



## April 2024 MLS Statistical Report

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

- Residential Inventory – Up 57% since April 2023 and 15% since January 2024.
- Lot / Land Inventory – Up 6% since April 2023 and 16% since January 2024
- Total Inventory – Up 31% and 15% since January

Residential sales are looking better.

- Single Family Detached home sales – Up 19% when compared to April 2023 but are down 5% for 2024.
- Condo sales – Up 18% when compared to April 2023 but down 6% for 2024.

Total Inventory			Total Under Contract		
Month / Year	Count	%Chg	Month / Year	Count	%Chg
Apr'24	1006	31%	2024	343	-18%
Apr'23	768	-1%	2023	418	-37%
Apr'22	772	-24%	2022	663	-28%

Residential Inventory			Residential Sales		
Month / Year	Count	%Chg	Month / Year	Count	%Chg
Apr'24	583	57%	Apr'24	175	5%
Apr'23	371	14%	Apr'23	166	-37%
Apr'22	326	-17%	Apr'22	265	-24%

Lots / Land Inventory			Residential Days on Market		
Month / Year	Count	%Chg	Month / Year	Count	%Chg
Apr'24	1006	31%	2024	72	25%
Apr'23	768	-1%	2023	57	39%
Apr'22	772	-24%	2022	41	78%

Data Obtained: April 8 2024

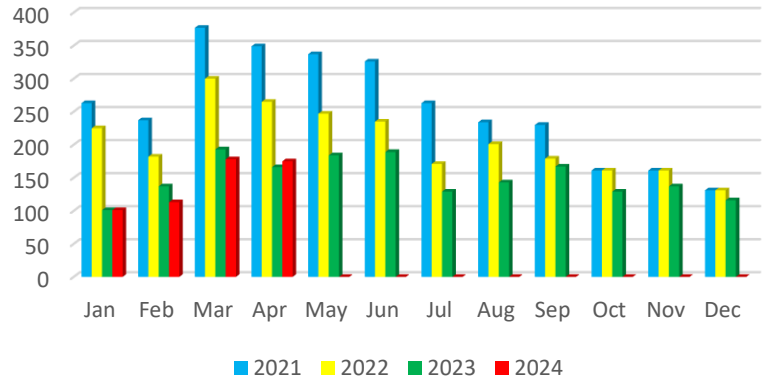
Note: This report reflects corrections / updates to previous data

# Residential

## YTD Residential Sales

Year to Date	Count	%Chg
Apr'24	175	5%
Apr'23	166	-37%
Apr'22	265	-24%

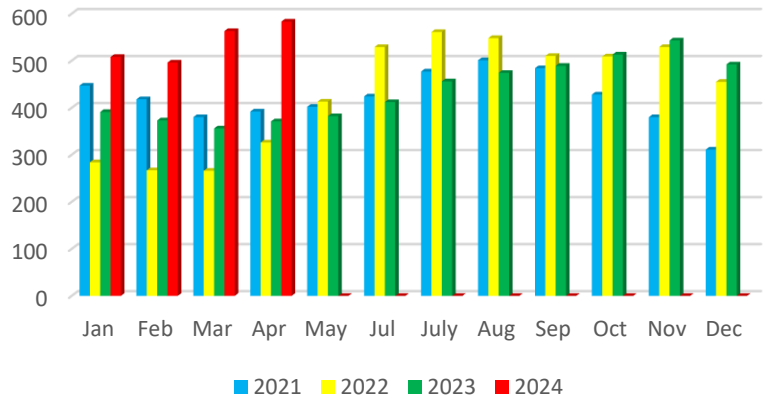
## Residential Sales



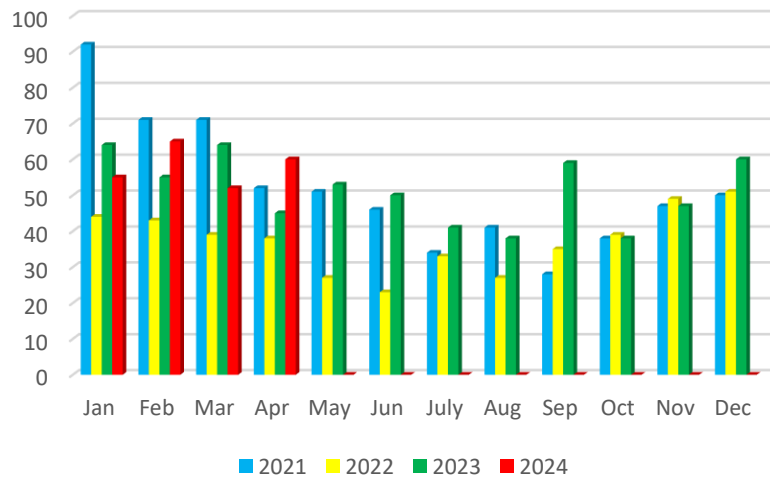
## Residential Inventory

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

## Residential Inventory



## Residential DOM



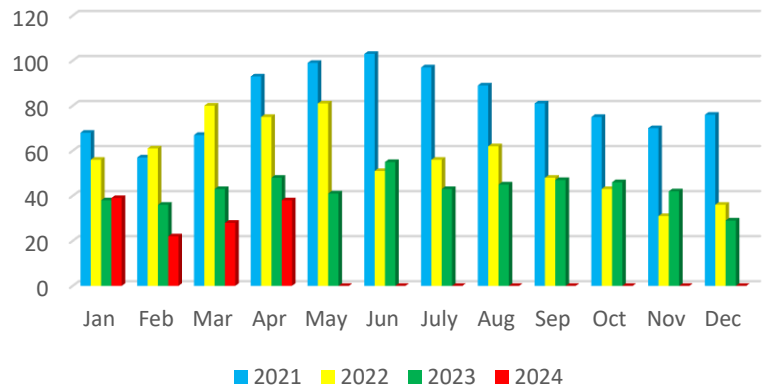
YTD	2023	2024
Average	56	57
Median	25	26

## Lots / Land

### YTD Lot / Land Sales

Month / Year	Count	%Chg
2024	127	-23%
2023	165	-39%
2022	272	-5%

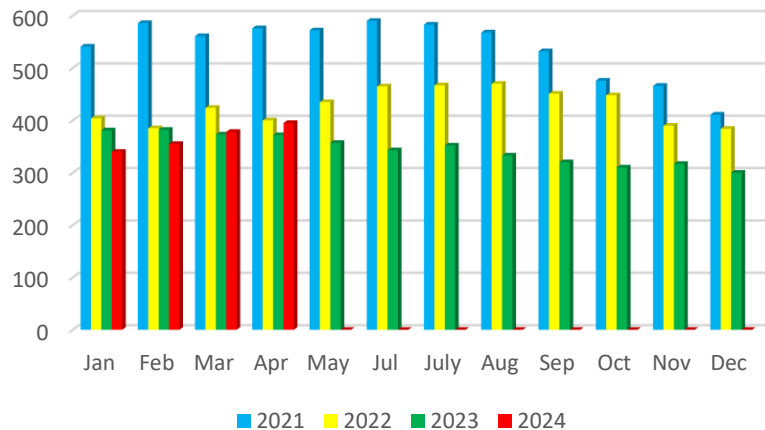
### Lot Land Sales



### YTD Lot / Land Inventory

Month / Year	Count	%Chg
Apr'24	395	6%
Apr'23	372	-7%
Apr'22	400	-31%

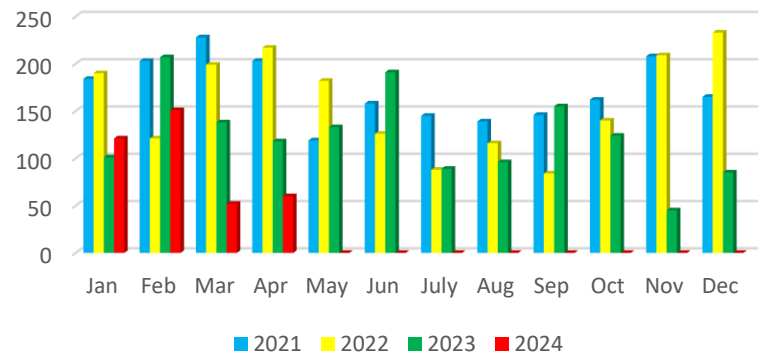
### Lots / Land Inventory



### Lots / Land YTD Days on Market

YTD	2023	2024
Average	138	121
Median	45	29

### LOTS / LAND DOM



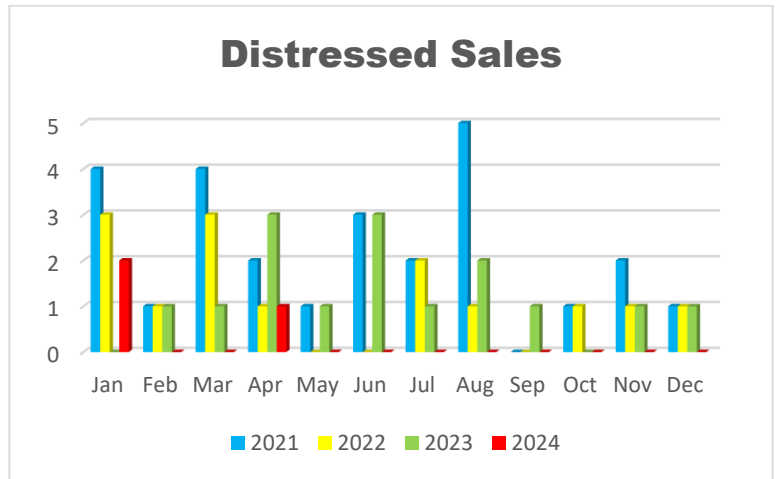
## Distressed Sales

MLS Listed Short Sales / Bank Owned Properties

Dare County & Surrounding Areas

### Yearly Distressed Sales

Month / Year	Count	%Chg
Jan'24	1	-67%
Jan'23	3	200%
Jan'22	1	-50%

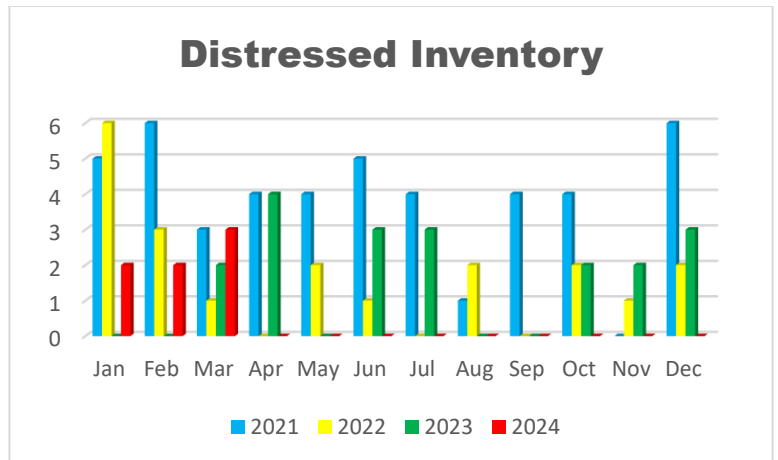


## Distressed Inventory

Dare County & Surrounding Areas

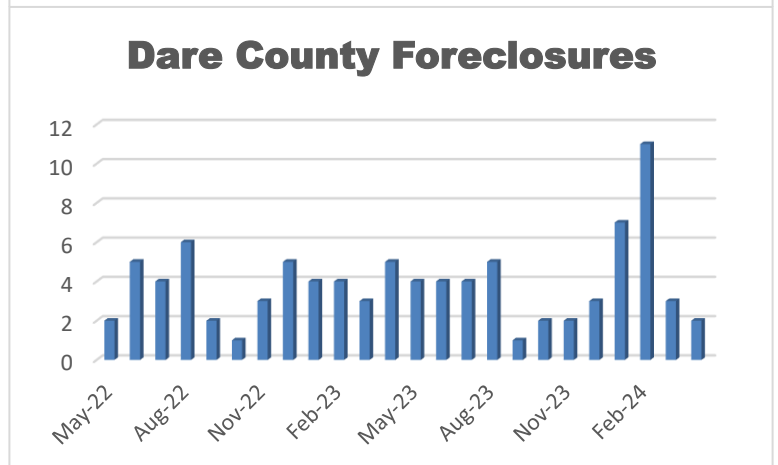
### Year to Date Distressed Inventory

Month / Year	Count	%Chg
Apr'24	0	-100%
Apr'23	4	-
Apr'22	0	-100%

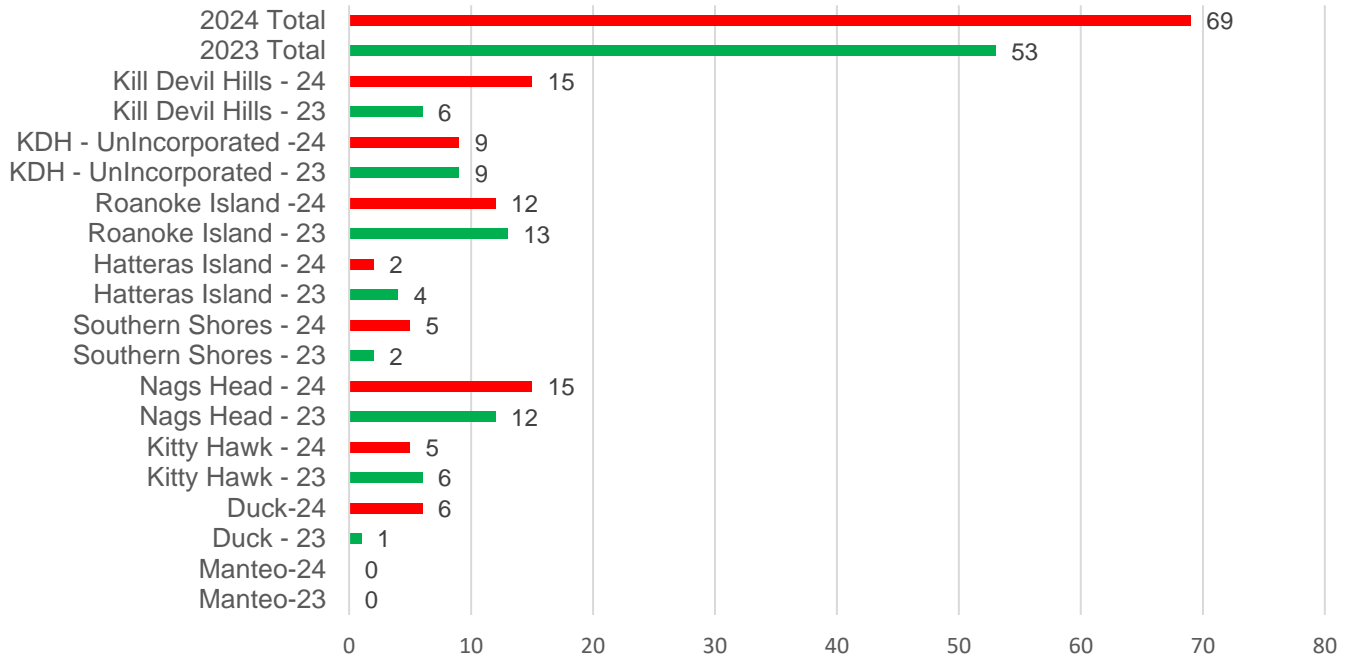


### Dare County Only Foreclosures

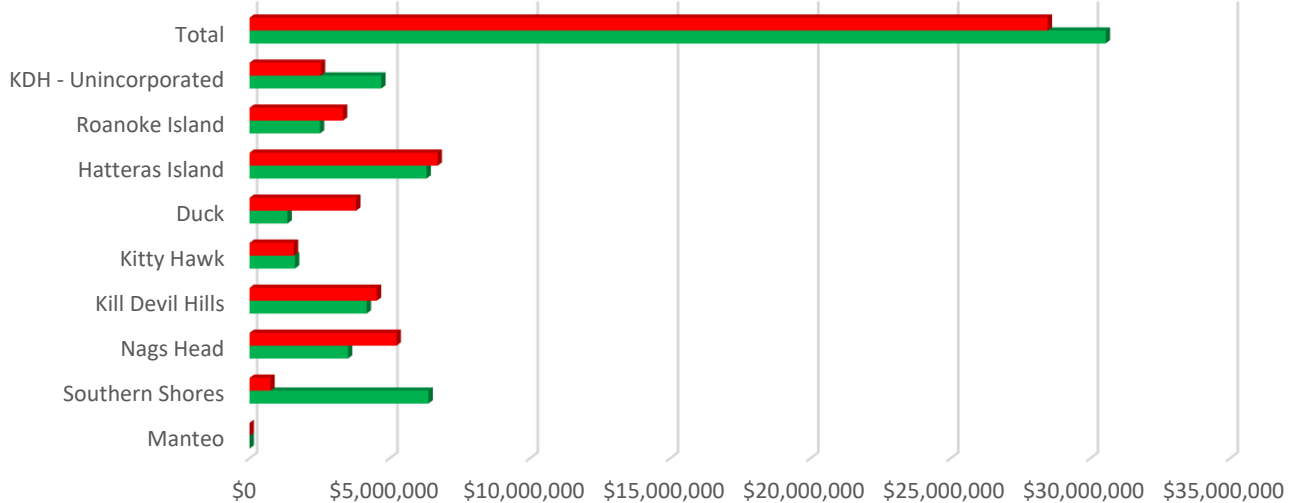
\*Court Ordered Foreclosures



### Building Permits 2023 vs 2024



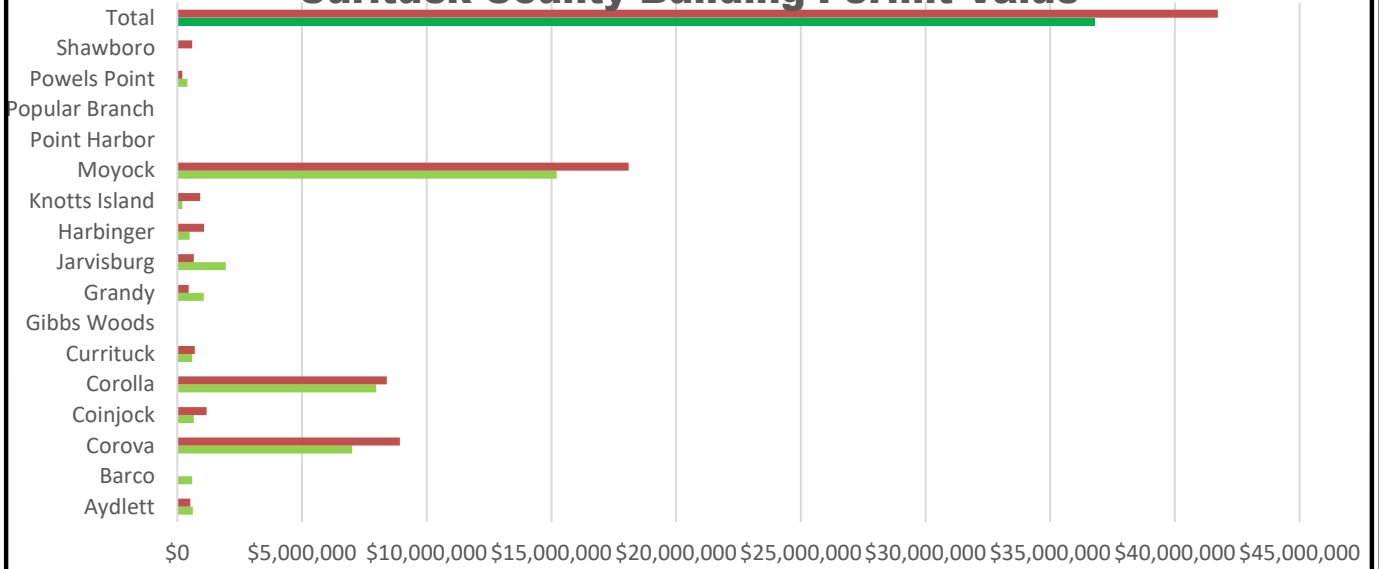
### Dare County Building Permit Value 2023 vs 2024



	Manteo	Southern Shores	Nags Head	Kill Devil Hills	Kitty Hawk	Duck	Hatteras Island	Roanoke Island	KDH - Unincorporated	Total
2024	\$0	\$742,472	\$5,241,658	\$4,538,566	\$1,579,100	\$3,800,080	\$6,704,476	\$3,328,000	\$2,540,000	\$28,474,350
2023	\$0	\$6,377,914	\$3,510,426	\$4,175,000	\$1,619,000	\$1,353,000	\$6,309,320	\$2,508,525	\$4,695,400	\$30,548,580

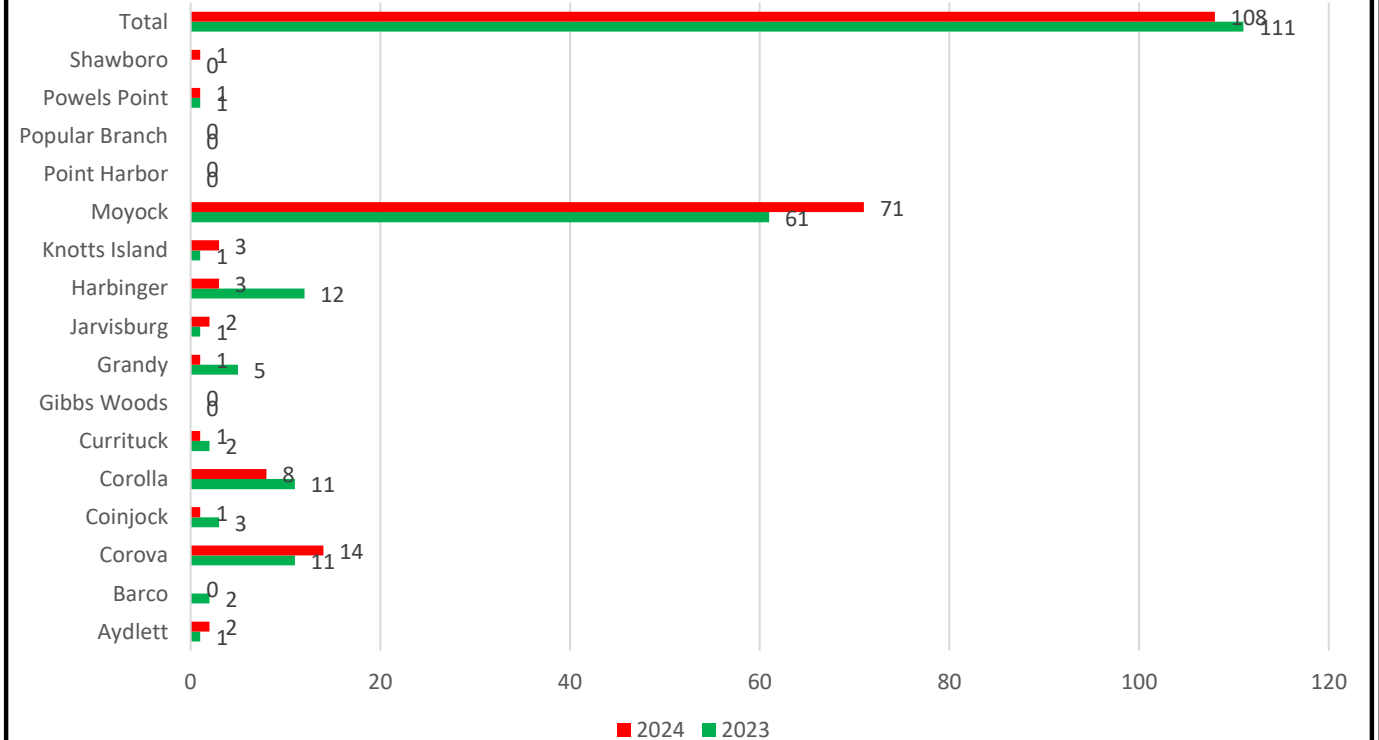
■ 2024 ■ 2023

### 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	\$0	\$8,925	\$1,172	\$8,404	\$700,0	\$0	\$450,0	\$661,0	\$1,066	\$920,0	\$18,10	\$0	\$0	\$194,0	\$600,0	\$41,710,000
2023	\$626,0	\$600,0	\$7,011	\$662,2	\$7,978	\$601,3	\$0	\$1,060	\$1,945	\$500,0	\$200,0	\$15,20	\$0	\$0	\$400,0	\$0	\$36,790,000

### Total Currituck County Building Permits 23 vs 24



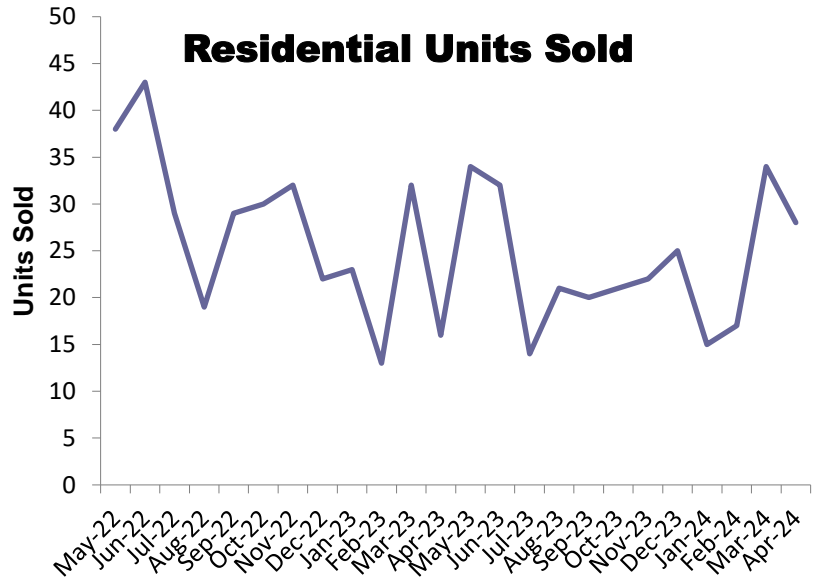
## Outer Banks Towns / Areas

### Corolla

Average DOM - YTD	
2023	2024
63	19

Year to Date Sales		
Year to Date	Count	%Chg
2024	94	12%
2023	84	-38%
2022	136	-36%

Median Sales Price		
Year	MSP	%Chg
2024	\$887,500	13%
2023	\$782,500	-8%
2022	\$846,000	17%

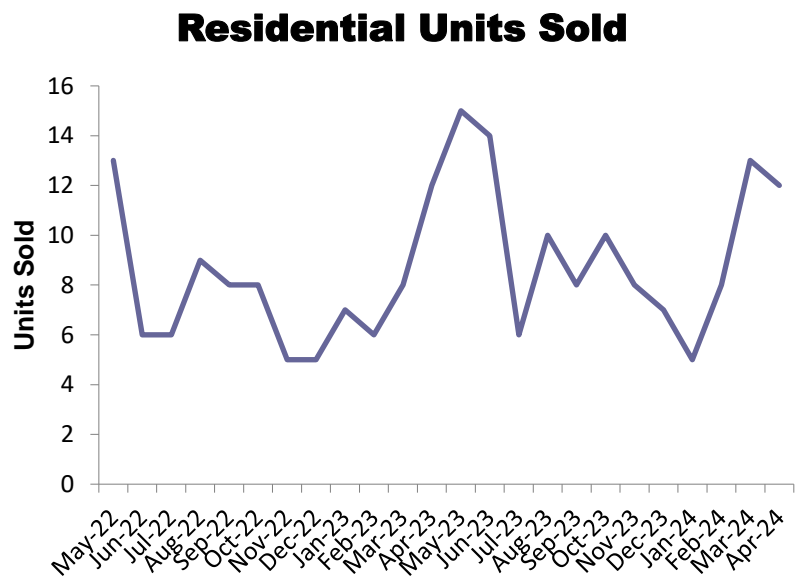


### Duck

Average DOM - YTD	
2023	2024
63	16

Year to Date Sales		
Year to Date	Count	%Chg
2024	38	15%
2023	33	-53%
2022	70	-16%

Median Sales Price		
Year	MSP	%Chg
2024	\$932,500	-6%
2023	\$990,000	10%
2022	\$897,500	38%

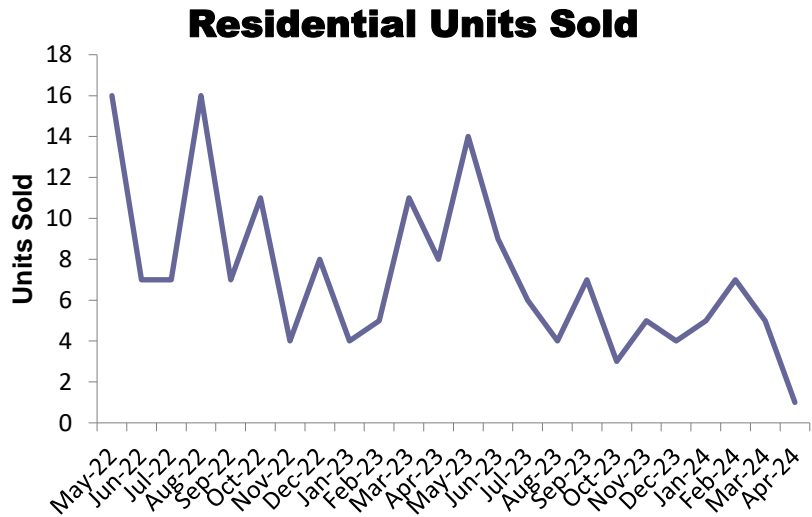


## Southern Shores

Average DOM - YTD	
2023	2024
41	23

Year to Date Sales		
Year to Date	Count	%Chg
2024	18	-36%
2023	28	-28%
2022	39	8%

Median Sales Price		
Year	MSP	%Chg
2024	\$804,999	9%
2023	\$739,900	-5%
2022	\$780,000	19%

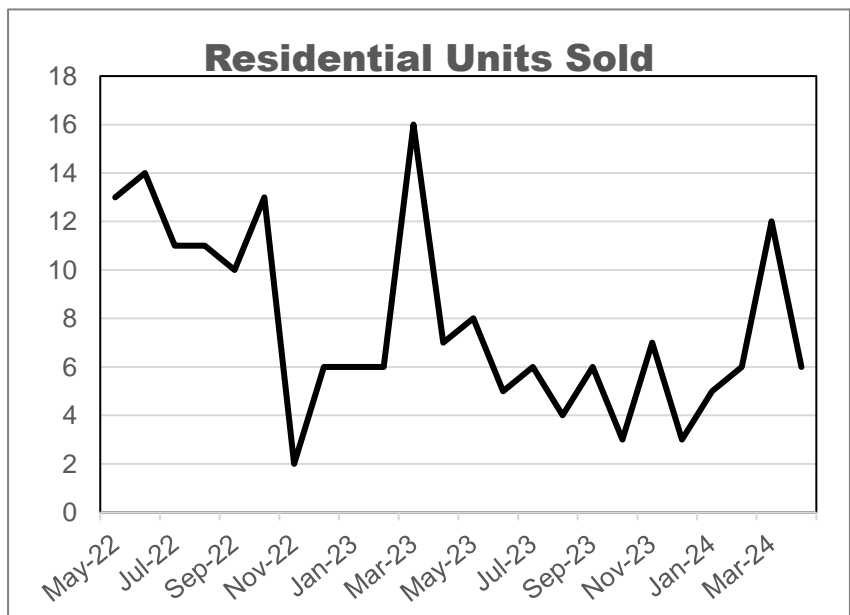


## Kitty Hawk

Average DOM - YTD	
2023	2024
21	23

Year to Date Sales		
Year to Date	Count	%Chg
2024	29	-17%
2023	35	-24%
2022	46	-4%

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





## Colington

Average DOM - YTD	
2023	2024
44	28

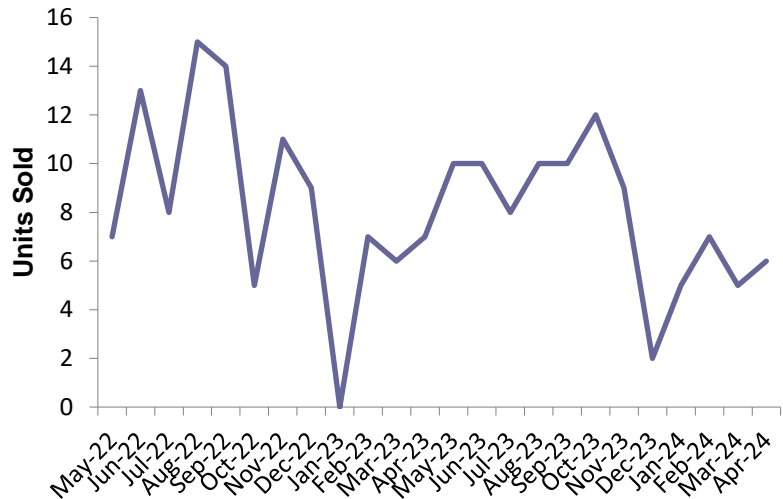
### Year to Date Sales

Year to Date	Count	%Chg
2024	23	15%
2023	20	-50%
2022	40	-37%

### 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
13	32

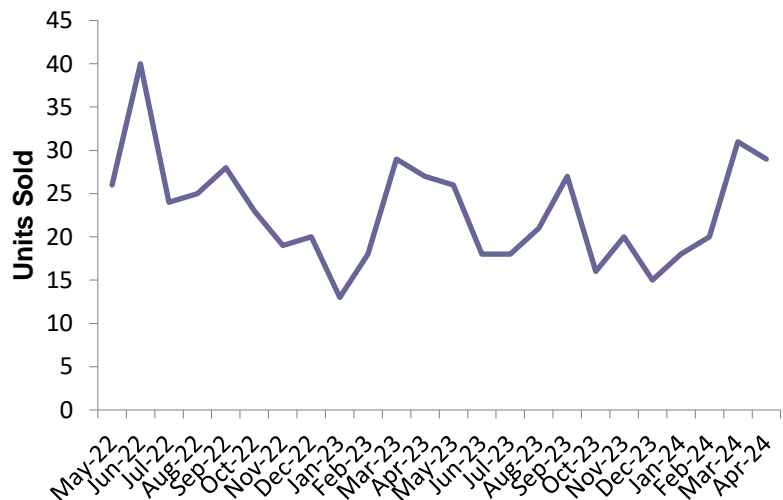
### Year to Date Sales

Year to Date	Count	%Chg
2024	98	13%
2023	87	-44%
2022	155	-8%

### Median Sales Price

Month / Year	MSP	%Chg
2024	\$559,950	7%
2023	\$525,000	8%
2022	\$485,000	18%

## Residential Units Sold

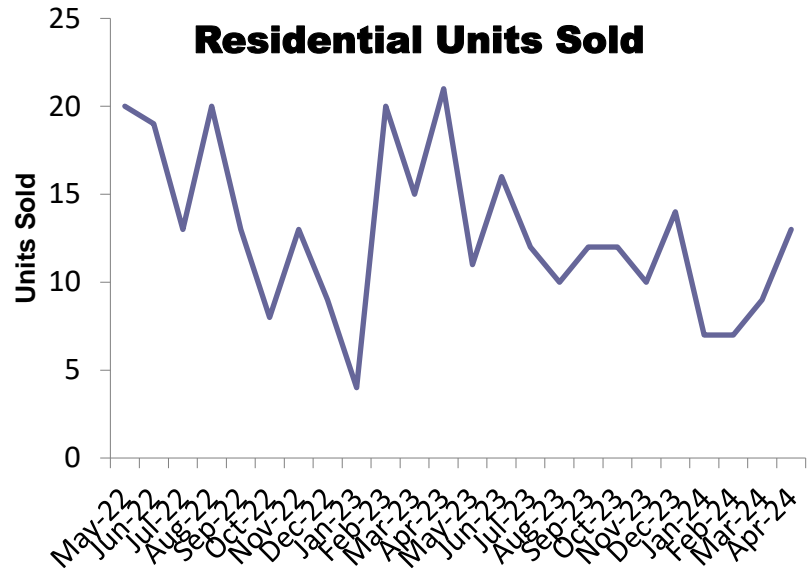


## Nags Head

Average DOM - YTD	
2023	2024
22	34

Year to Date Sales		
Year to Date	Count	%Chg
2024	36	-40%
2023	60	-37%
2022	95	-23%

Median Sales Price		
Month / Year	MSP	%Chg
2024	\$834,950	37%
2023	\$610,250	-20%
2022	\$761,500	22%

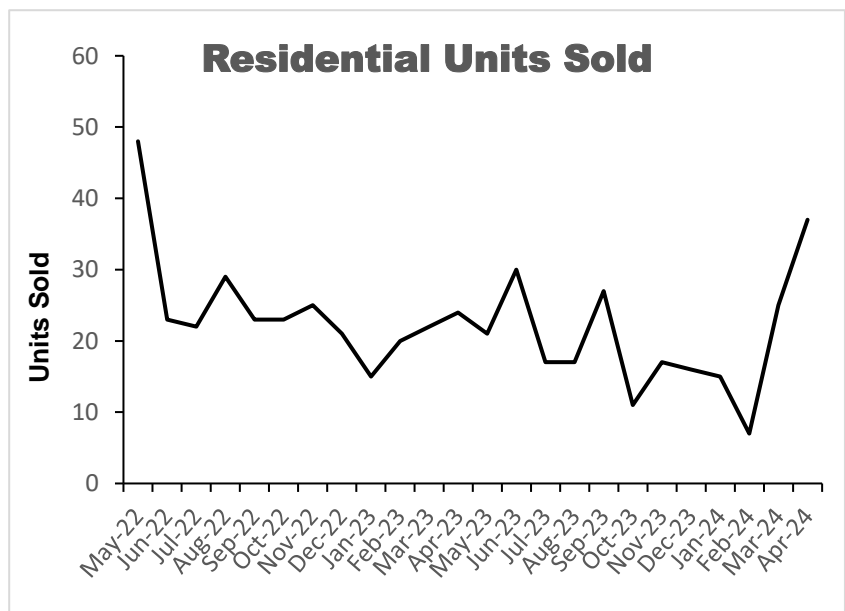


## All Hatteras

Average DOM - YTD	
2023	2024
23	41

Year to Date Sales		
Year to Date	Count	%Chg
2024	84	4%
2023	81	-52%
2022	168	-23%

Median Sales Price		
Month / Year	MSP	%Chg
2024	\$524,500	5%
2023	\$500,000	-17%
2022	\$599,000	15%

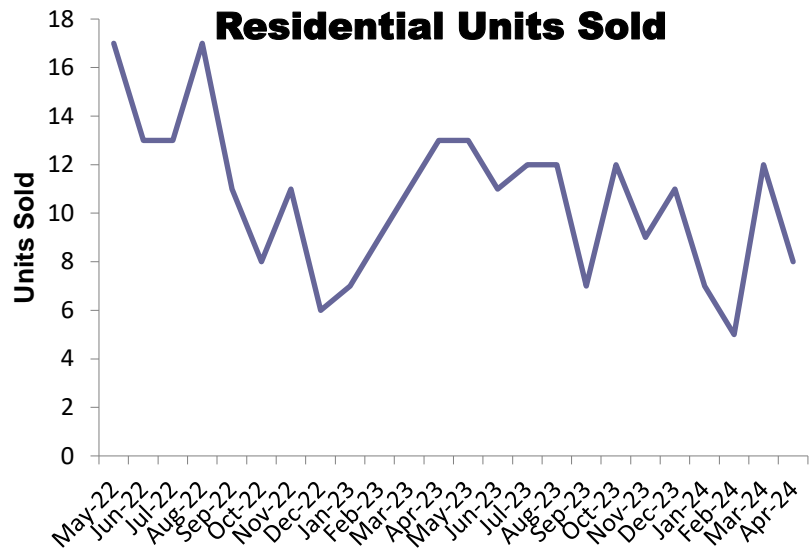


## Roanoke Island

Average DOM - YTD	
2023	2024
26	24

Year to Date Sales		
Year to Date	Count	%Chg
2024	32	-20%
2023	40	-47%
2022	76	4%

Median Sales Price		
Month / Year	MSP	%Chg
2024	\$587,500	7%
2023	\$548,750	21%
2022	\$452,500	6%

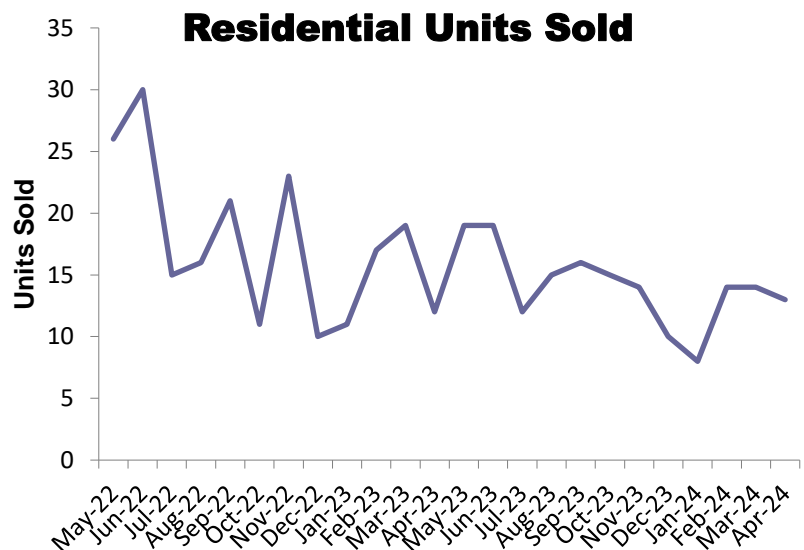


## Currituck Mainland

Average DOM - YTD	
2023	2024
19	66

Year to Date Sales		
Year to Date	Count	%Chg
2024	49	-17%
2023	59	-21%
2022	75	-9%

Median Sales Price		
Month / Year	MSP	%Chg
2024	\$379,000	22%
2023	\$310,225	-18%
2022	\$380,000	14%



## Ocracoke Island

Average DOM - YTD	
2023	2024
54	61

Year to Date Sales		
Year to Date	Count	%Chg
2024	4	0%
2023	4	-56%
2022	9	-31%

Median Sales Price		
Month / Year	MSP	%Chg
2024	\$540,000	11%
2023	\$485,000	-9%
2022	\$535,000	24%

