

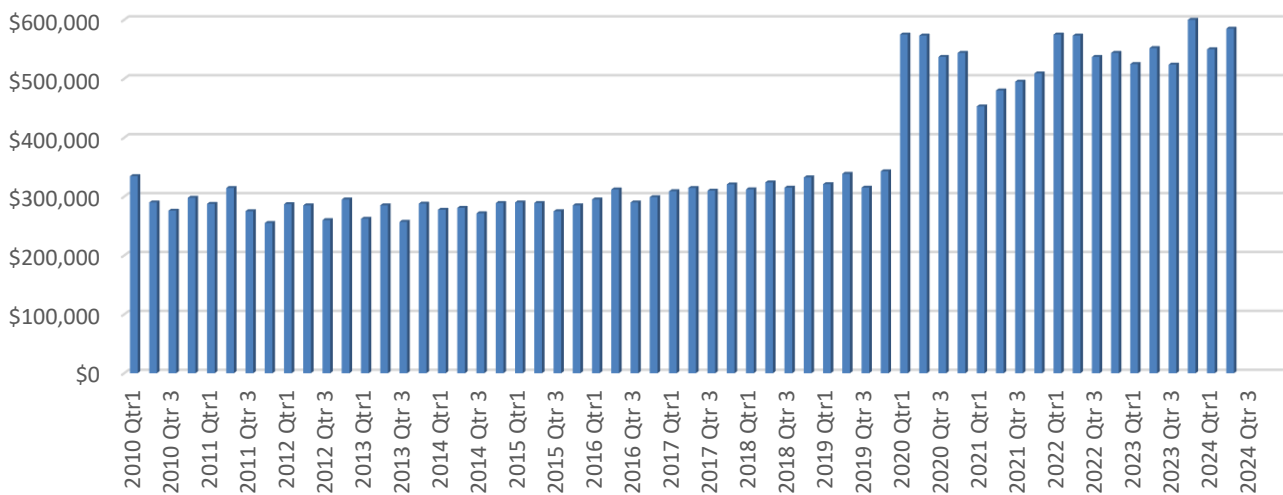


2024 Second Quarter Statistical Report

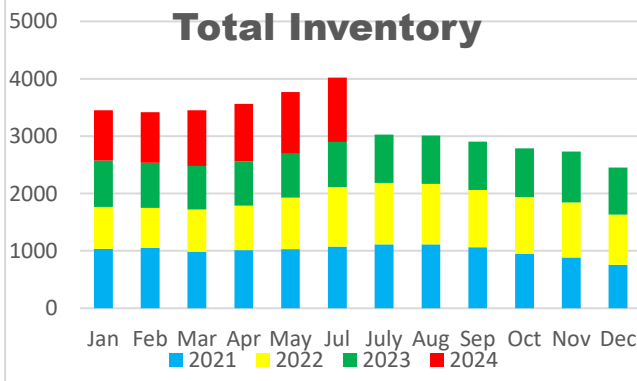
This month the MLS has decided to take a different look at the MLS data.

- Residential Median Sales Price was at a record high in 2023 Qtr 4. 2024 Qtr 2 was also approaching this record high.
- Total inventory is recovering. When compared with 2023, residential inventory is up 62%, Lots/Land inventory is up 22% and total inventory is up by 43%.

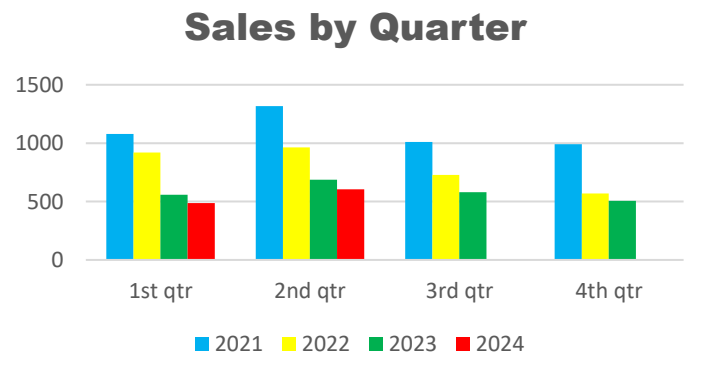
Quarterly Change in Residential Median Sales Price



Total Inventory



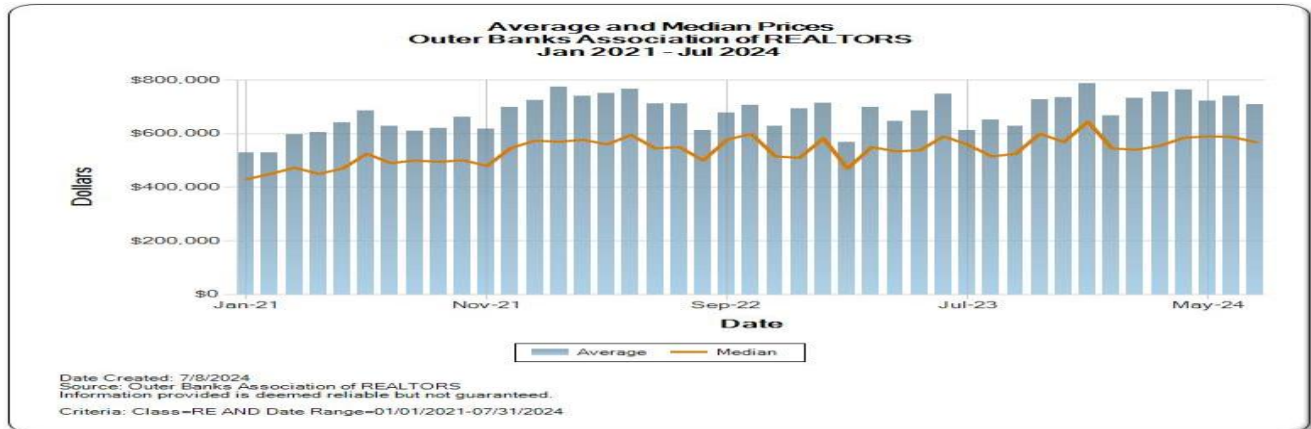
Sales by Quarter



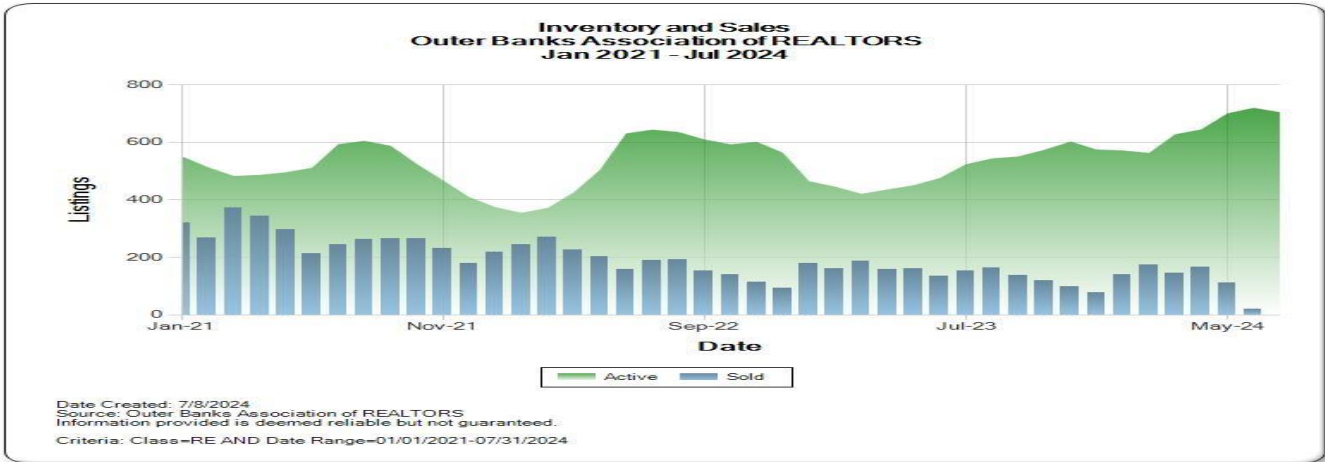
Data Obtained: July 8, 2024

Note: This report reflects corrections / updates to previous data

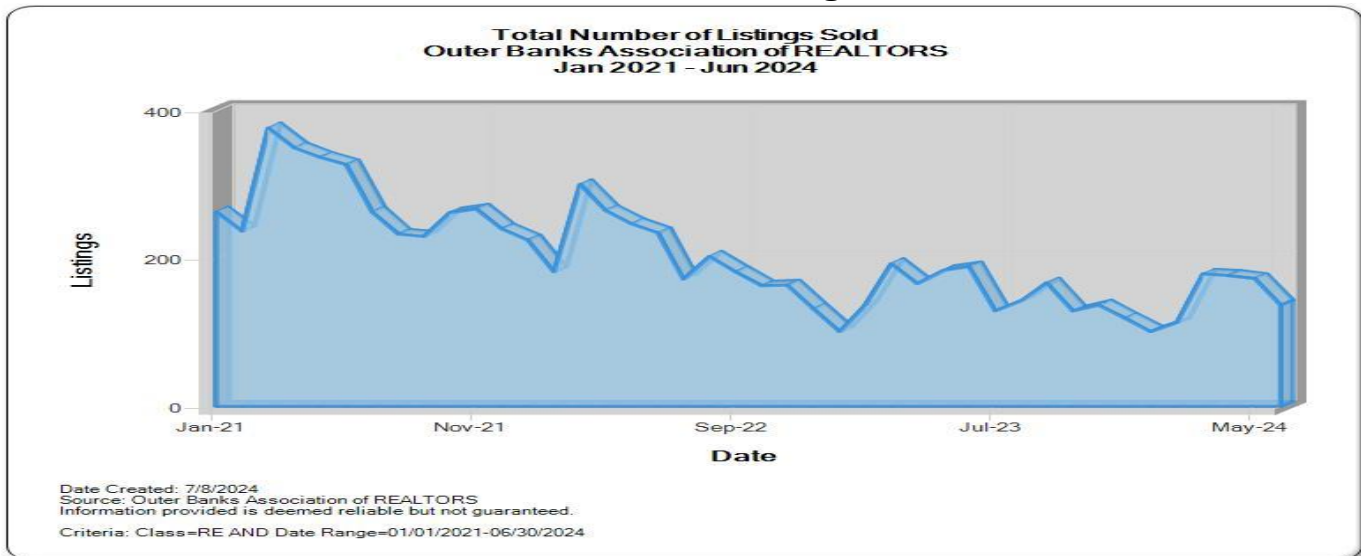
Residential - Average vs Median Price



Residential - Inventory vs Sales



Total Number of Listings Sold

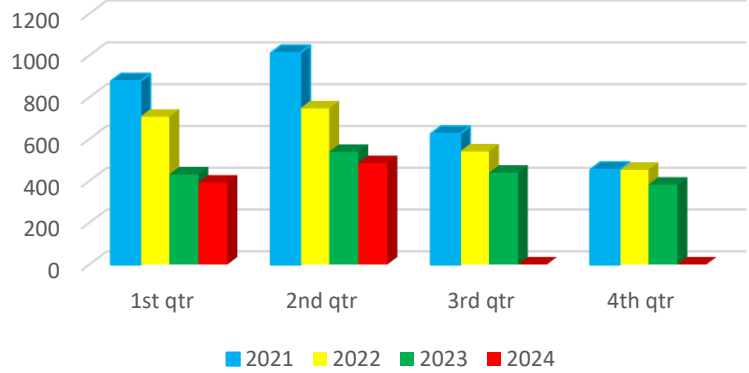


Residential

YTD Residential Sales

Year to Date	Count	%Chg
Qtr 2 '24	1012	35%
Qtr 2 '23	747	39%
Qtr 2 '22	539	11%

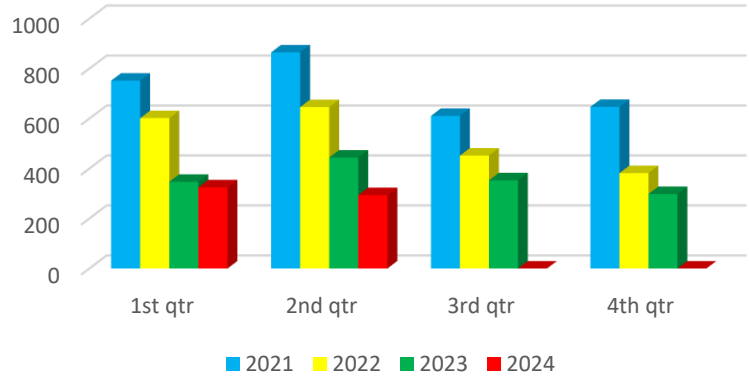
Residential Sales by Quarter



Quarterly Single Family Detached Sales

Month / Year	Count	%Chg
Qtr 2 '24	294	-34%
Qtr 2 '23	444	-31%
Qtr 2 '22	646	-25%

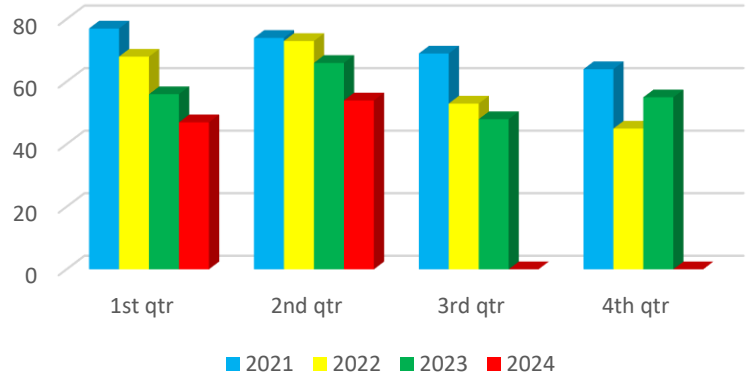
Quarterly SFD Sales



Quarterly Condo Sales

Month / Year	Count	%Chg
Qtr 2 '24	54	-18%
Qtr 2 '23	66	-10%
Qtr 2 '22	73	-1%

Quarterly Cond Sales

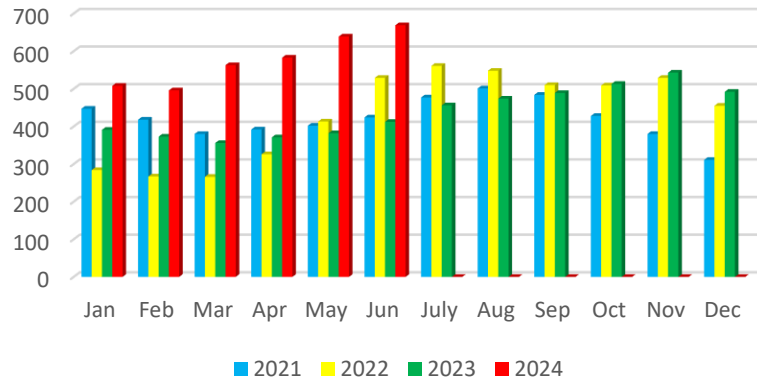


Residential

YTD Residential Inventory

Year to Date	Count	%Chg
Jun'24	669	62%
Jun'23	412	-22%
Jun'22	529	25%

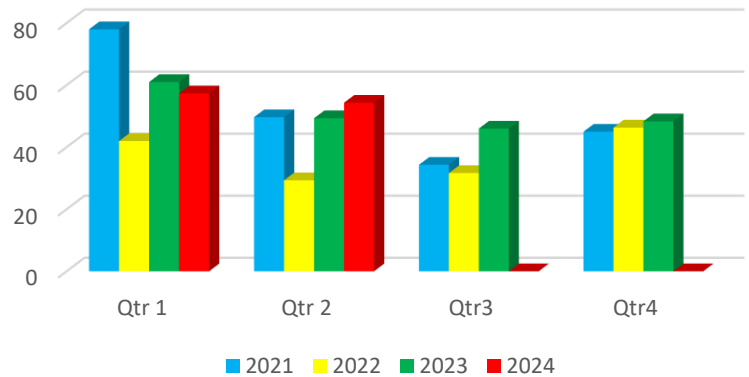
Residential Inventory



Quarterly Single Family Detached Sales

Month / Year	Count	%Chg
Qtr 2 '24	294	-34%
Qtr 2 '23	444	-31%
Qtr 2 '22	646	-25%

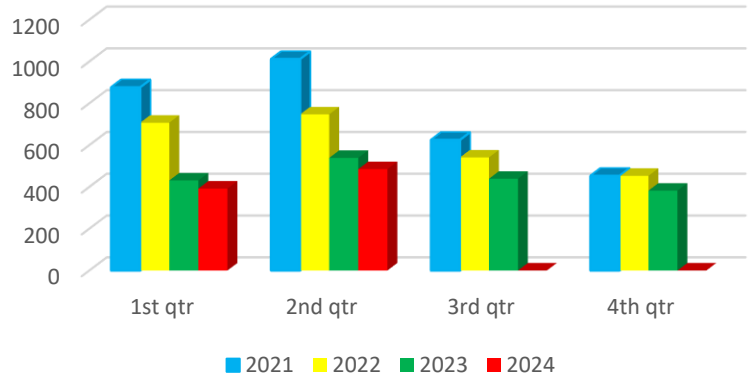
Quarterly Average Residential DOM



Residential YTD Days on Market

YTD	2023	2024
Average	54	55
Median	21	25

Quarterly Residential Sales



Quarterly Residential Sales

Month / Year	Count	%Chg
Qtr 2 '24	485	-10%
Qtr 2 '23	539	-28%
Qtr 2 '22	747	-26%

Lots / Land

YTD Lot / Land Inventory

Month / Year	Count	%Chg
Jun'24	420	22%
Jun'23	343	-26%
Jun'22	465	-21%

YTD Lot / Land Inventory

Month / Year	Count	%Chg
2024 Qtr 2	160	-9%
2023 Qtr 2	175	19%
2022 Qtr 2	147	-16%

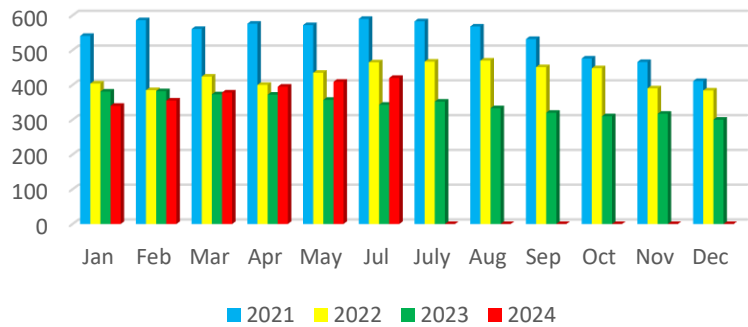
Lots / Land YTD Days on Markert

YTD	2023	2024
Average	148	128
Median	60	29

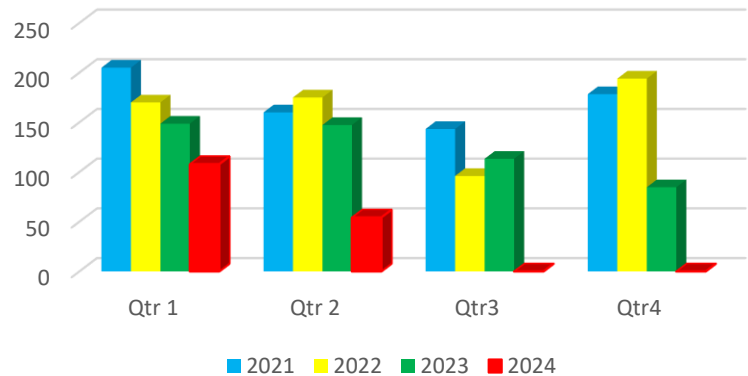
Quarterly Lots / Land Sales

Month / Year	Count	%Chg
2024 Qtr 2	111	-23%
2023 Qtr 2	144	-30%
2022 Qtr 2	207	-30%
2021 Qtr 2	295	

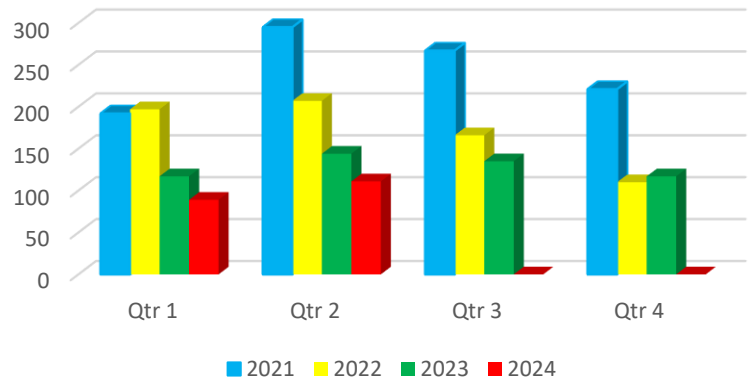
Lots / Land Inventory



Quarterly Average Lots / Land DOM



Quarterly Lot / Land Sales

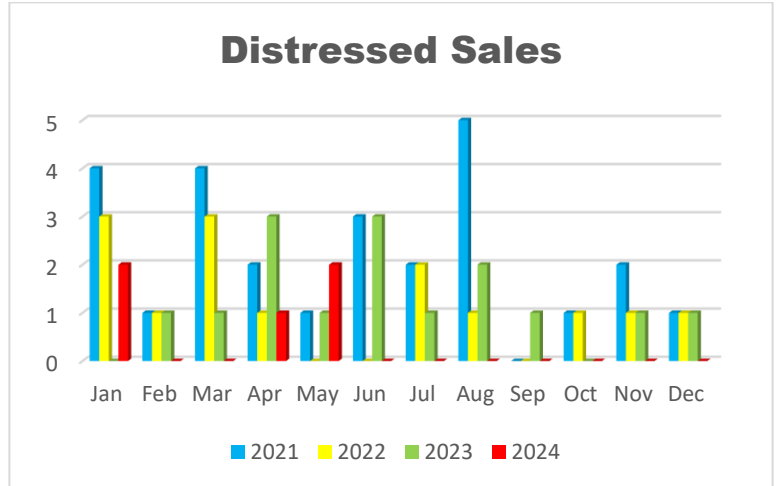


Distressed Sales

MLS Listed Short Sales / Bank Owned Properties

Dare County & Surrounding Areas Yearly Distressed Sales

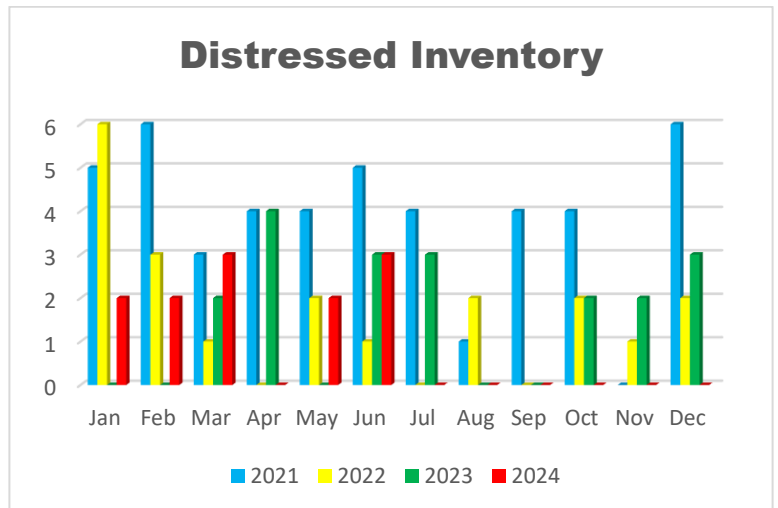
Month / Year	Count	%Chg
Jun'24	0	-100%
Jun'23	3	-
Jun'22	0	-100%



Distressed Inventory

Dare County & Surrounding Areas Year to Date Distressed Inventory

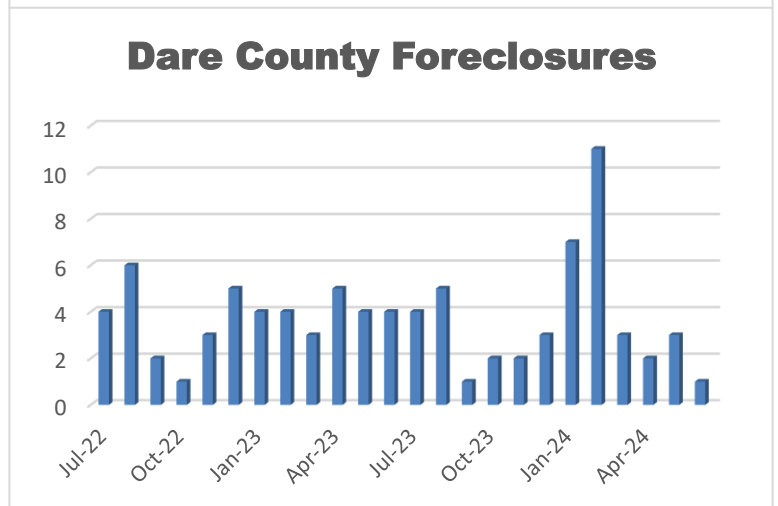
Month / Year	Count	%Chg
Jun'24	3	0%
Jun'23	3	200%
Jun'22	1	-80%



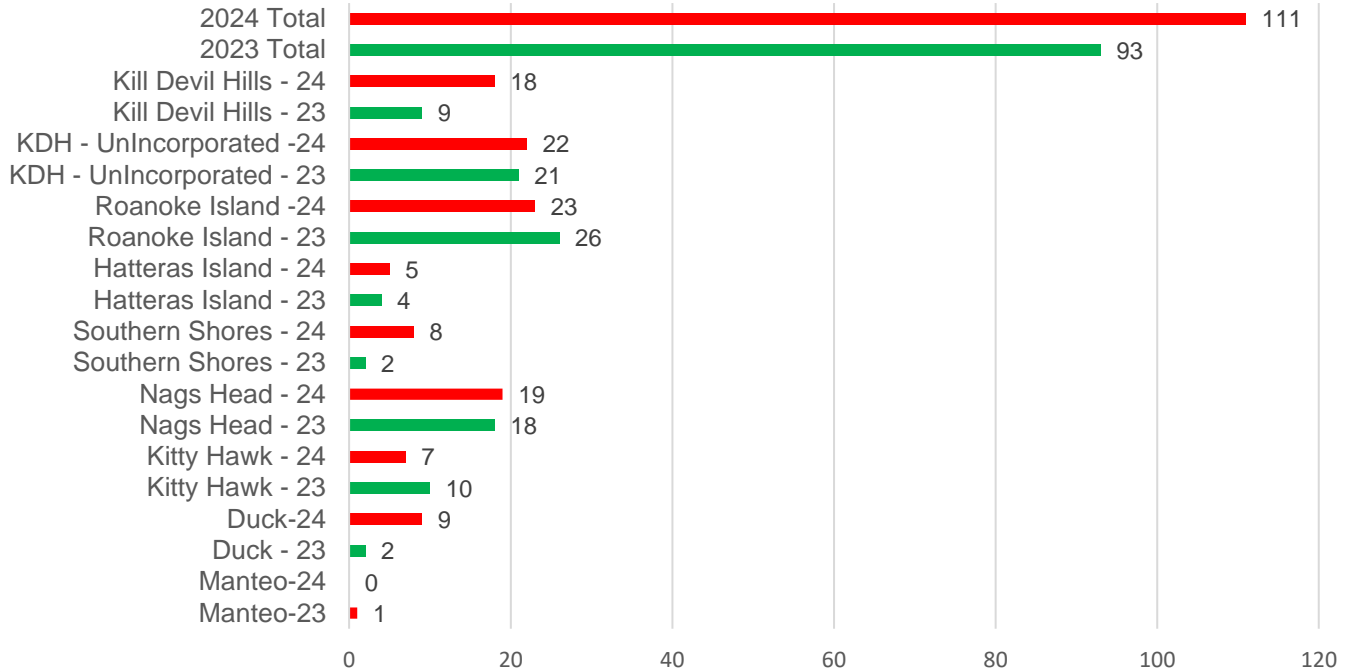
Dare County Foreclosures

Dare County Only Foreclosures

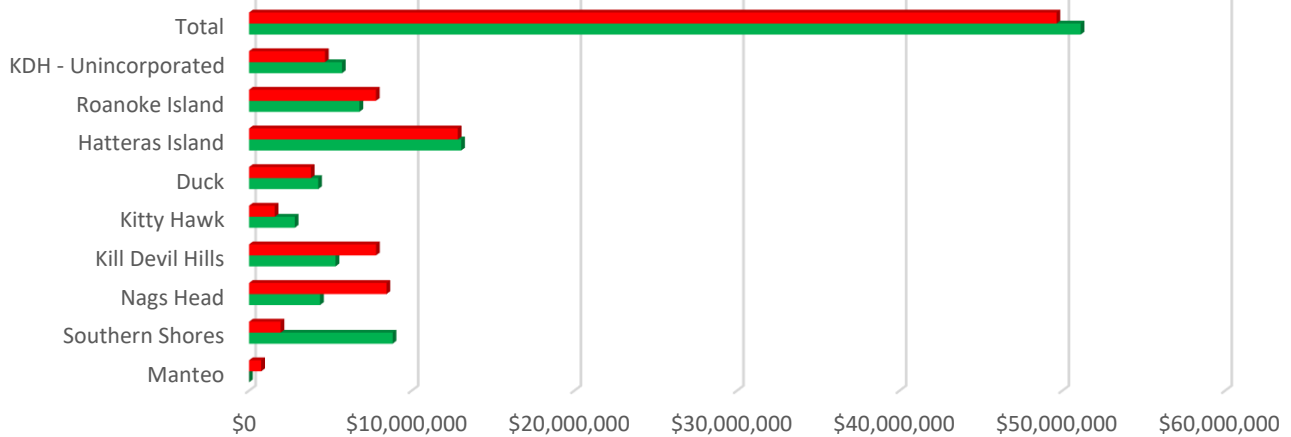
*Court Ordered Foreclosures



Building Permits 2023 vs 2024



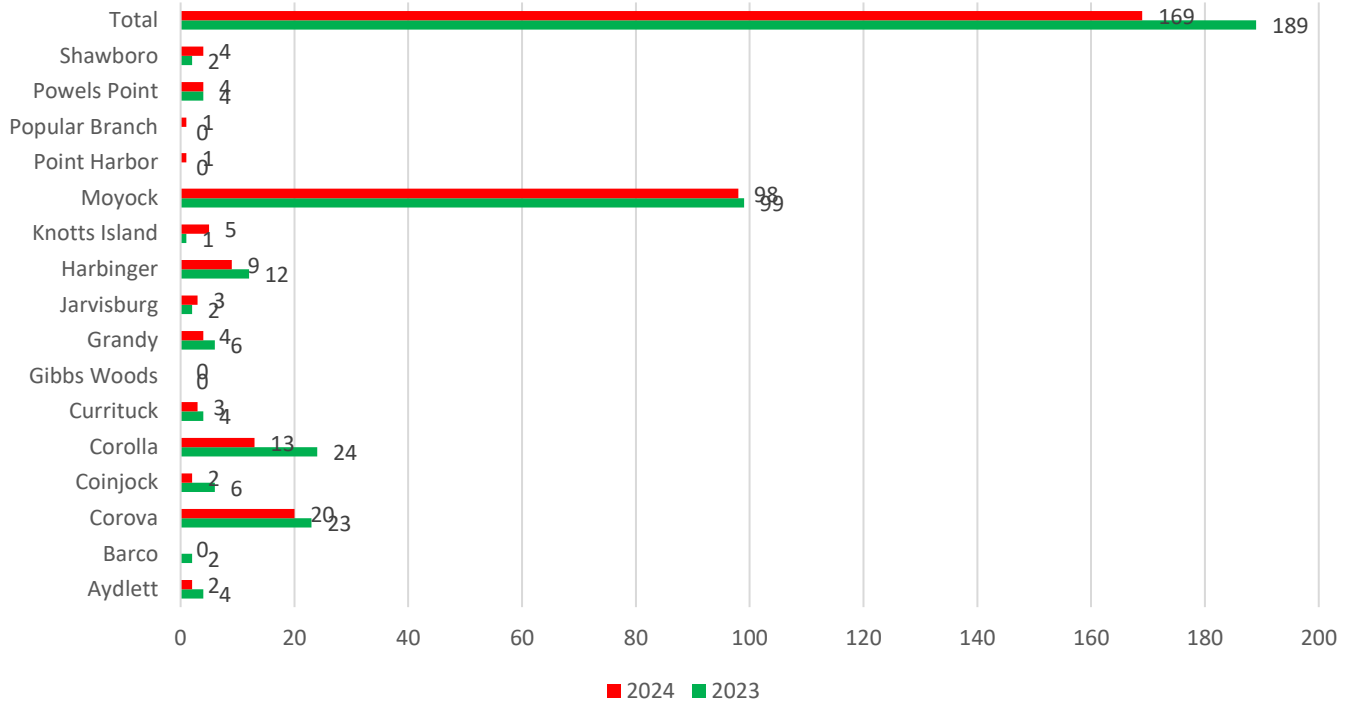
Dare County Building Permit Value 2023 vs 2024



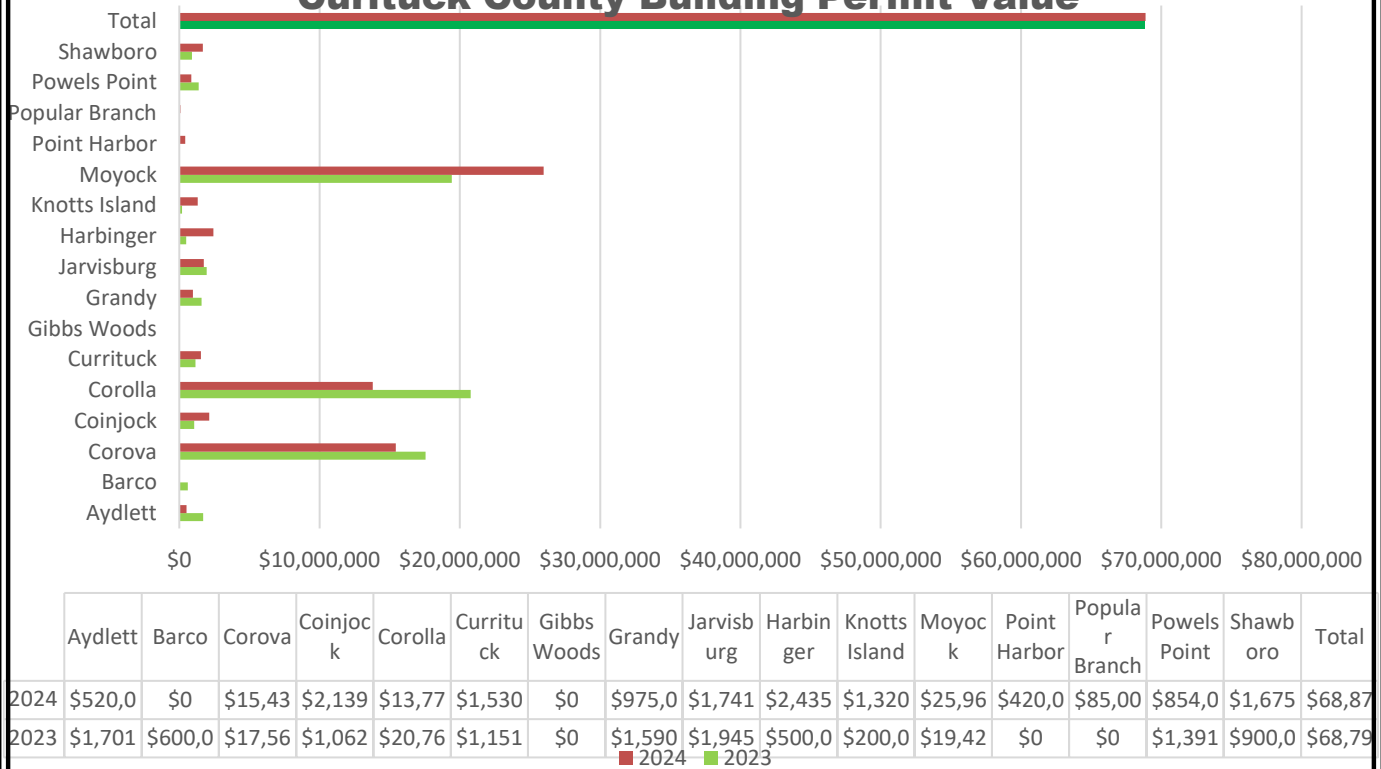
	Manteo	Southern Shores	Nags Head	Kill Devil Hills	Kitty Hawk	Duck	Hatteras Island	Roanoke Island	KDH - Unincorporated	Total
2024	\$750,000	\$1,942,472	\$8,451,658	\$7,808,810	\$1,579,100	\$3,800,080	\$12,833,870	\$7,805,000	\$4,671,875	\$49,642,870
2023	\$0	\$8,827,914	\$4,365,426	\$5,320,000	\$2,811,171	\$4,253,333	\$13,045,450	\$6,789,178	\$5,715,400	\$51,127,870

■ 2024 ■ 2023

Total CC Permits 23 vs 24



Curituck County Building Permit Value



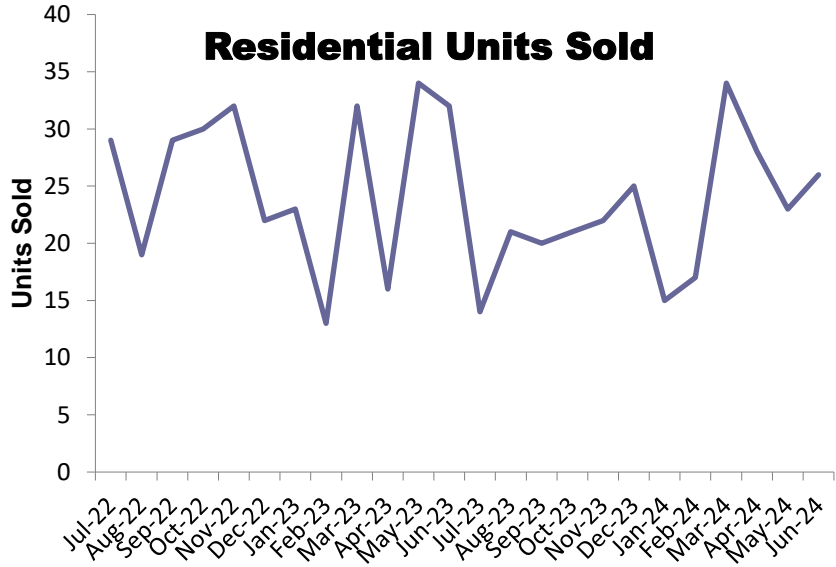
Outer Banks Towns / Areas

Corolla

Average DOM - YTD	
2023	2024
61	58

Year to Date Sales		
Year to Date	Count	%Chg
2024	143	-5%
2023	150	-31%
2022	217	-31%

Median Sales Price		
Year	MSP	%Chg
2024	\$855,000	-1%
2023	\$859,500	2%
2022	\$846,000	17%

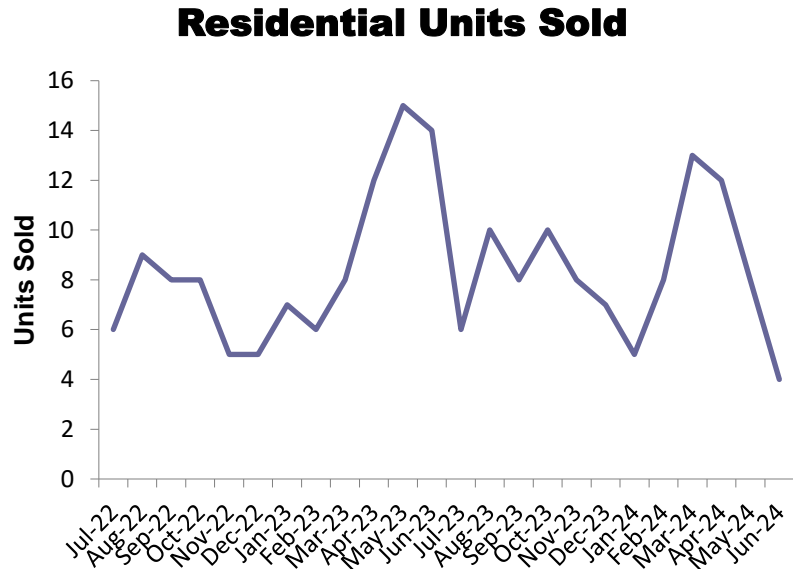


Duck

Average DOM - YTD	
2023	2024
78	59

Year to Date Sales		
Year to Date	Count	%Chg
2024	50	-19%
2023	62	-30%
2022	89	-34%

Median Sales Price		
Year	MSP	%Chg
2024	\$987,242	35%
2023	\$730,000	-19%
2022	\$897,500	38%



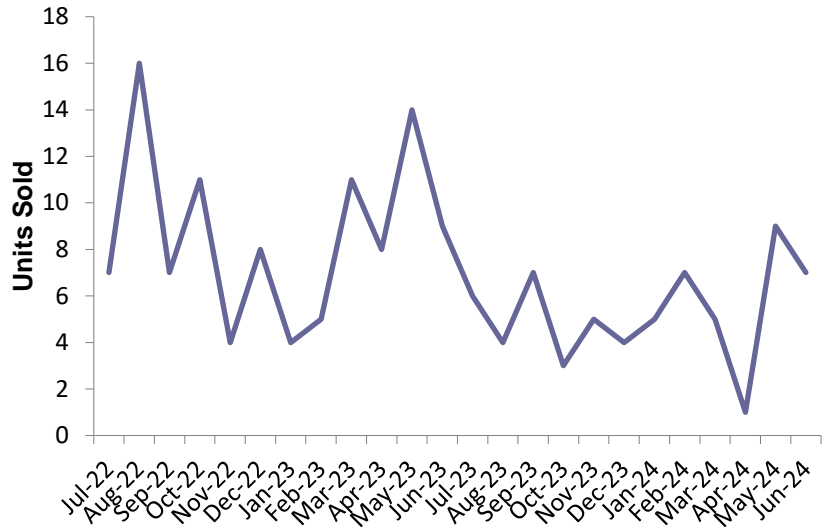
Southern Shores

Average DOM - YTD	
2023	2024
38	29

Year to Date Sales		
Year to Date	Count	%Chg
2024	34	-33%
2023	51	-18%
2022	62	-5%

Median Sales Price		
Year	MSP	%Chg
2024	\$804,999	9%
2023	\$740,000	-5%
2022	\$780,000	19%

Residential Units Sold



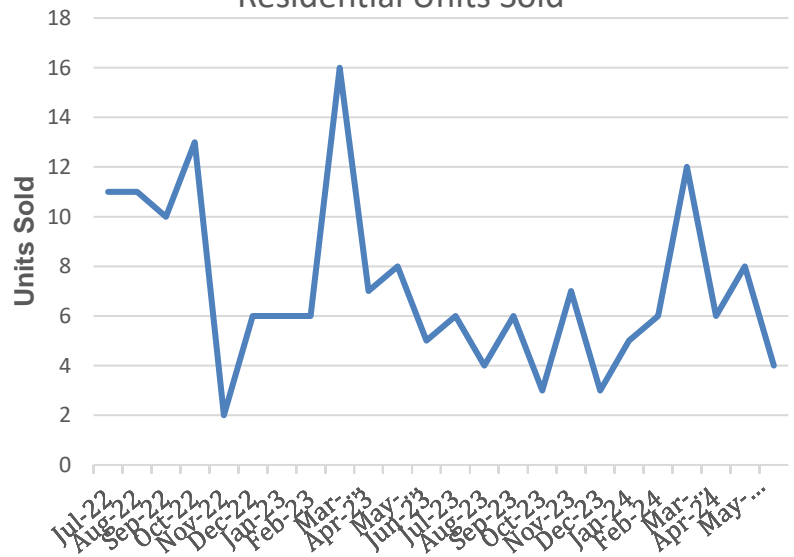
Kitty Hawk

Average DOM - YTD	
2023	2024
36	36

Year to Date Sales		
Year to Date	Count	%Chg
2024	41	-15%
2023	48	-34%
2022	73	-5%

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

Residential Units Sold



Colington

Average DOM - YTD	
2023	2024
52	41

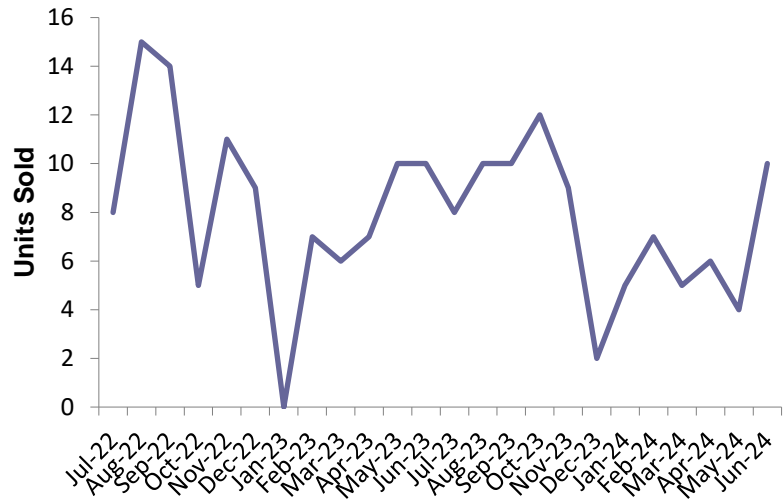
Year to Date Sales

Year to Date	Count	%Chg
2024	37	-8%
2023	40	-33%
2022	60	-39%

Median Sales Price

Month / Year	MSP	%Chg
2024	\$484,900	8%
2023	\$449,450	-8%
2022	\$490,000	36%

Residential Units Sold



Kill Devil Hills

Average DOM - YTD	
2023	2024
40	54

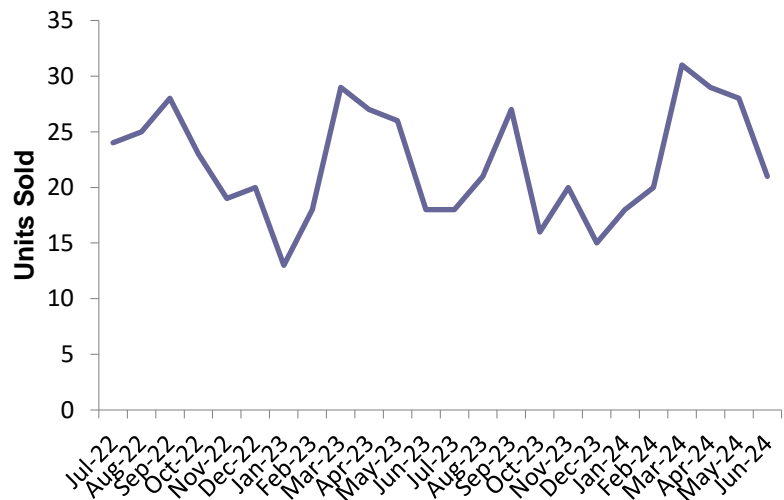
Year to Date Sales

Year to Date	Count	%Chg
2024	147	12%
2023	131	-41%
2022	221	-6%

Median Sales Price

Month / Year	MSP	%Chg
2024	\$560,000	12%
2023	\$500,000	3%
2022	\$485,000	18%

Residential Units Sold

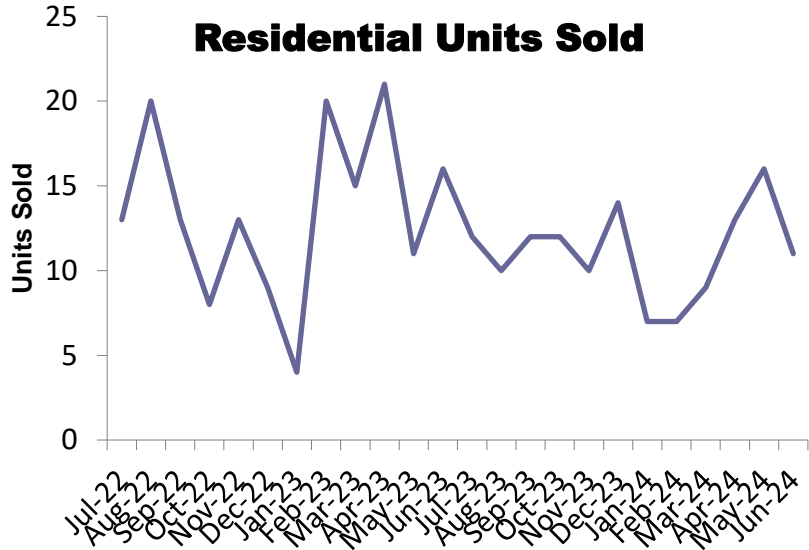


Nags Head

Average DOM - YTD	
2023	2024
43	56

Year to Date Sales		
Year to Date	Count	%Chg
2024	63	-28%
2023	87	-35%
2022	134	-34%

Median Sales Price		
Month / Year	MSP	%Chg
2024	\$839,900	27%
2023	\$661,000	-13%
2022	\$761,500	22%

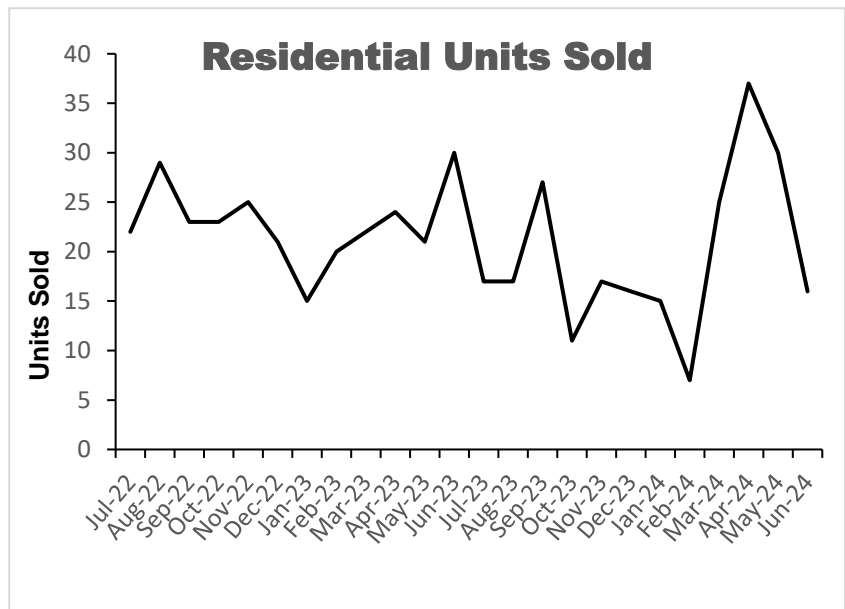


All Hatteras

Average DOM - YTD	
2023	2024
58	77

Year to Date Sales		
Year to Date	Count	%Chg
2024	130	-2%
2023	132	-45%
2022	239	-31%

Median Sales Price		
Month / Year	MSP	%Chg
2024	\$545,000	-5%
2023	\$572,500	-4%
2022	\$599,000	15%

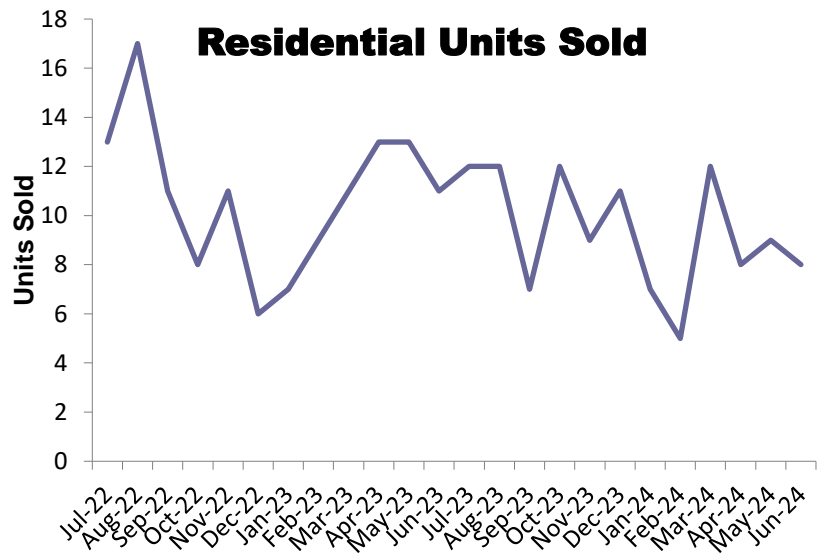


Roanoke Island

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%

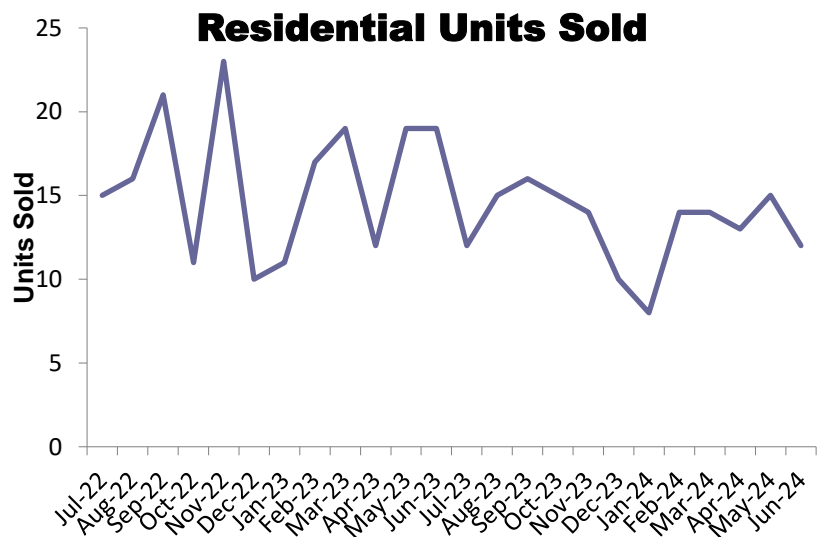


Currituck Mainland

Average DOM - YTD	
2023	2024
58	53

Year to Date Sales		
Year to Date	Count	%Chg
2024	76	-22%
2023	97	-26%
2022	131	3%

Median Sales Price		
Month / Year	MSP	%Chg
2024	\$379,000	0%
2023	\$380,000	0%
2022	\$380,000	14%



Ocracoke Island

Average DOM - YTD	
2023	2024
77	62

Year to Date Sales		
Year to Date	Count	%Chg
2024	7	-22%
2023	9	-44%
2022	16	-33%

Median Sales Price		
Month / Year	MSP	%Chg
2024	\$515,000	0%
2023	\$515,464	-4%
2022	\$535,000	24%

