



May 2024 MLS Statistical Report

All the good news is focusing on inventory.:

- Residential Inventory – Up 67% since May 2023 and 26% since January 2024.
- Lot / Land Inventory – Up 15% since May 2023 and 20% since January 2024
- Total Inventory – Up 41% since May 2023 and 23% since January 2024

Residential sales are experiencing a seasonal decline.

- Single Family Detached home sales – are down 9% since May 2023 but are down 2% since January 2024.
- Condo sales – are up 8% since May 2023 but are down 3% since January 2024.

Under Contract – are down 19% when compared with 2023.

Total Inventory			Total Under Contract		
Month / Year	Count	%Chg	Month / Year	Count	%Chg
May'24	1078	41%	2024	324	-19%
May'23	767	-14%	2023	399	-28%
May'22	897	-13%	2022	557	-35%

Residential Inventory			Residential Sales		
Month / Year	Count	%Chg	Month / Year	Count	%Chg
May'24	639	67%	2024	740	-5%
May'23	382	-8%	2023	781	-36%
May'22	413	3%	2022	1219	-22%

Lots / Land Inventory			Residential Days on Market		
Month / Year	Count	%Chg	Month / Year	Count	%Chg
May'24	409	15%	2024	67	20%
May'23	357	-18%	2023	56	47%
May'22	435	-24%	2022	38	-43%

Data Obtained: June 7, 2024

Note: This report reflects corrections / updates to previous data

Residential

YTD Residential Sales

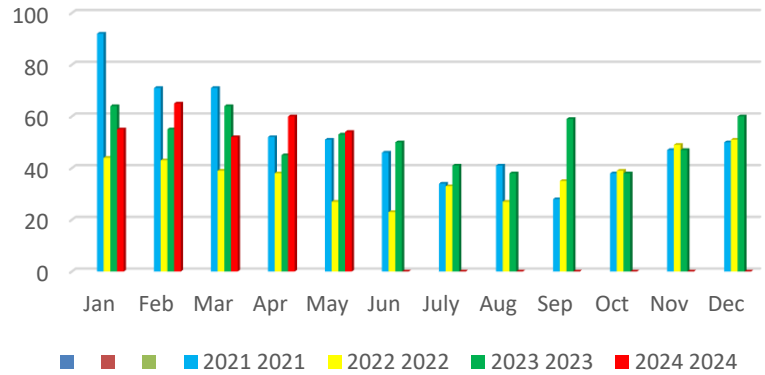
Year to Date	Count	%Chg
May'24	173	-6%
May'23	184	-26%
May'22	247	-27%

Residential Inventory

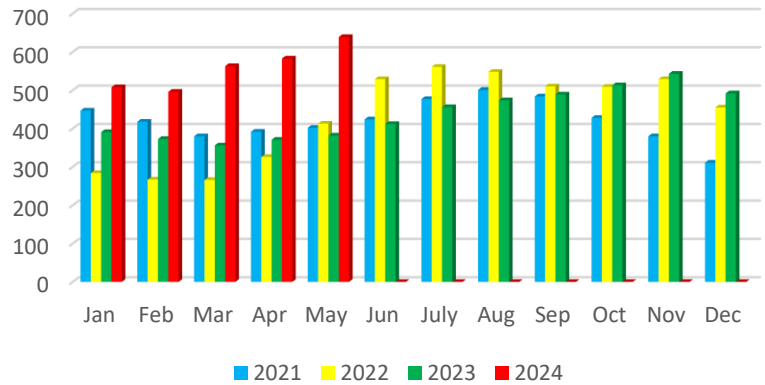
Month / Year	Count	%Chg
May'24	639	67%
May'23	382	-8%
May'22	413	3%

YTD	2023	2024
Average	55	56
Median	23	26

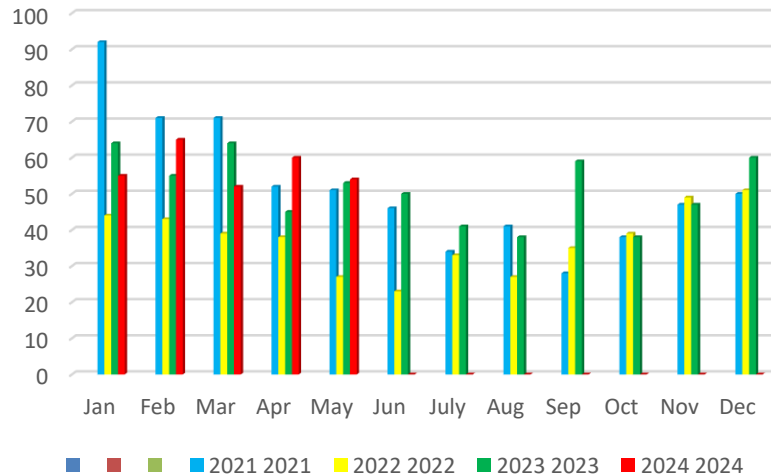
Residential DOM



Residential Inventory



Residential DOM

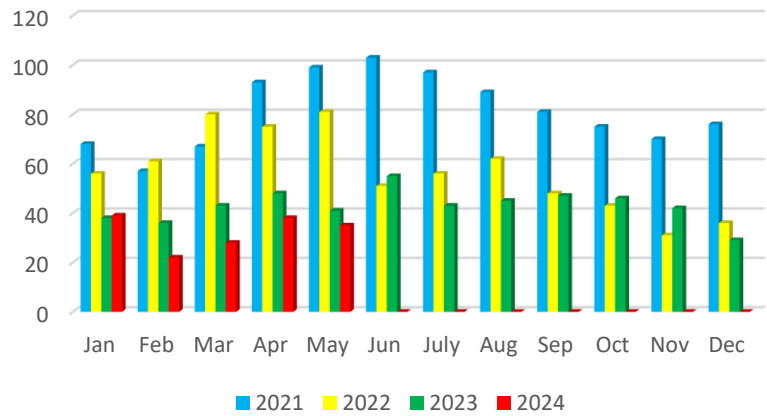


Lots / Land

YTD Lot / Land Sales

Month / Year	Count	%Chg
2024	162	-21%
2023	206	-42%
2022	353	-8%

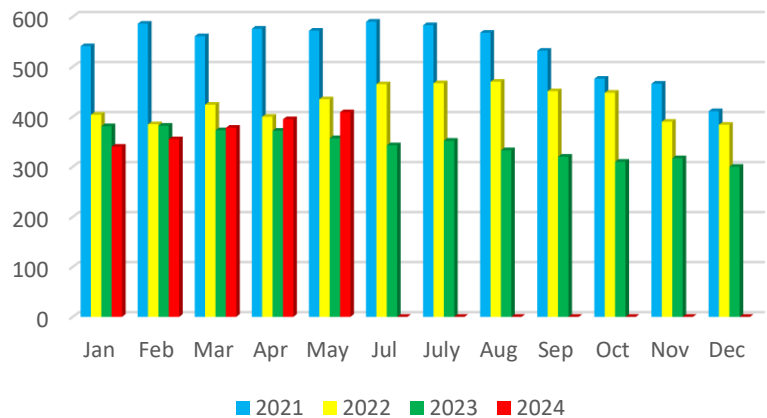
Lot Land Sales



YTD Lot / Land Inventory

Month / Year	Count	%Chg
May'24	409	15%
May'23	357	-18%
May'22	435	-24%

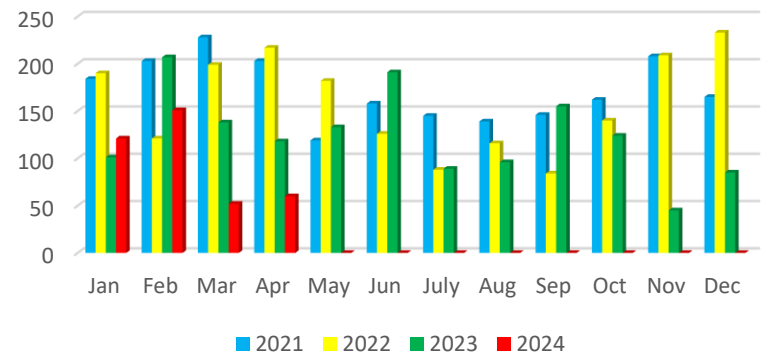
Lots / Land Inventory



Lots / Land YTD Days on Market

YTD	2023	2024
Average	137	130
Median	47	28

LOTS / LAND DOM



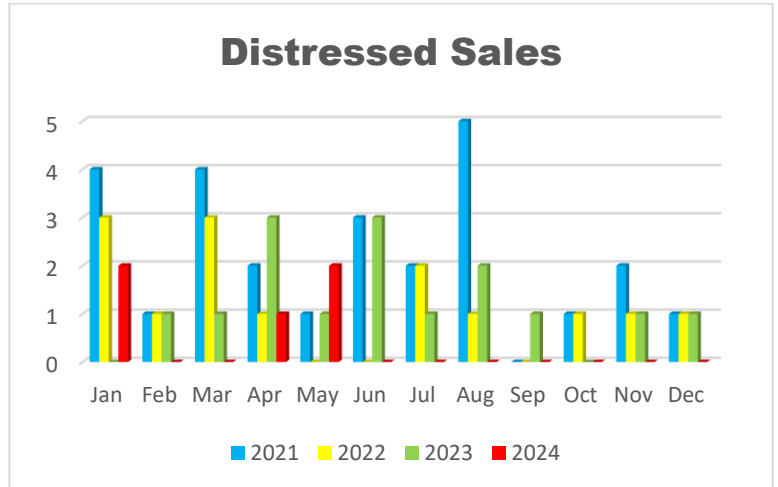
Distressed Sales

MLS Listed Short Sales / Bank Owned Properties

Dare County & Surrounding Areas

Yearly Distressed Sales

Month / Year	Count	%Chg
May'24	2	100%
May'23	1	-
May'22	0	-100%

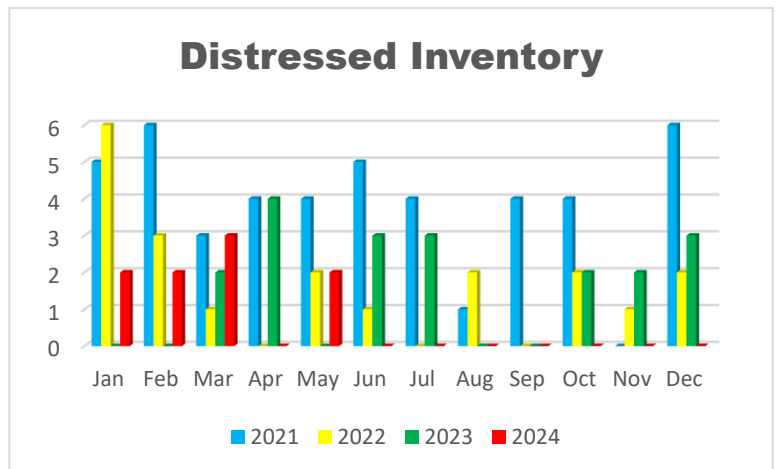


Distressed Inventory

Dare County & Surrounding Areas

Year to Date Distressed Inventory

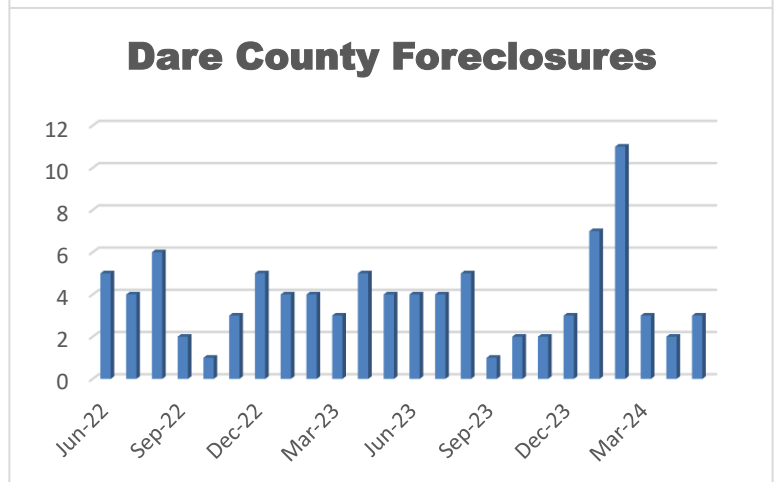
Month / Year	Count	%Chg
May'24	2	-
May'23	0	-100%
May'22	2	-50%



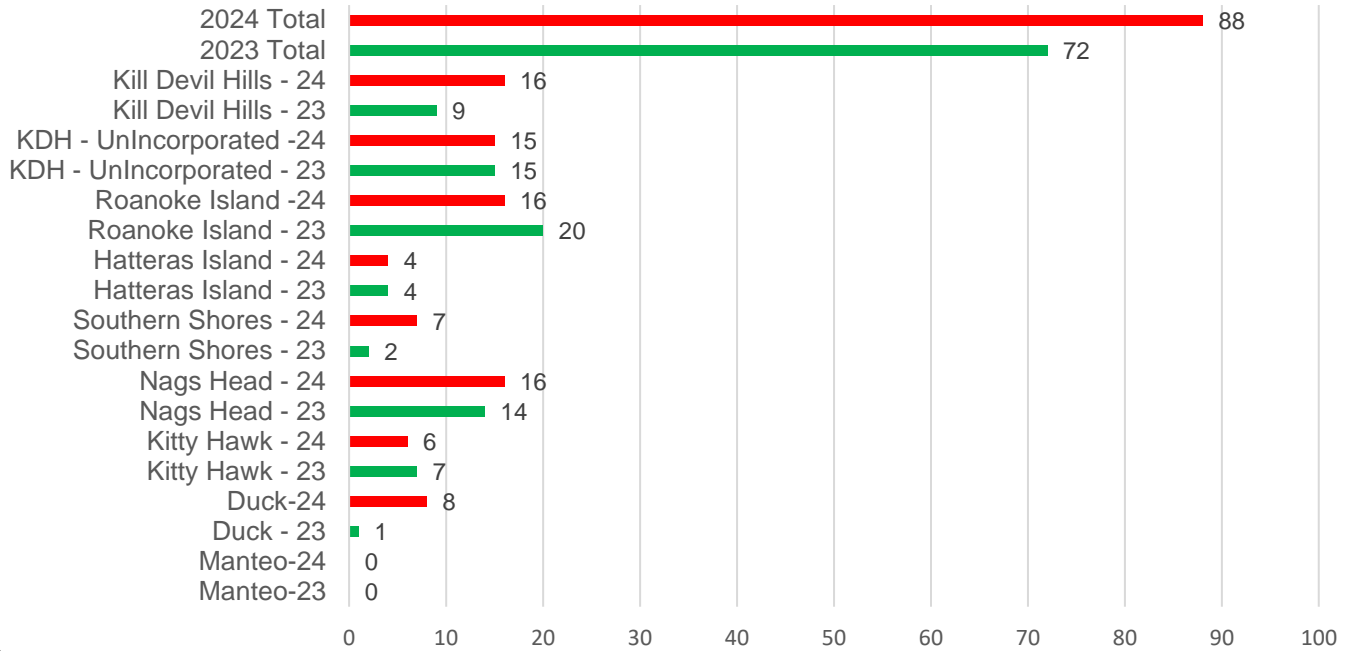
Dare County Foreclosures

Dare County Only Foreclosures

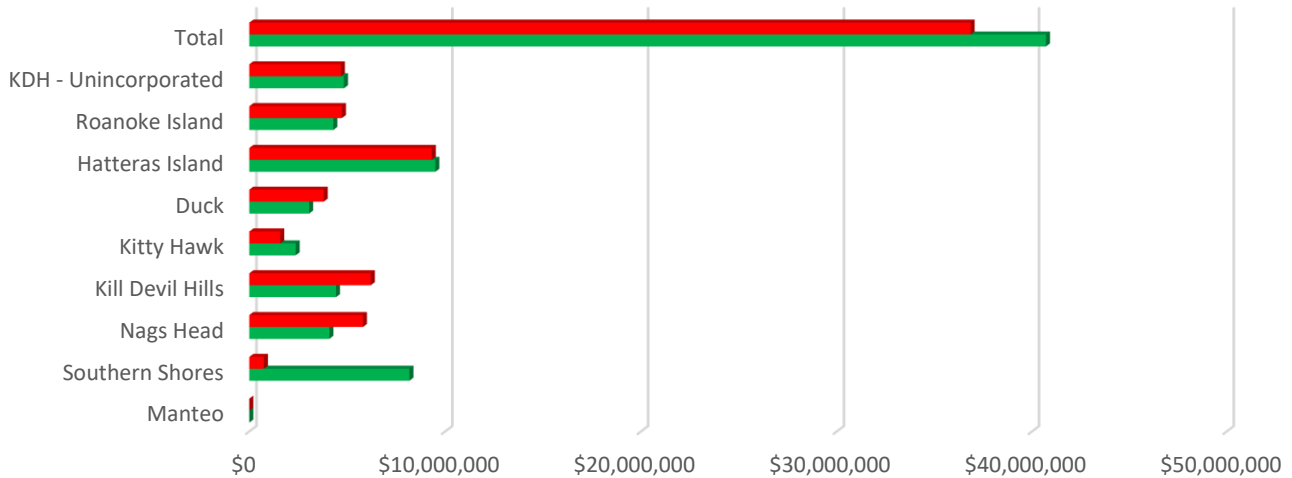
*Court Ordered Foreclosures



Building Permits 2023 vs 2024



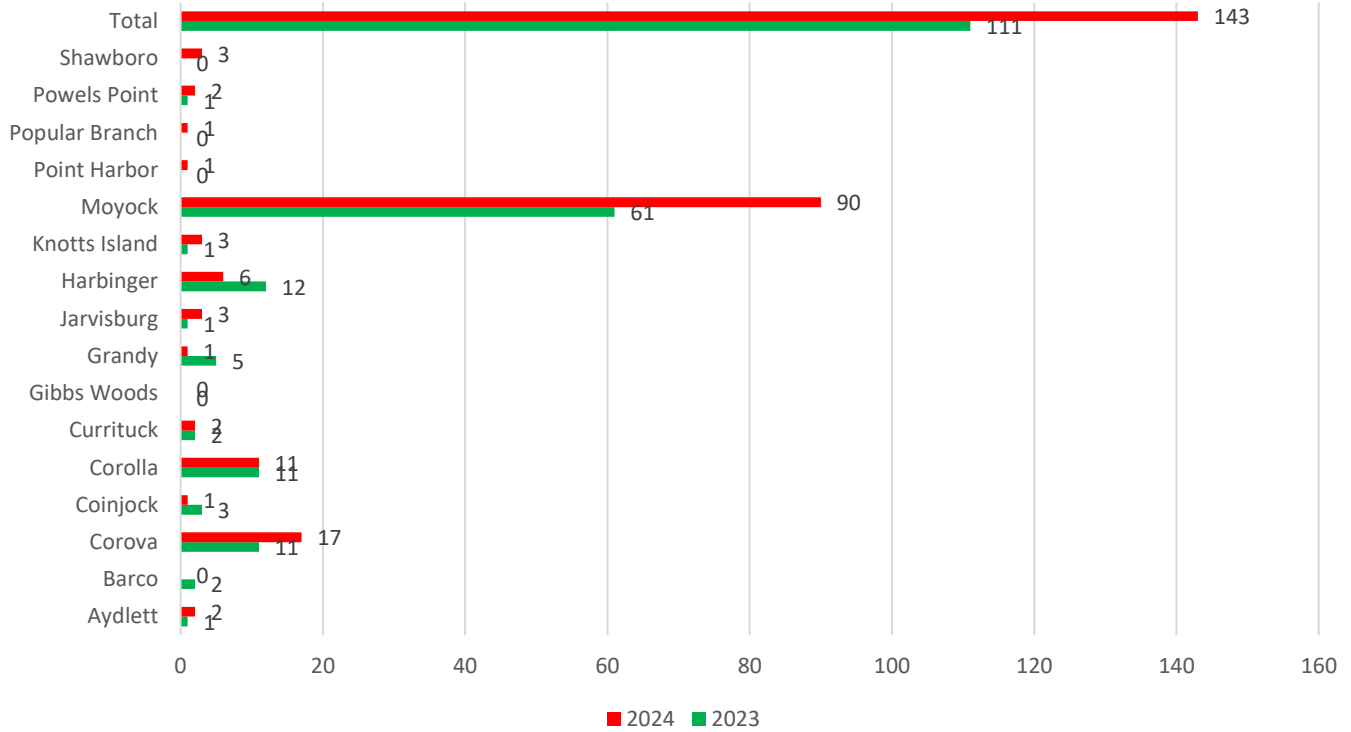
Dare County Building Permit Value 2023 vs 2024



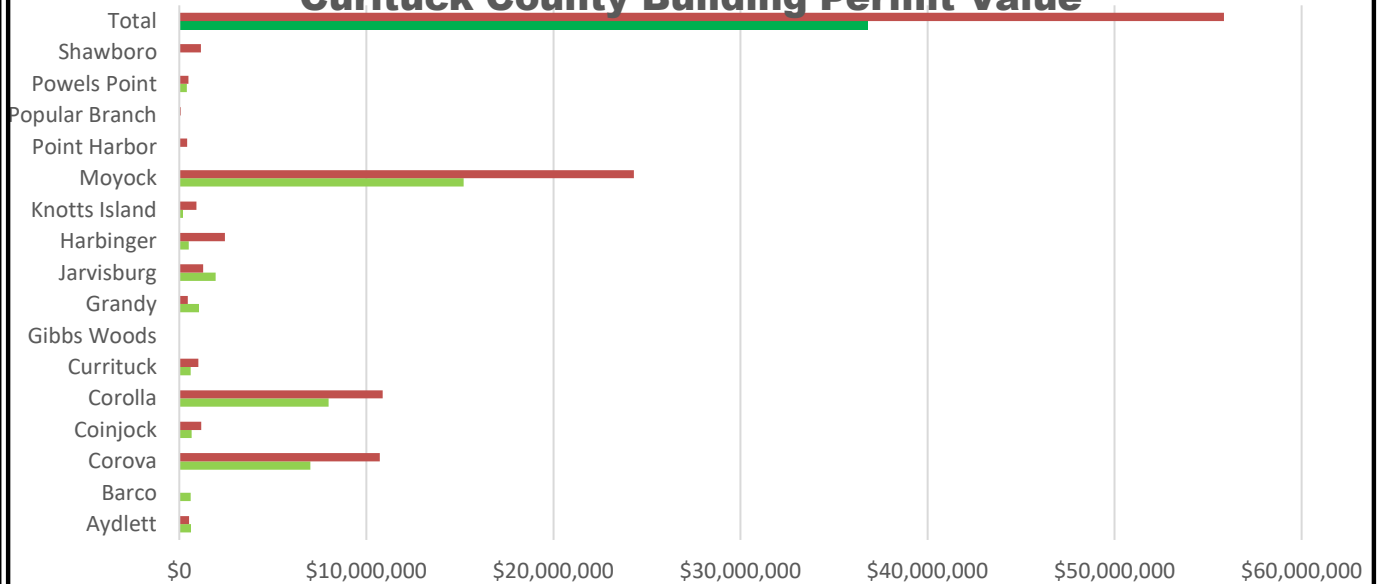
	Manteo	Southern Shores	Nags Head	Kill Devil Hills	Kitty Hawk	Duck	Hatteras Island	Roanoke Island	KDH - Unincorporated	Total
2024	\$0	\$742,472	\$5,801,658	\$6,205,810	\$1,579,100	\$3,800,080	\$9,317,076	\$4,728,000	\$4,671,875	\$36,846,070
2023	\$0	\$8,177,914	\$4,085,426	\$4,425,000	\$2,364,680	\$3,053,333	\$9,499,031	\$4,286,811	\$4,830,400	\$40,722,590

■ 2024 ■ 2023

Total CC 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	\$0	\$10,72	\$1,172	\$10,87	\$1,015	\$0	\$450,0	\$1,271	\$2,435	\$920,0	\$24,30	\$420,0	\$85,00	\$494,0	\$1,150	\$55,84
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	\$36,79

■ 2024 ■ 2023

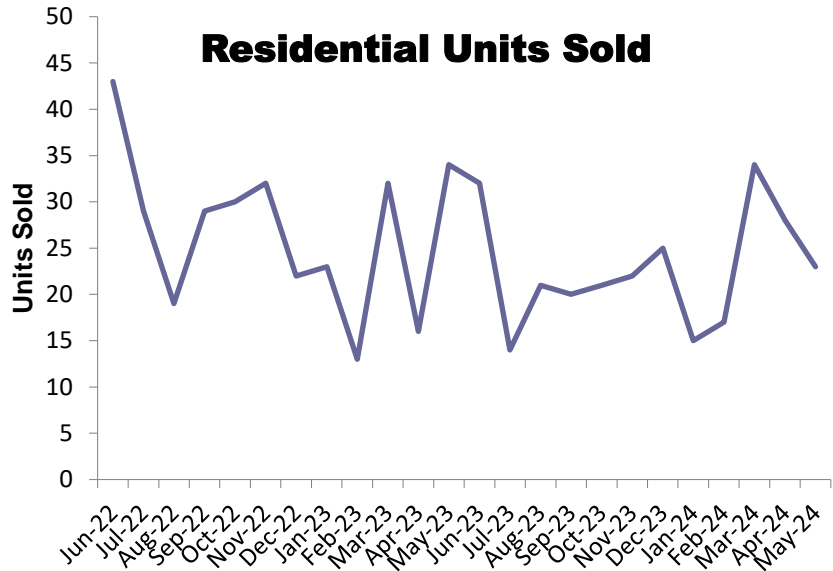
Outer Banks Towns / Areas

Corolla

Average DOM - YTD	
2023	2024
66	57

Year to Date Sales		
Year to Date	Count	%Chg
2024	117	-1%
2023	118	-32%
2022	174	-34%

Median Sales Price		
Year	MSP	%Chg
2024	\$849,000	8%
2023	\$786,250	-7%
2022	\$846,000	17%

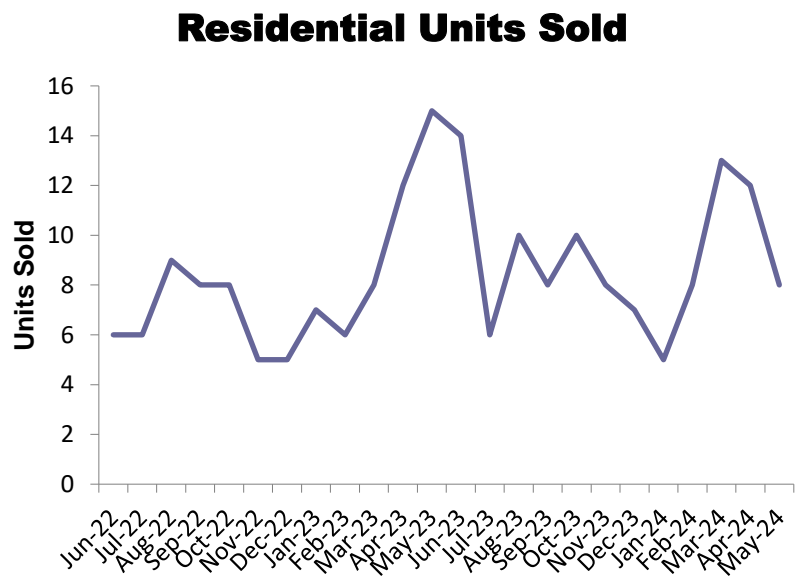


Duck

Average DOM - YTD	
2023	2024
76	62

Year to Date Sales		
Year to Date	Count	%Chg
2024	46	-4%
2023	48	-42%
2022	83	-28%

Median Sales Price		
Year	MSP	%Chg
2024	\$912,500	7%
2023	\$852,000	-5%
2022	\$897,500	38%

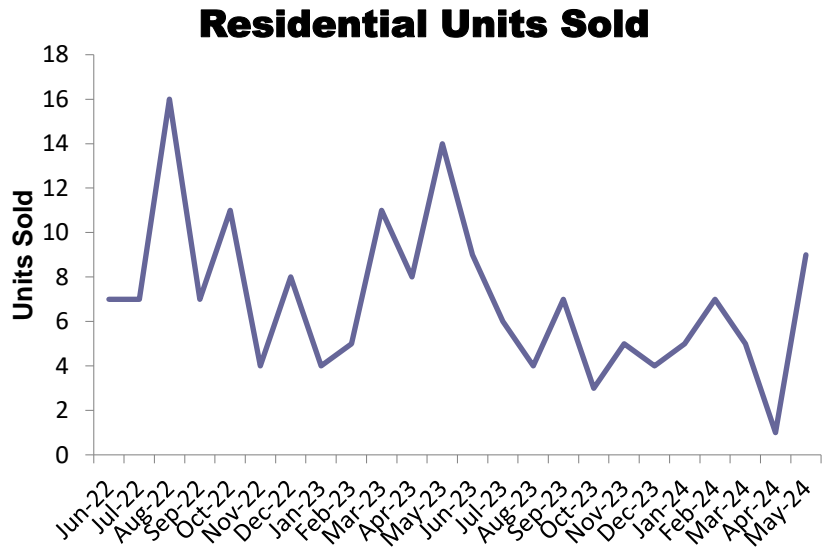


Southern Shores

Average DOM - YTD	
2023	2024
42	26

Year to Date Sales		
Year to Date	Count	%Chg
2024	27	-36%
2023	42	-24%
2022	55	6%

Median Sales Price		
Year	MSP	%Chg
2024	\$815,000	11%
2023	\$737,450	-5%
2022	\$780,000	19%

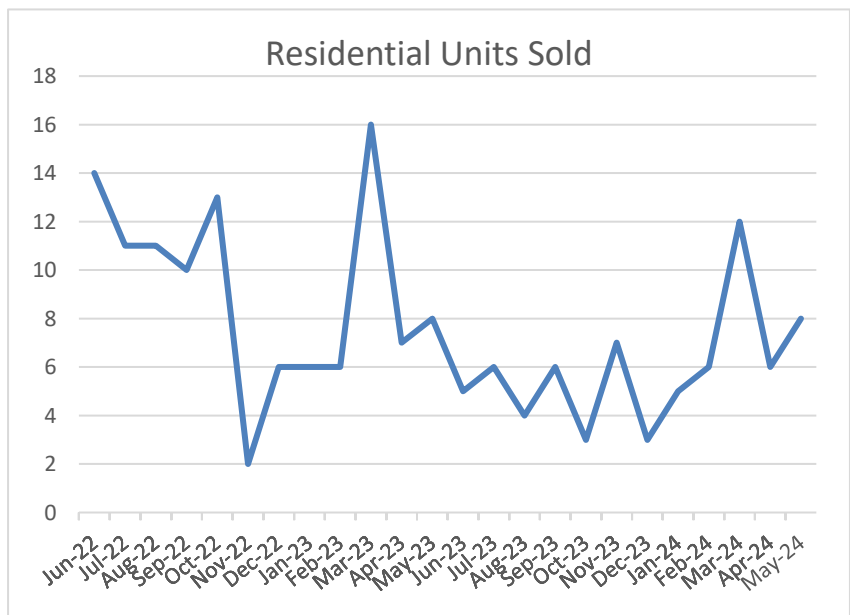


Kitty Hawk

Average DOM - YTD	
2023	2024
35	38

Year to Date Sales		
Year to Date	Count	%Chg
2024	37	-14%
2023	43	-27%
2022	59	-9%

Median Sales Price		
Year	MSP	%Chg
2024	\$585,000	3%
2023	\$570,000	-1%
2022	\$577,000	15%



Colington

Average DOM - YTD	
2023	2024
62	48

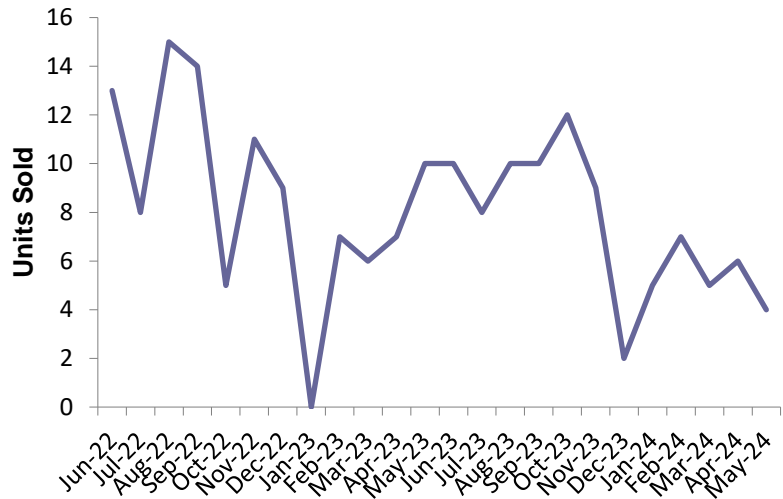
Year to Date Sales

Year to Date	Count	%Chg
2024	27	-10%
2023	30	-36%
2022	47	-40%

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
39	55

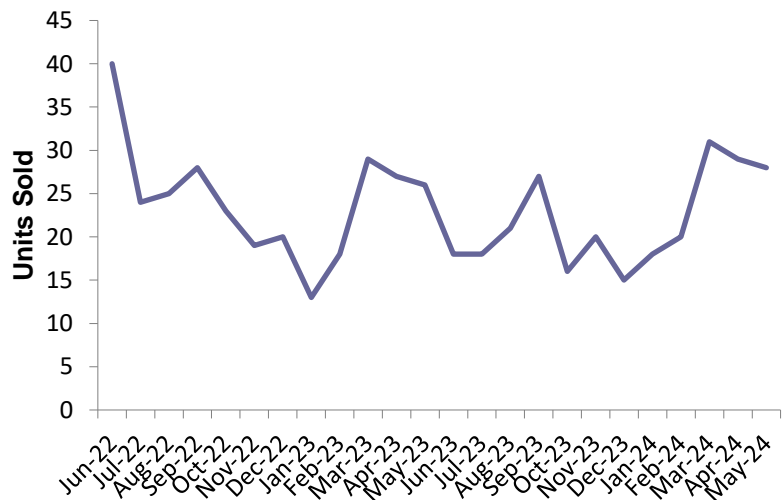
Year to Date Sales

Year to Date	Count	%Chg
2024	126	12%
2023	113	-38%
2022	181	-10%

Median Sales Price

Month / Year	MSP	%Chg
2024	\$557,450	12%
2023	\$499,500	3%
2022	\$485,000	18%

Residential Units Sold

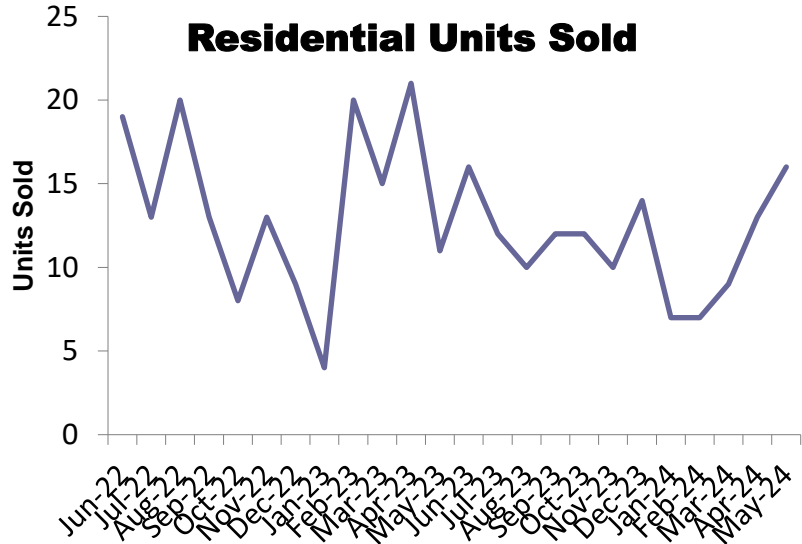


Nags Head

Average DOM - YTD	
2023	2024
40	52

Year to Date Sales		
Year to Date	Count	%Chg
2024	52	-27%
2023	71	-38%
2022	115	-28%

Median Sales Price		
Month / Year	MSP	%Chg
2024	\$834,950	27%
2023	\$654,900	-14%
2022	\$761,500	22%

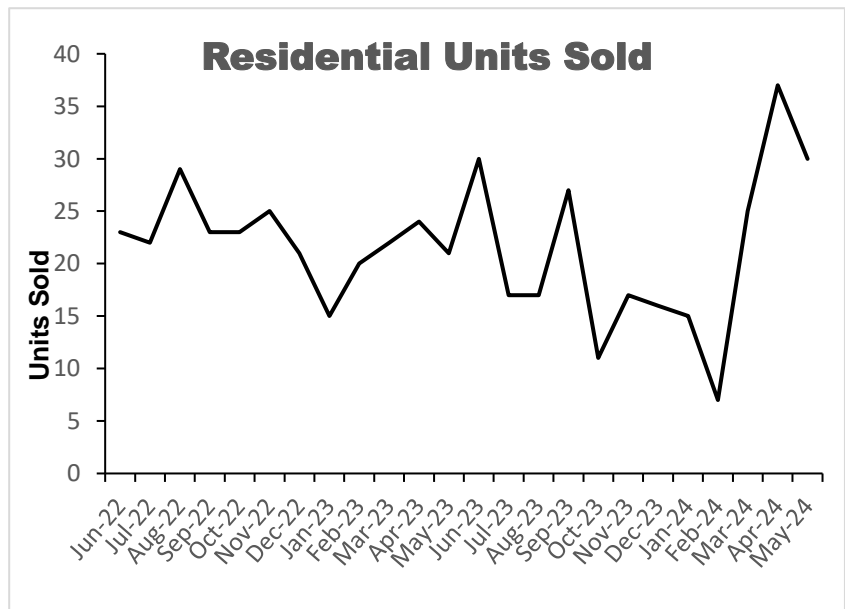


All Hatteras

Average DOM - YTD	
2023	2024
61	80

Year to Date Sales		
Year to Date	Count	%Chg
2024	114	12%
2023	102	-53%
2022	216	-26%

Median Sales Price		
Month / Year	MSP	%Chg
2024	\$524,500	-8%
2023	\$567,500	-5%
2022	\$599,000	15%

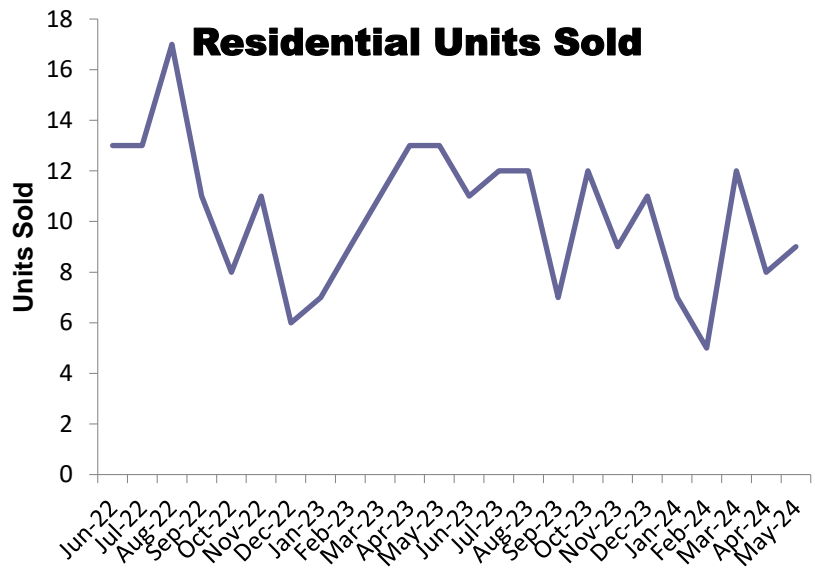


Roanoke Island

Average DOM - YTD	
2023	2024
65	40

Year to Date Sales		
Year to Date	Count	%Chg
2024	41	-23%
2023	53	-43%
2022	93	1%

Median Sales Price		
Month / Year	MSP	%Chg
2024	\$575,000	18%
2023	\$488,000	8%
2022	\$452,500	6%

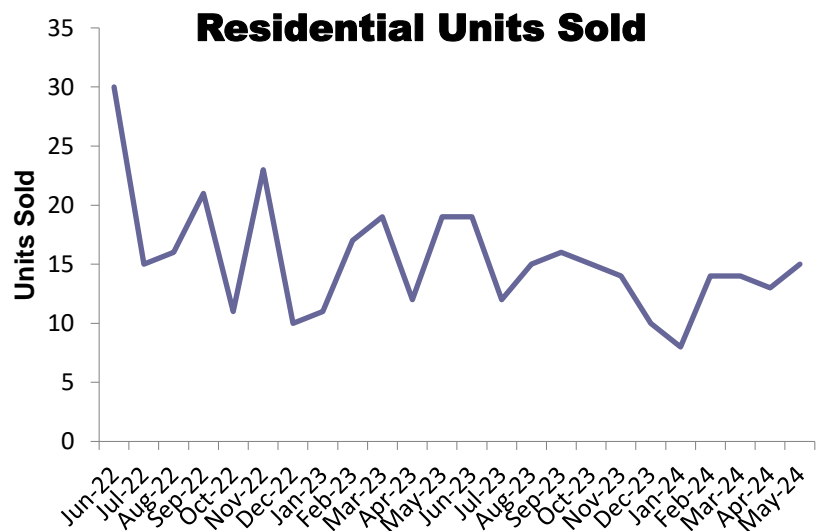


Currituck Mainland

Average DOM - YTD	
2023	2024
62	53

Year to Date Sales		
Year to Date	Count	%Chg
2024	64	-18%
2023	78	-23%
2022	101	0%

Median Sales Price		
Month / Year	MSP	%Chg
2024	\$379,000	2%
2023	\$369,950	-3%
2022	\$380,000	14%



Ocracoke Island

Average DOM - YTD	
2023	2024
94	67

Year to Date Sales		
Year to Date	Count	%Chg
2024	6	-14%
2023	7	-36%
2022	11	-35%

Median Sales Price		
Month / Year	MSP	%Chg
2024	\$522,500	-1%
2023	\$530,000	-1%
2022	\$535,000	24%

