



December 2024 MLS Statistical Report

Year End Report

2024 compared with 2023:

- Total Home sales were down 3% from 2023.
 - Single Family Detached homes were up by 2%
 - Condo's down by 16%.
 - Lots / Land down by 21%

Total inventory at the end of December:

- Residential Inventory was up by 44%.
- Lots / Land Inventory was up by 9%

Median Sale Price

- All residential listings were up 5%
- Single family Detached was up 4%
- Condos were down 2%
- Lots / Land were up 5%

Mortgage Rates – According to the National Association of REALTORS® 30 year fixed-rate mortgages should stabilize around 6% in 2025 and if they do, about 6.2 million households can once again be able to afford median-priced homes.

Yearly Residential Sales			Residential - Median Sale Price		
Month / Year	Count	%Chg	Month / Year	Count	% Chg
2024	1741	-3%	2024	\$575,000	5%
2023	1791	-27%	2023	\$550,000	-1%
2022	2458	-20%	2022	\$555,750	16%
Residential Inventory			Total Residential Volume Sold		
Month / Year	Count	%Chg	Month / Year	Count	% Chg
Dec'24	708	44%	2024	\$1,256,540,372	3%
Dec'23	492	8%	2023	\$1,224,251,417	-30%
Dec'22	455	46%	2022	\$1,761,311,005	-16%
Lots / Land Yearly Sales			Lots / Land Median Price		
Month / Year	Count	%Chg	Month / Year	Count	% Chg
2024	405	-21%	Dec'24	\$139,000	18%
2023	513	-25%	Dec'23	\$117,500	-16%
2022	680	-30%	Dec'22	\$140,000	12%

Data Obtained: January 7, 2024

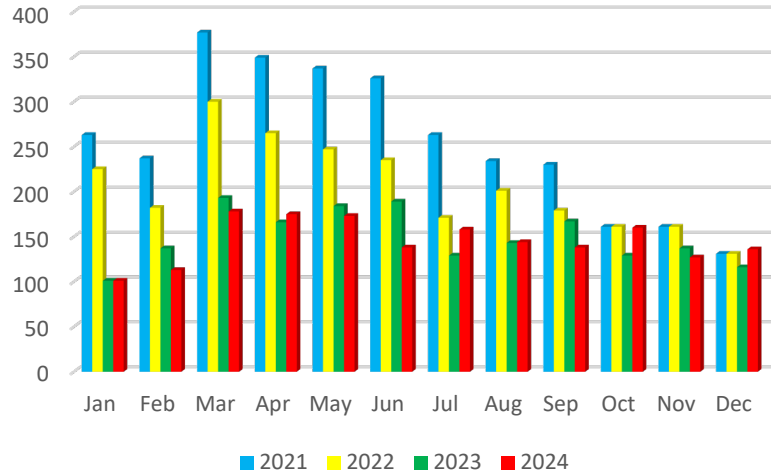
Note: This report reflects corrections / updates to previous data

Residential

YTD Residential Sales

Year to Date	Count	%Chg
2024	1741	-3%
2023	1791	-27%
2022	2458	-20%

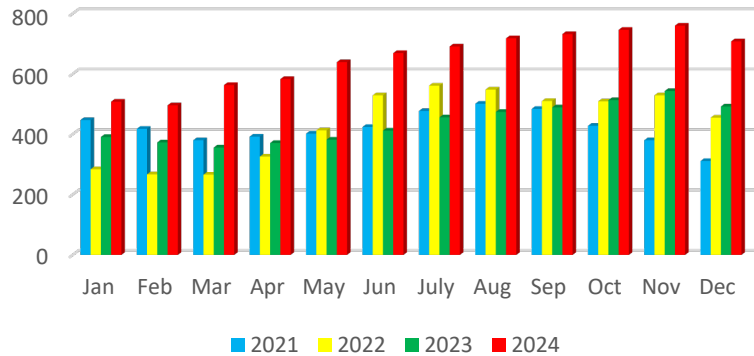
Residential Sales



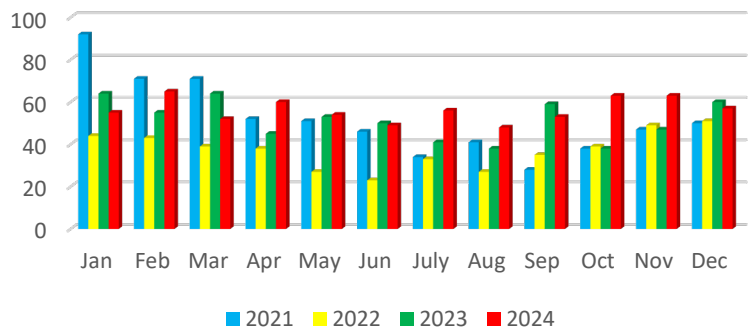
Residential Inventory

Month / Year	Count	%Chg
Dec'24	708	44%
Dec'23	492	8%
Dec'22	455	46%

Residential Inventory



Residential DOM



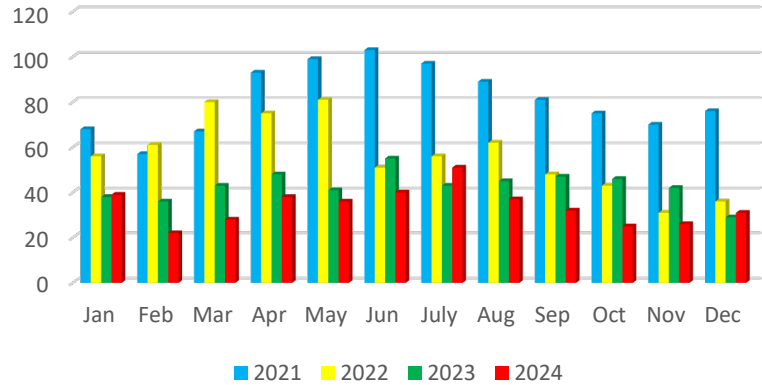
YTD	2023	2024
Average	51	56
Median	19	29

Lots / Land

YTD Lot / Land Sales

Month / Year	Count	%Chg
2024	405	-21%
2023	513	-25%
2022	680	-30%

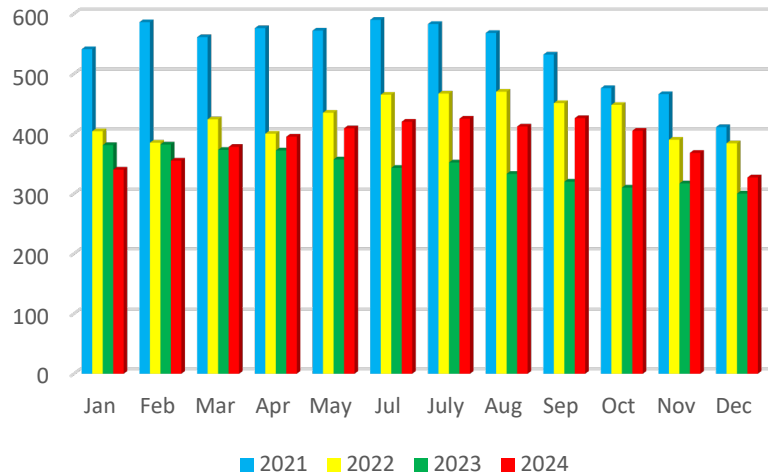
Lot Land Sales



YTD Lot / Land Inventory

Month / Year	Count	%Chg
Dec'24	327	9%
Dec'23	300	-22%
Dec'22	384	-7%

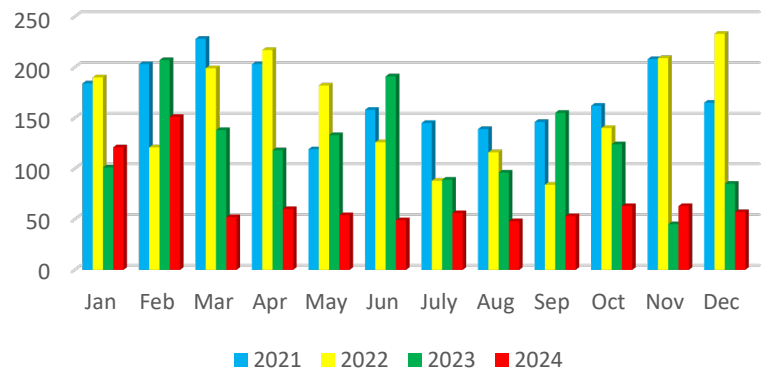
Lots / Land Inventory



Lots / Land YTD Days on Market

YTD	2023	2024
Average	129	119
Median	38	45

Lots / Land DOM

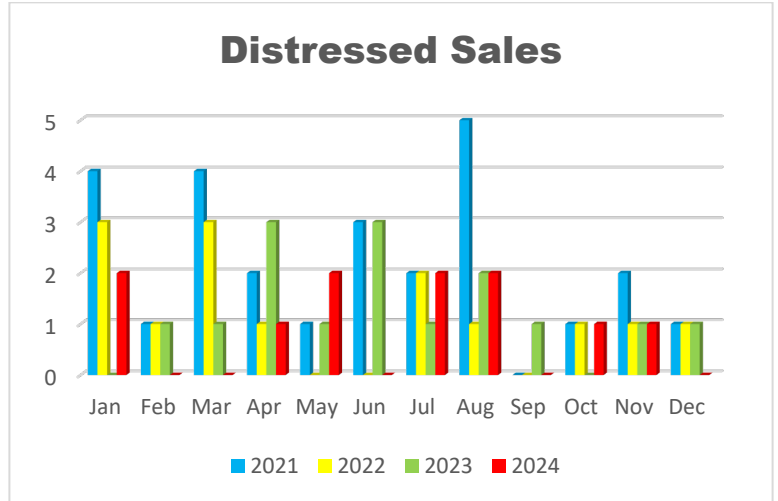


Distressed Sales

MLS Listed Short Sales / Bank Owned Properties

Dare County & Surrounding Areas Yearly Distressed Sales

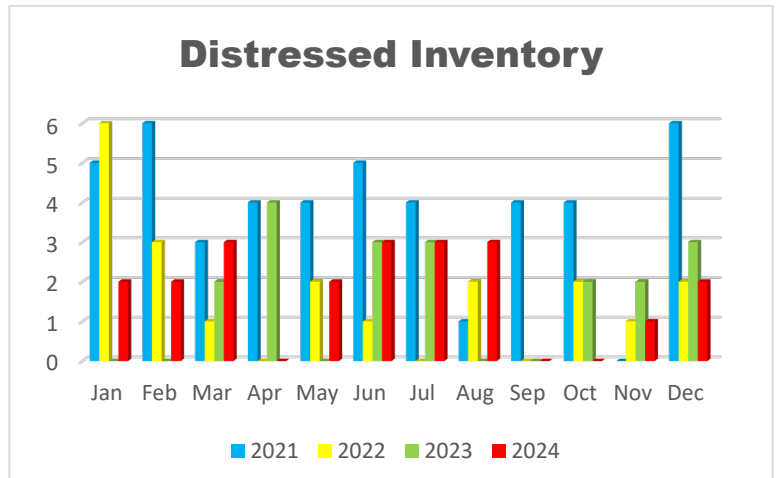
Month / Year	Count	%Chg
2024	11	-27%
2023	15	7%
2022	14	-46%



Distressed Inventory

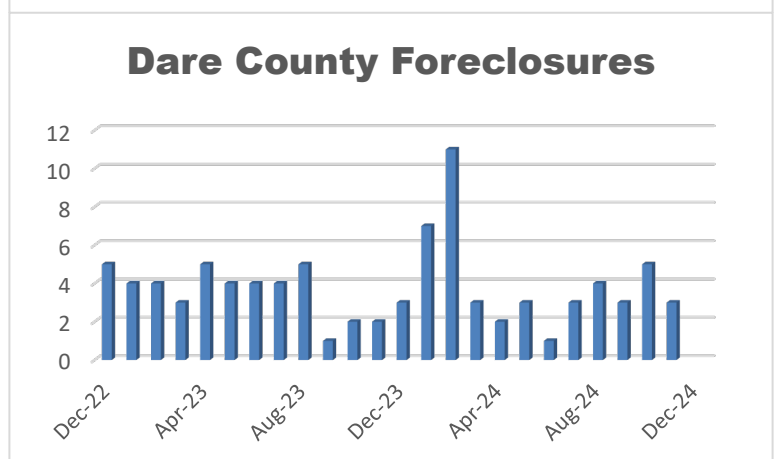
Dare County & Surrounding Areas Year to Date Distressed Inventory

Month / Year	Count	%Chg
Dec'24	2	-33%
Dec'23	3	50%
Dec'22	2	-67%



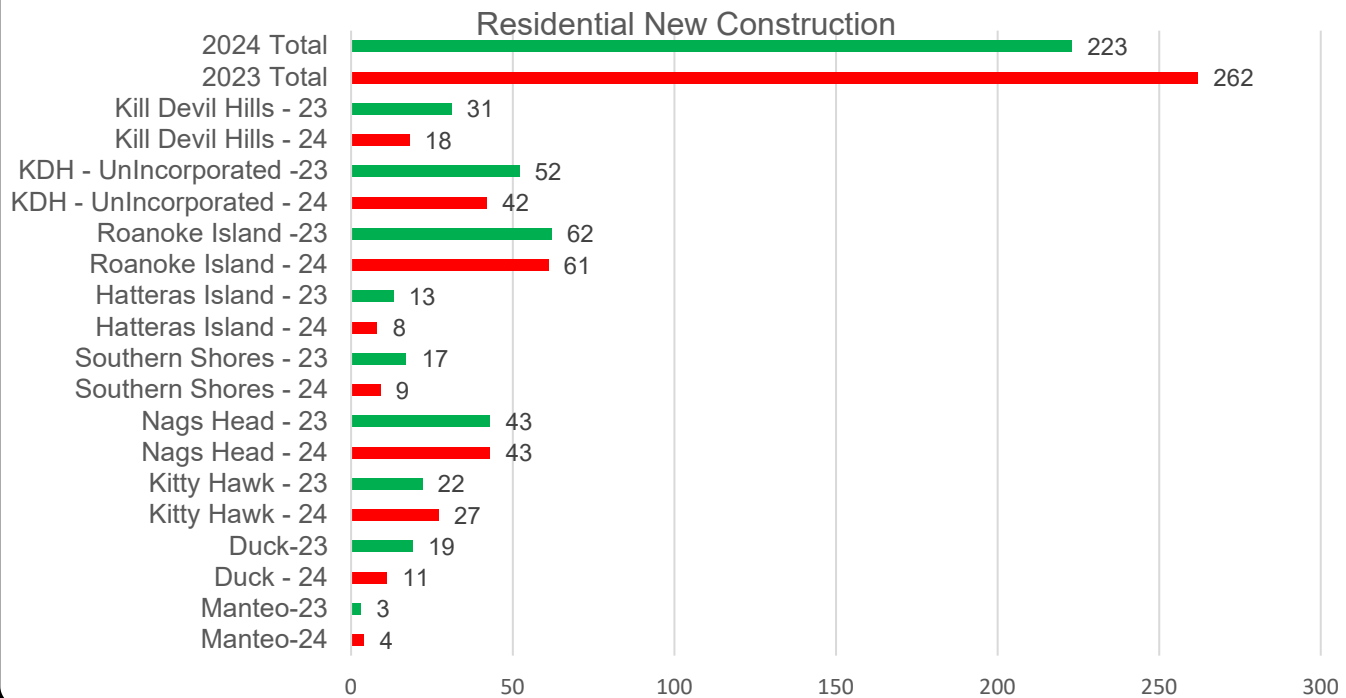
Dare County Foreclosures

Dare County Only
Foreclosures
**Court Ordered Foreclosures*



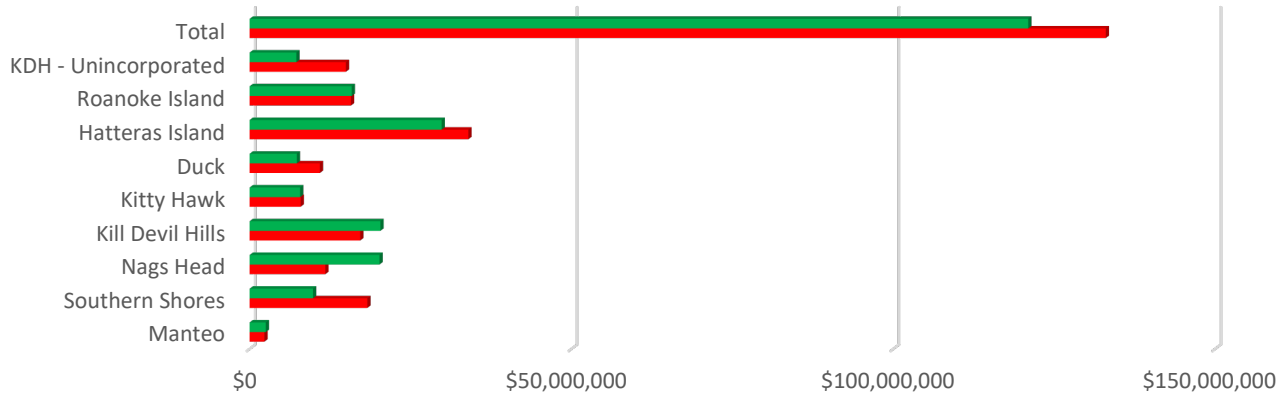
Dare County Building Permits 2023 vs 2024

Residential New Constructon



Dare County Building Permit Value 2023 vs 2024

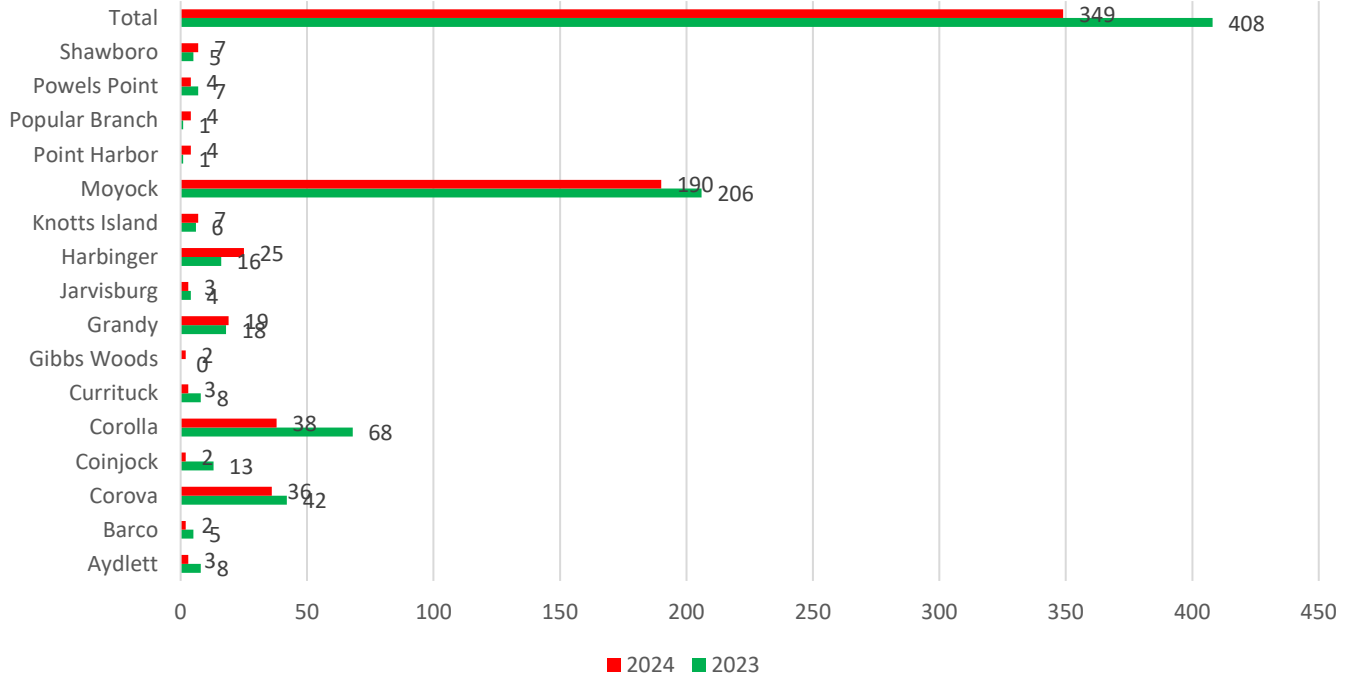
Residential New Constructon



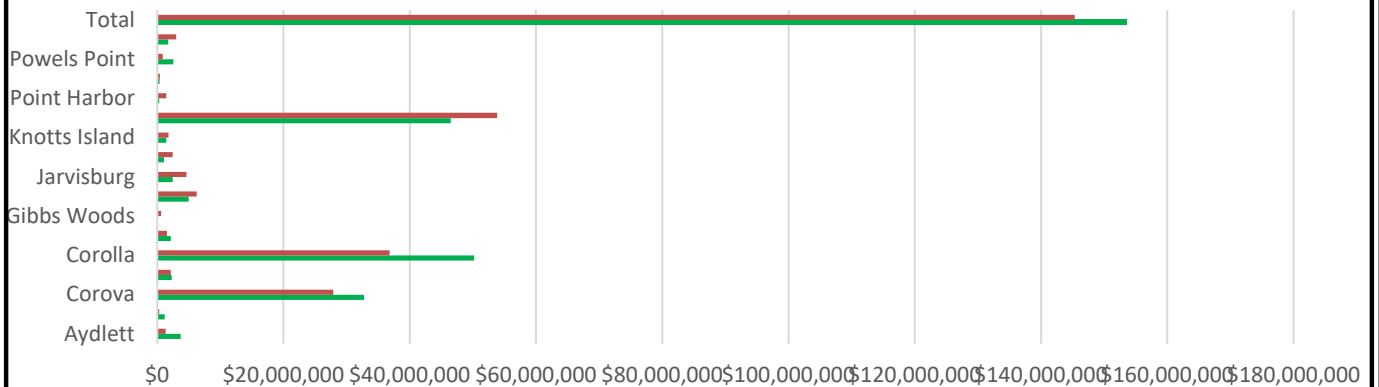
	Manteo	Southern Shores	Nags Head	Kill Devil Hills	Kitty Hawk	Duck	Hatteras Island	Roanoke Island	KDH - Unincorporated	Total
2024	\$2,508,509	\$9,837,311	\$20,174,010	\$20,317,540	\$7,843,300	\$7,330,080	\$29,833,480	\$15,867,850	\$7,257,515	\$120,969,600
2023	\$2,294,171	\$18,285,780	\$11,757,820	\$17,178,110	\$7,925,076	\$10,912,160	\$33,975,630	\$15,743,670	\$14,955,400	\$133,027,800

■ 2024 ■ 2023

Currituck County Building Permits 2023 - 2024 Residential New Construction



Curituck County Building Permit Value 2023 vs 2024 Residential New Construction



	Aydlett	Barco	Corova	Coinjock	Corolla	Currituck	Gibbs Woods	Grandy	Jarvisburg	Harbinger	Knotts Island	Moyock	Point Harbor	Popular Branch	Powels Point	Shawboro	Total
2024	\$1,320	\$300,0	\$27,91	\$2,139	\$36,82	\$1,530	\$640,0	\$6,259	\$4,627	\$2,435	\$1,785	\$53,85	\$1,401	\$425,0	\$854,0	\$3,006	\$145,300,000
2023	\$3,714	\$1,154	\$32,75	\$2,282	\$50,19	\$2,130	\$0	\$4,962	\$2,430	\$1,050	\$1,440	\$46,49	\$300,0	\$364,5	\$2,527	\$1,731	\$153,500,000

■ 2024 ■ 2023

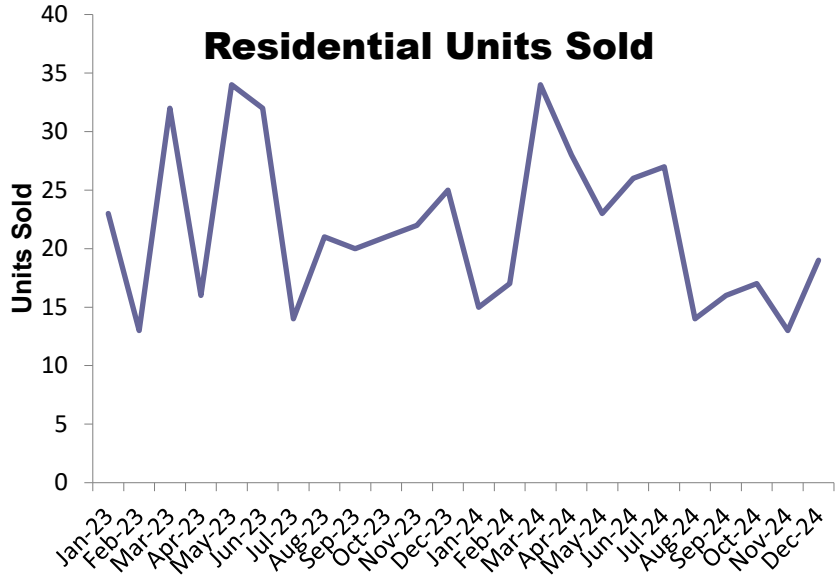
Outer Banks Towns / Areas

Corolla

Average DOM - YTD	
2023	2024
62	54

Year to Date Sales		
Year to Date	Count	%Chg
2024	249	-9%
2023	273	-28%
2022	378	-27%

Median Sales Price		
Year	MSP	%Chg
2024	\$860,000	6%
2023	\$810,000	-4%
2022	\$846,000	17%

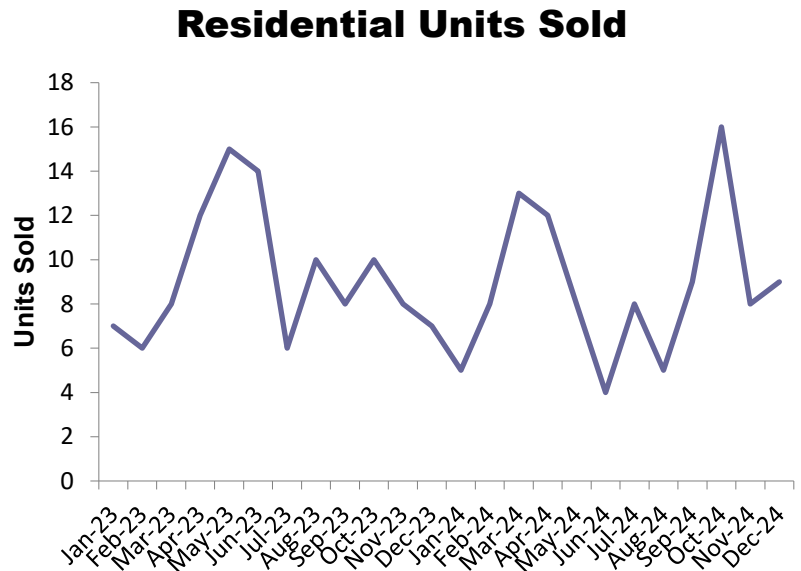


Duck

Average DOM - YTD	
2023	2024
81	59

Year to Date Sales		
Year to Date	Count	%Chg
2024	105	-5%
2023	111	-15%
2022	130	-44%

Median Sales Price		
Year	MSP	%Chg
2024	\$889,000	11%
2023	\$799,900	-11%
2022	\$897,500	38%

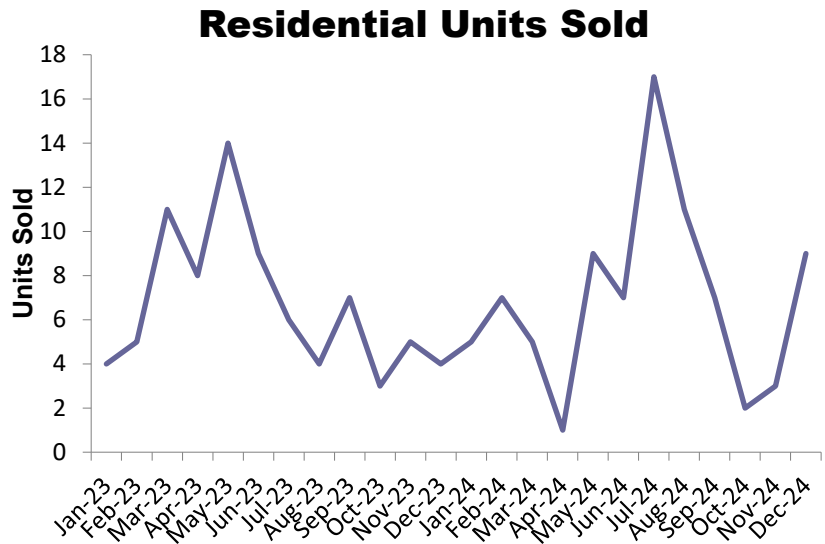


Southern Shores

Average DOM - YTD	
2023	2024
39	36

Year to Date Sales		
Year to Date	Count	%Chg
2024	83	4%
2023	80	-30%
2022	115	-7%

Median Sales Price		
Year	MSP	%Chg
2024	\$785,000	6%
2023	\$737,450	-5%
2022	\$780,000	19%

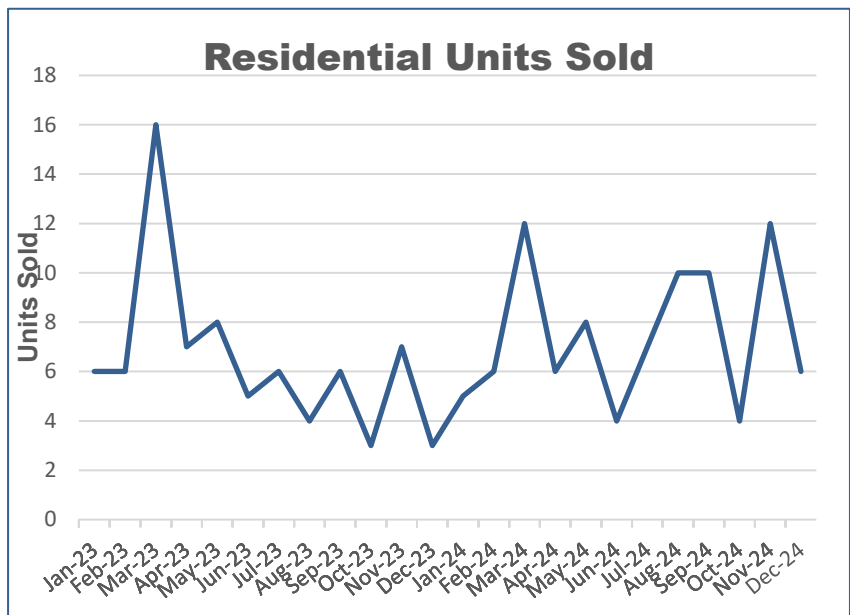


Kitty Hawk

Average DOM - YTD	
2023	2024
30	37

Year to Date Sales		
Year to Date	Count	%Chg
2024	90	17%
2023	77	-39%
2022	126	-9%

Median Sales Price		
Year	MSP	%Chg
2024	\$592,500	2%
2023	\$580,000	1%
2022	\$577,000	15%



Colington

Average DOM - YTD	
2023	2024
43	54

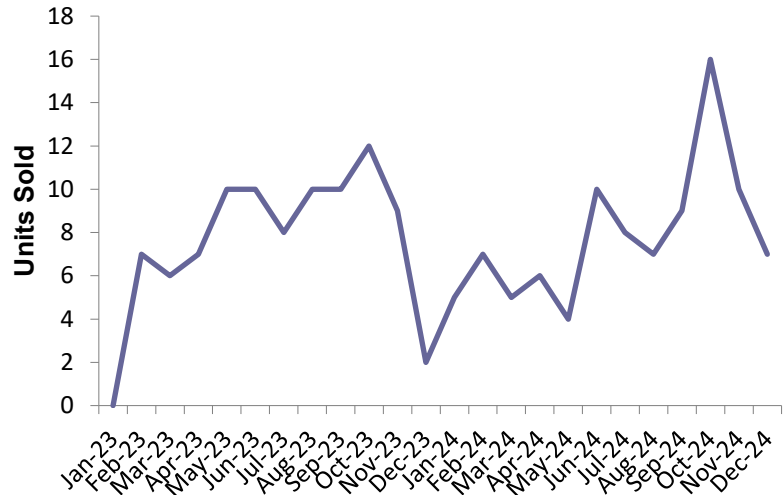
Year to Date Sales

Year to Date	Count	%Chg
2024	94	3%
2023	91	-25%
2022	122	-29%

Median Sales Price

Month / Year	MSP	%Chg
2024	\$485,000	3%
2023	\$470,000	-4%
2022	\$490,000	36%

Residential Units Sold



Kill Devil Hills

Average DOM - YTD	
2023	2024
37	61

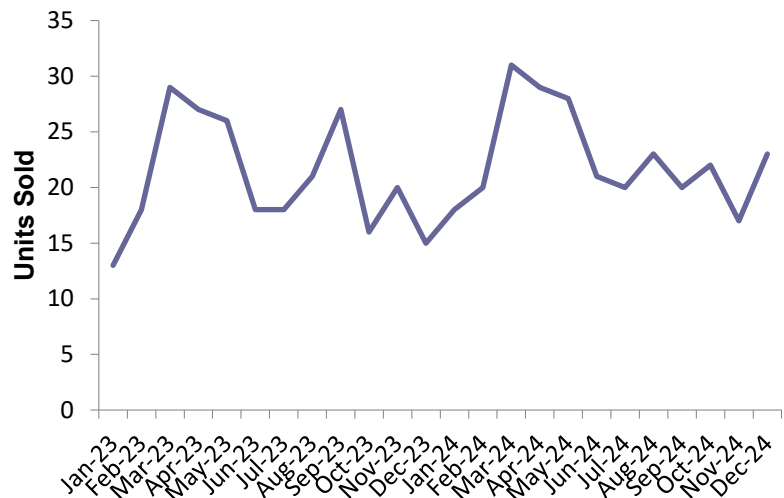
Year to Date Sales

Year to Date	Count	%Chg
2024	272	10%
2023	248	-31%
2022	360	-21%

Median Sales Price

Month / Year	MSP	%Chg
2024	\$550,000	-90%
2023	\$533,750	10%
2022	\$485,000	18%

Residential Units Sold

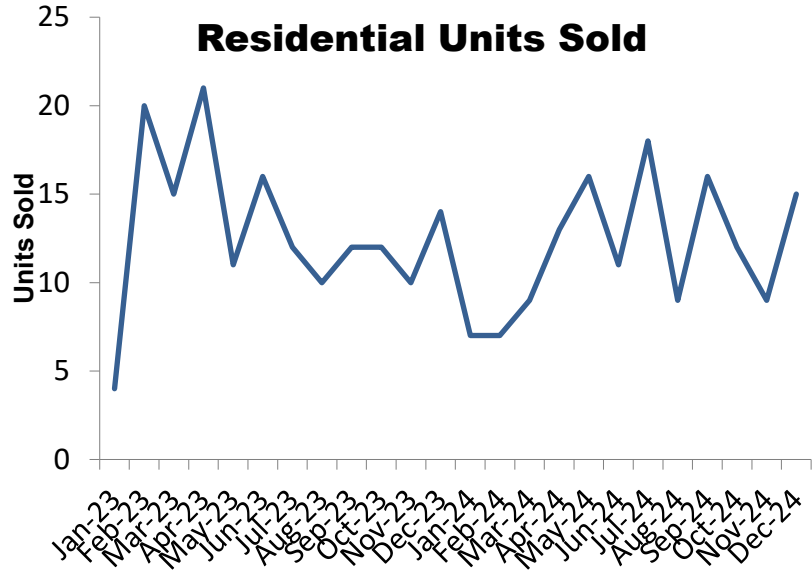


Nags Head

Average DOM - YTD	
2023	2024
35	50

Year to Date Sales		
Year to Date	Count	%Chg
2024	142	-10%
2023	157	-25%
2022	210	-40%

Median Sales Price		
Month / Year	MSP	%Chg
2024	\$825,500	22%
2023	\$679,000	-11%
2022	\$761,500	22%



All Hatteras

Average DOM - YTD	
2023	2024
61	77

Year to Date Sales		
Year to Date	Count	%Chg
2024	225	-5%
2023	237	-38%
2022	382	-34%

Median Sales Price		
Month / Year	MSP	%Chg
2024	\$569,000	-4%
2023	\$590,000	-2%
2022	\$599,000	15%

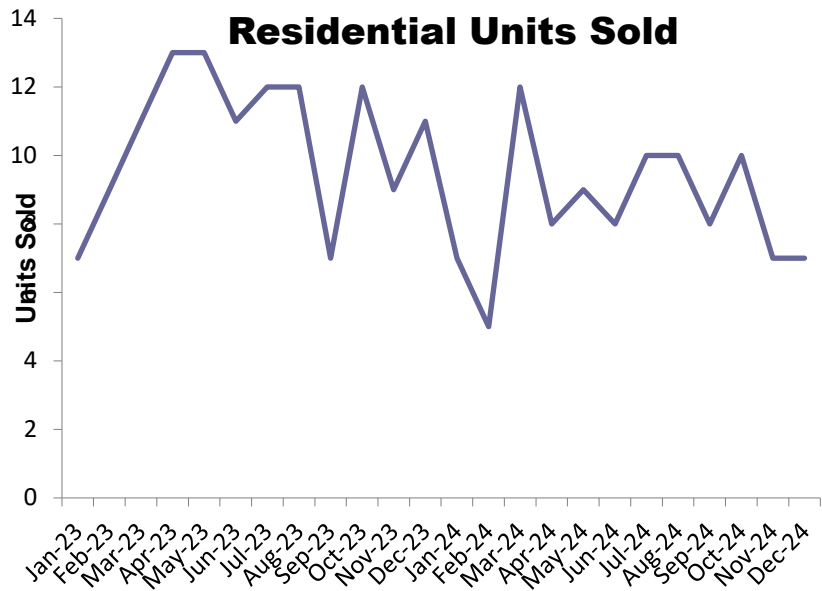


Manteo

Average DOM - YTD	
2023	2024
55	42

Year to Date Sales		
Year to Date	Count	%Chg
2024	101	-20%
2023	127	-26%
2022	172	-15%

Median Sales Price		
Month / Year	MSP	%Chg
2024	\$557,000	14%
2023	\$487,000	8%
2022	\$452,500	6%

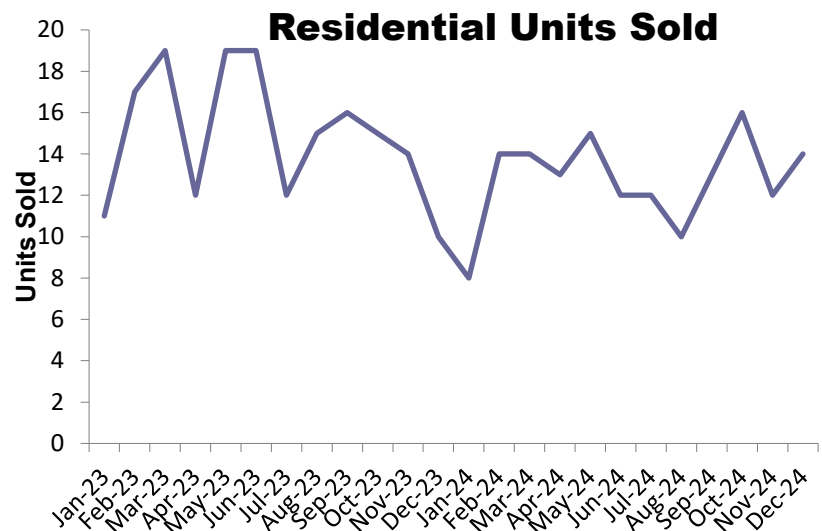


Currituck Mainland

Average DOM - YTD	
2023	2024
49	52

Year to Date Sales		
Year to Date	Count	%Chg
2024	153	-15%
2023	179	-21%
2022	227	-16%

Median Sales Price		
Month / Year	MSP	%Chg
2024	\$388,000	1%
2023	\$385,000	1%
2022	\$380,000	14%



Ocracoke Island

Average DOM - YTD	
2023	2024
98	75

Year to Date Sales		
Year to Date	Count	%Chg
2024	21	31%
2023	16	-53%
2022	34	-26%

Median Sales Price		
Month / Year	MSP	%Chg
2024	\$568,000	15%
2023	\$495,000	-7%
2022	\$535,000	24%

