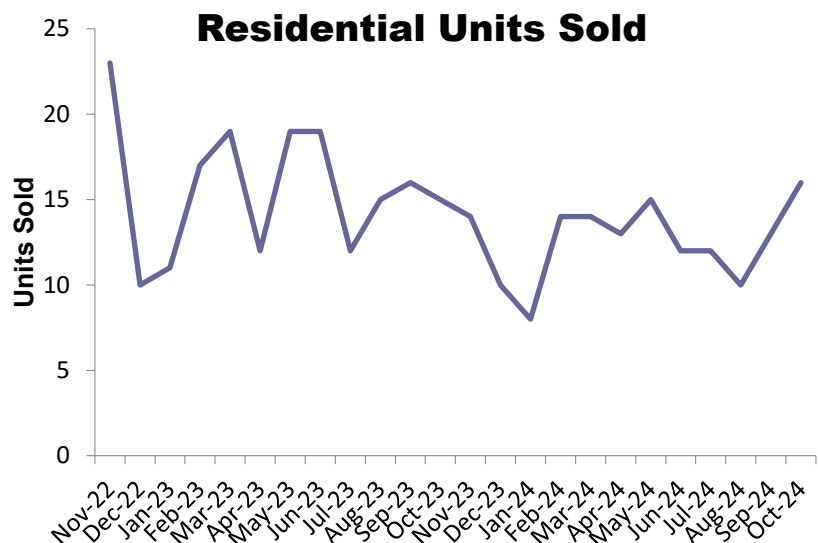


Currituck Mainland

Average DOM - YTD	
2023	2024
50	51

Year to Date Sales		
Year to Date	Count	%Chg
2024	127	-18%
2023	155	-20%
2022	194	-14%

Median Sales Price		
Month / Year	MSP	%Chg
2024	\$381,545	-1%
2023	\$385,000	1%
2022	\$380,000	14%



Ocracoke Island

Average DOM - YTD	
2023	2024
95	75

Year to Date Sales		
Year to Date	Count	%Chg
2024	19	58%
2023	12	-60%
2022	30	-23%

Median Sales Price		
Month / Year	MSP	%Chg
2024	\$565,000	14%
2023	\$497,500	-7%
2022	\$535,000	24%

