



July 2024 MLS Statistical Report

It's been a long hot summer, but things are looking up in the real estate inventory world:

- Overall, inventory is up – 37% since July 2023 and 31% since January 2024
- Residential Inventory – Up 52% since July 2023 and 36% since January 2024.
- Lot / Land Inventory – Up 21% since July 2023 and 25% since January 2024

However, sales have been a mixed bag for 2024. Hopefully, once the summer is over and mortgage rates improve, then sales will start picking up.

- Total Residential sales for the year are down 6%; however, July 2024 sales saw a jump of 21% over July 2023.
- Single Family Detached home sales for the year were down 2%; however, July 2024 saw a jump of 32% over July 2023
- Condo sales did not do well – down 11% for the year and 18% over July 2023.
- Under Contact listing also did not do well – down 18% for the year and 17% over July 2023.

Total Inventory			Total Under Contract		
Month / Year	Count	%Chg	Month / Year	Count	%Chg
Jul'24	1146	37%	Jul'24	311	-17%
Jul'23	839	-22%	Jul'23	373	-24%
Jul'22	1073	-4%	Jul'22	488	-31%

Residential Inventory			Residential Sales		
Month / Year	Count	%Chg	Month / Year	Count	%Chg
Jul'24	691	52%	2024	1034	-6%
Jul'23	456	-19%	2023	1099	-32%
Jul'22	561	18%	2022	1625	-24%

Lots / Land Inventory			Residential Days on Market		
Month / Year	Count	%Chg	Month / Year	Count	%Chg
Jul'24	425	21%	2024	55	3%
Jul'23	352	-25%	2023	53	52%
Jul'22	467	-20%	2022	35	-41%

Data Obtained: August 5, 2024

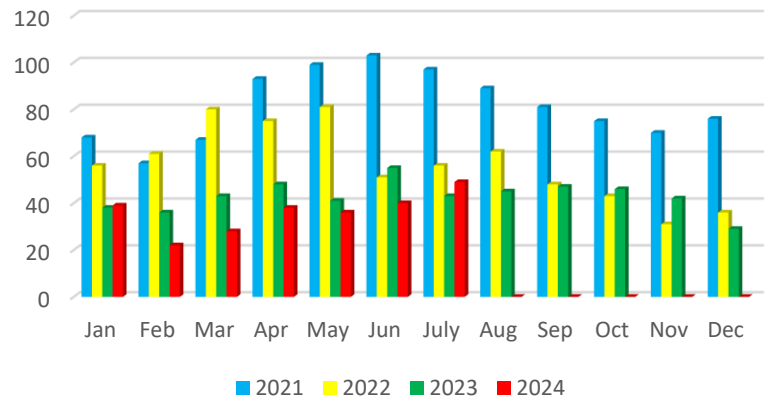
Note: This report reflects corrections / updates to previous data

Lots / Land

YTD Lot / Land Sales

Month / Year	Count	%Chg
2024	252	-17%
2023	304	-34%
2022	460	-21%

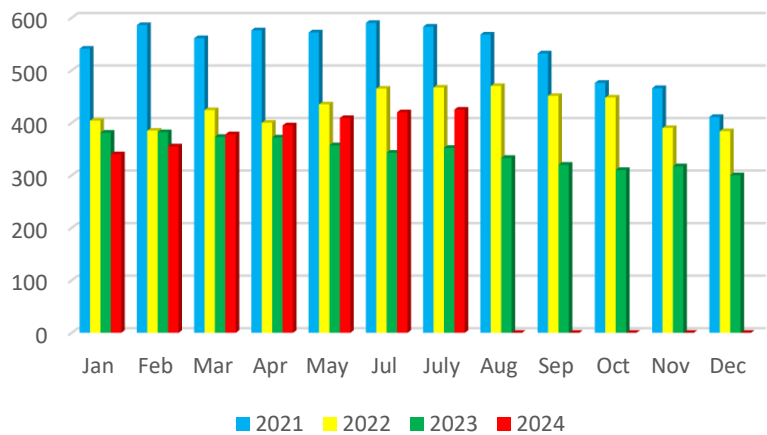
Lot Land Sales



Lot / Land Inventory

Month / Year	Count	%Chg
Jul'24	425	21%
Jul'23	352	-25%
Jul'22	467	-20%

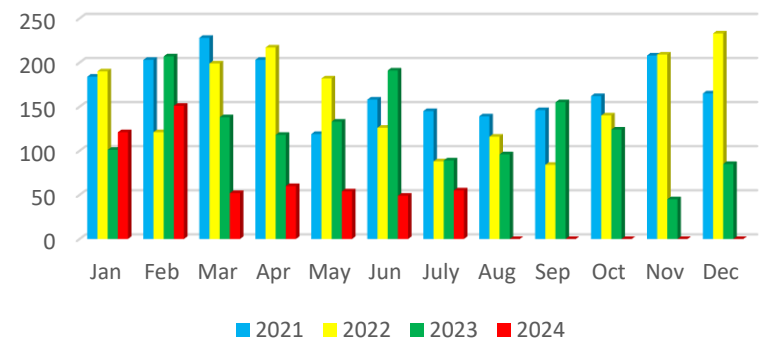
Lots / Land Inventory



Lots / Land YTD Days on Market

YTD	2023	2024
Average	139	120
Median	60	36

Lots / Land DOM

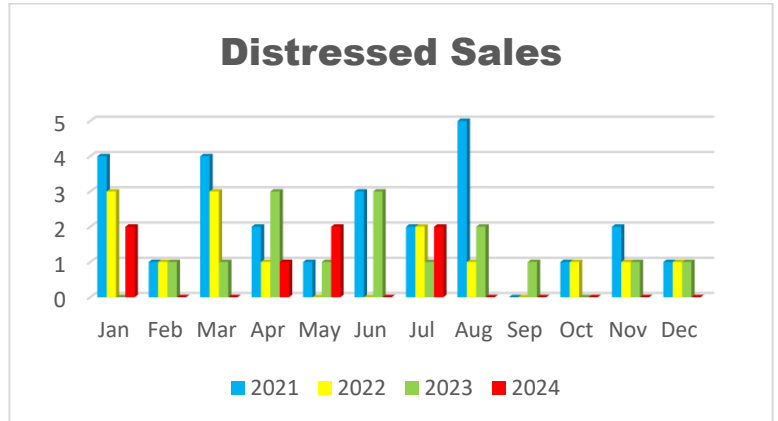


Distressed Sales

MLS Listed Short Sales / Bank Owned Properties

Dare County & Surrounding Areas Yearly Distressed Sales

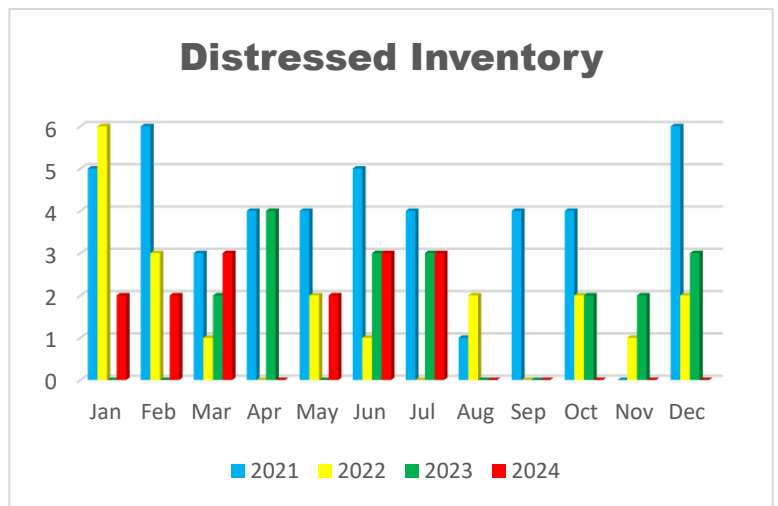
Month / Year	Count	%Chg
Jul'24	2	100%
Jul'23	1	-50%
Jul'22	2	0%



Distressed Inventory

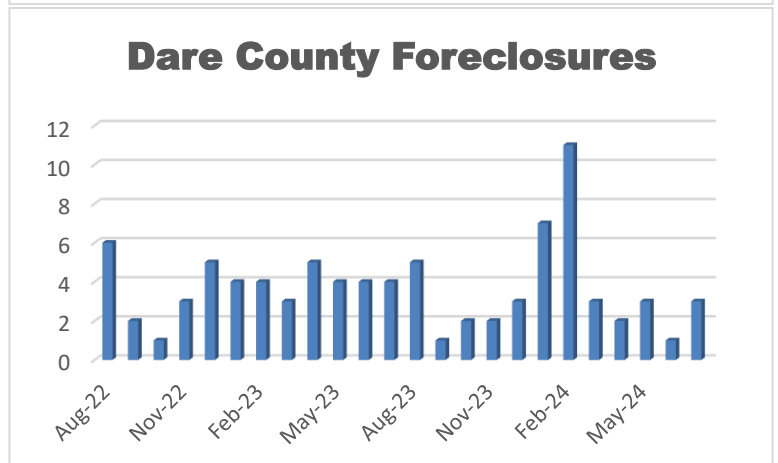
Dare County & Surrounding Areas Year to Date Distressed Inventory

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

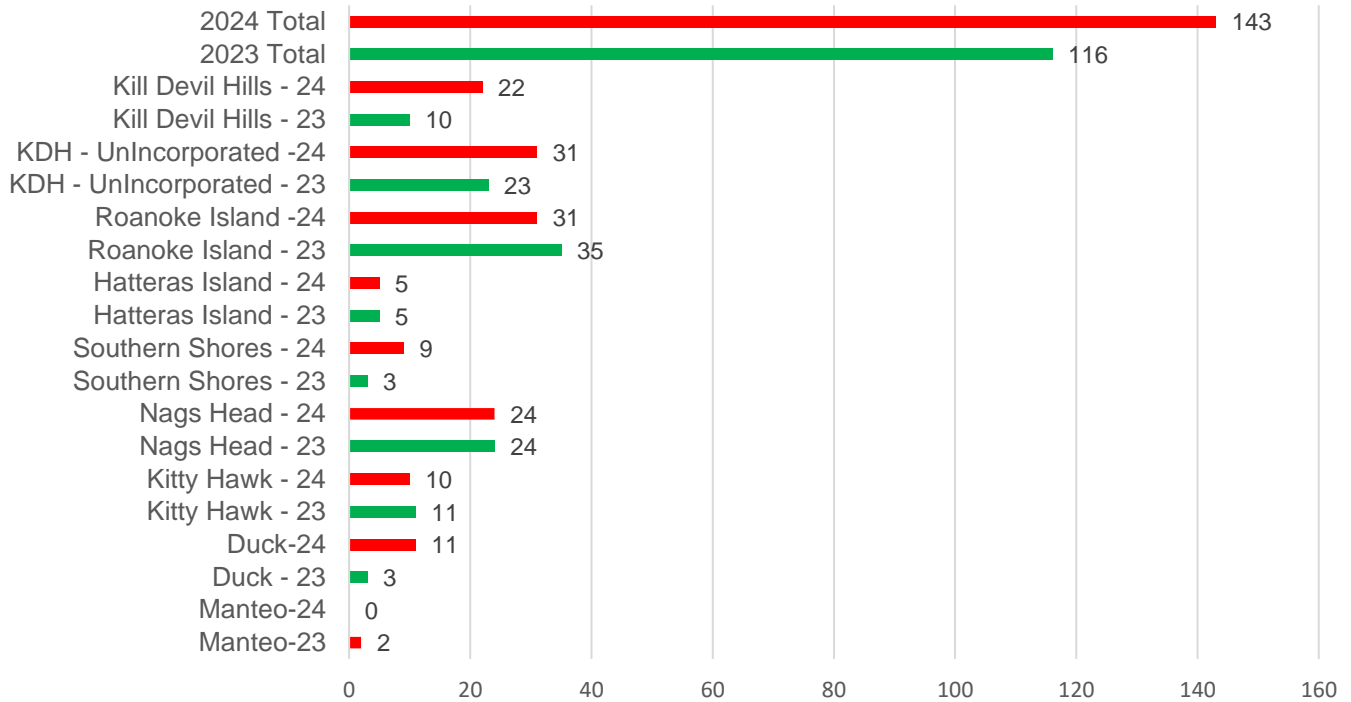


Dare County Only Foreclosures

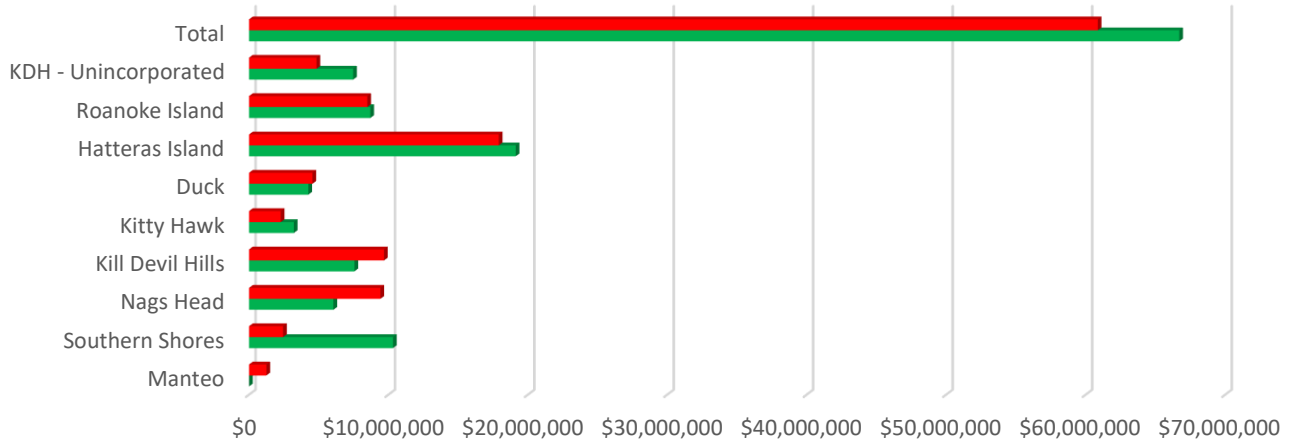
*Court Ordered Foreclosures



Building Permits 2023 vs 2024



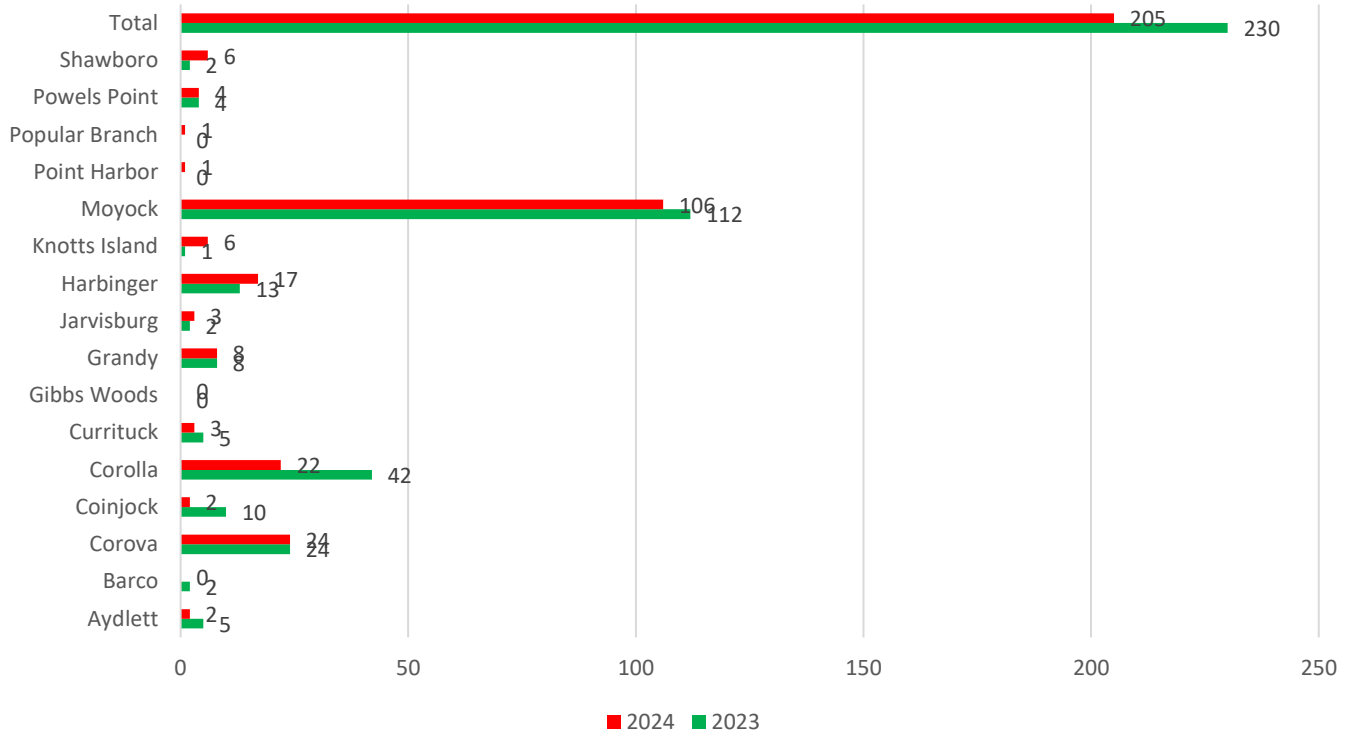
Dare County Building Permit Value 2023 vs 2024



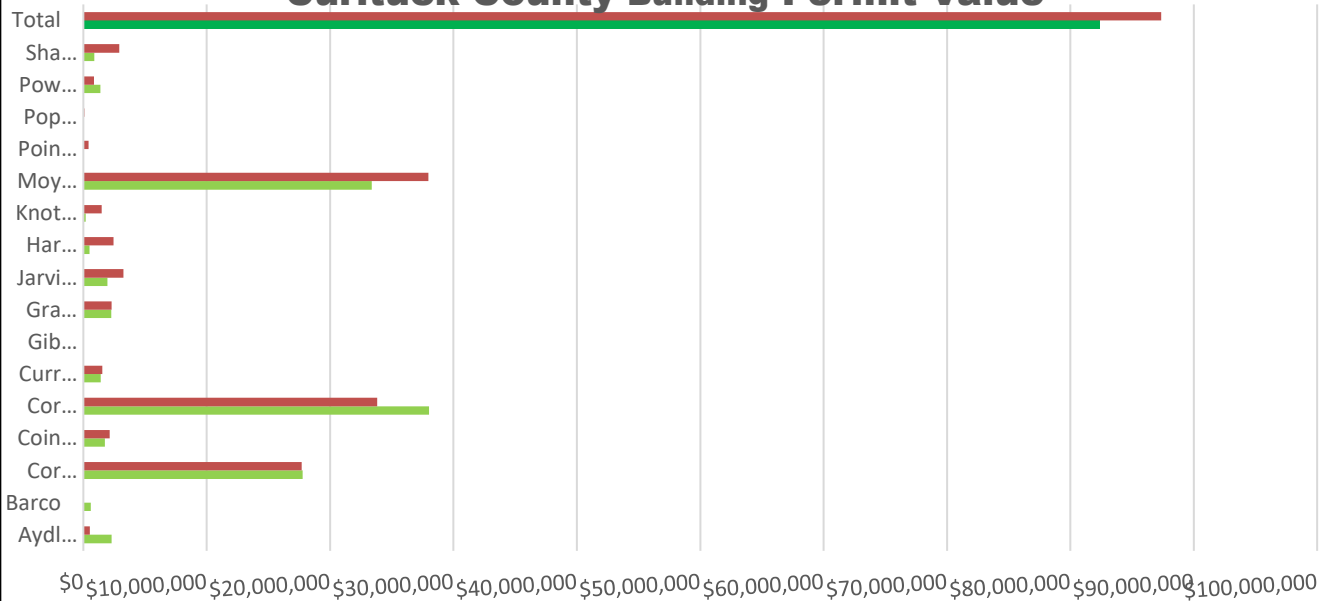
	Manteo	Southern Shores	Nags Head	Kill Devil Hills	Kitty Hawk	Duck	Hatteras Island	Roanoke Island	KDH - Unincorporated	Total
2024	\$1,250,000	\$2,442,472	\$9,426,658	\$9,683,810	\$2,275,100	\$4,550,080	\$17,914,900	\$8,485,000	\$4,841,875	\$60,869,900
2023	\$0	\$10,327,140	\$6,052,547	\$7,563,000	\$3,211,171	\$4,253,333	\$19,130,700	\$8,703,126	\$7,469,400	\$66,710,420

■ 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	\$0	\$17,69	\$2,139	\$23,81	\$1,530	\$0	\$2,285	\$3,237	\$2,435	\$1,485	\$27,95	\$420,0	\$85,000	\$854,0	\$2,910	\$87,36
2023	\$2,284	\$600,0	\$17,76	\$1,737	\$28,02	\$1,401	\$0	\$2,265	\$1,945	\$500,0	\$200,0	\$23,37	\$0	\$0	\$1,391	\$900,0	\$82,38

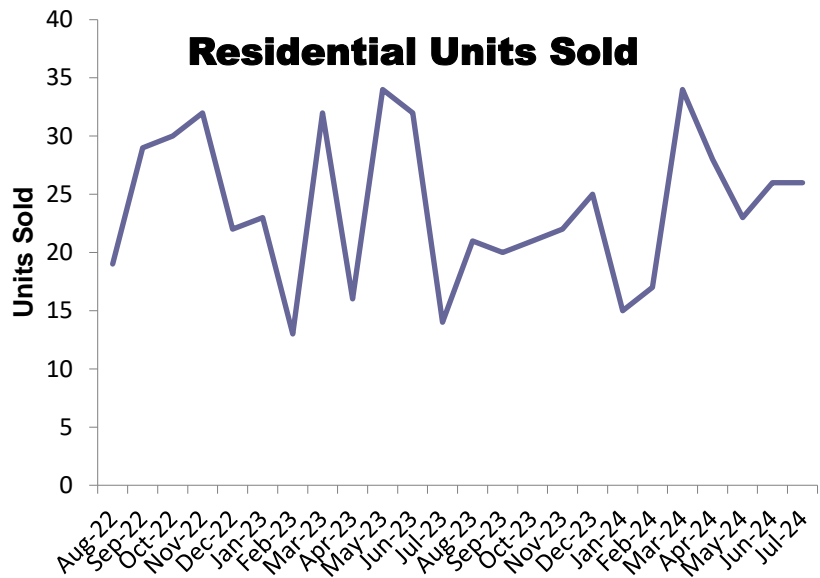
Outer Banks Towns / Areas

Corolla

Average DOM - YTD	
2023	2024
64	56

Year to Date Sales		
Year to Date	Count	%Chg
2024	169	3%
2023	164	-33%
2022	246	-31%

Median Sales Price		
Year	MSP	%Chg
2024	\$865,000	1%
2023	\$859,500	2%
2022	\$846,000	17%



Duck

Average DOM - YTD	
2023	2024
83	61

Year to Date Sales		
Year to Date	Count	%Chg
2024	58	-15%
2023	68	-28%
2022	95	-37%

Median Sales Price		
Year	MSP	%Chg
2024	\$872,500	24%
2023	\$704,500	-22%
2022	\$897,500	38%



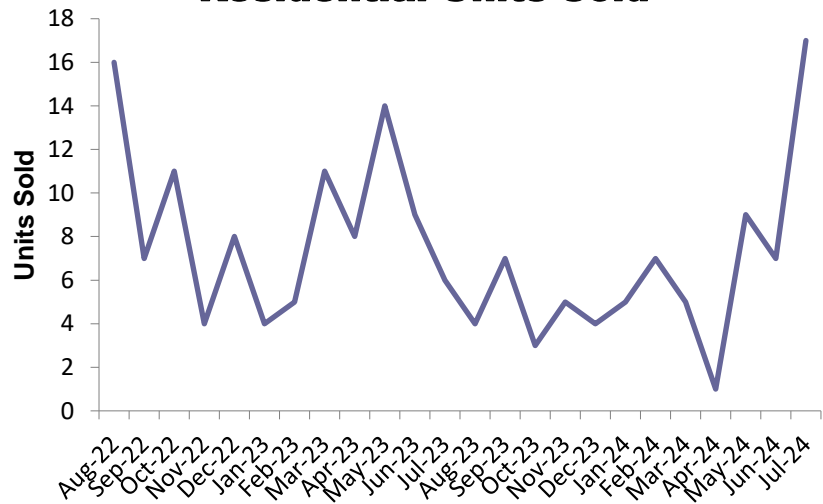
Southern Shores

Average DOM - YTD	
2023	2024
35	38

Year to Date Sales		
Year to Date	Count	%Chg
2024	51	-11%
2023	57	-17%
2022	69	-10%

Median Sales Price		
Year	MSP	%Chg
2024	\$765,000	3%
2023	\$740,000	-5%
2022	\$780,000	19%

Residential Units Sold



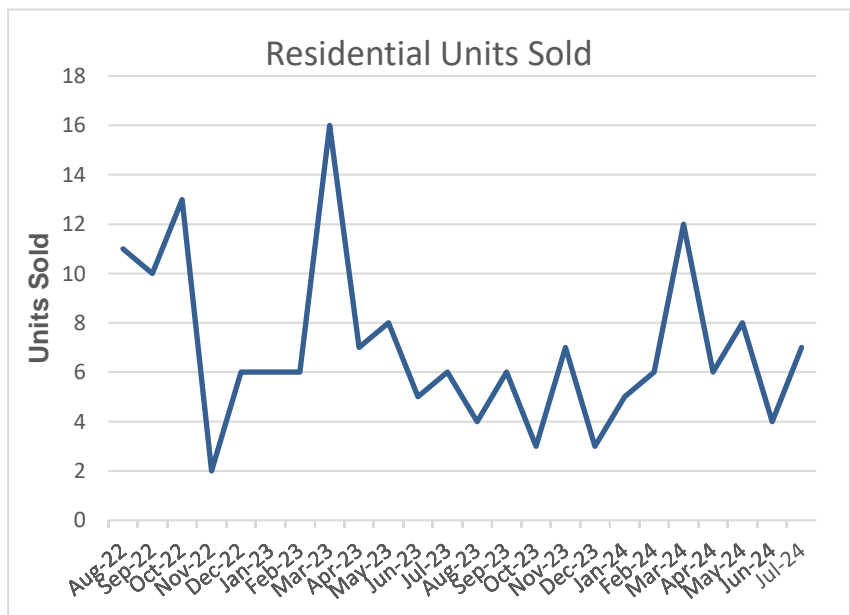
Kitty Hawk

Average DOM - YTD	
2023	2024
35	36

Year to Date Sales		
Year to Date	Count	%Chg
2024	48	-11%
2023	54	-36%
2022	84	-2%

Median Sales Price		
Year	MSP	%Chg
2024	\$582,000	3%
2023	\$567,500	-2%
2022	\$577,000	15%

Residential Units Sold



Colington

Average DOM - YTD	
2023	2024
50	48

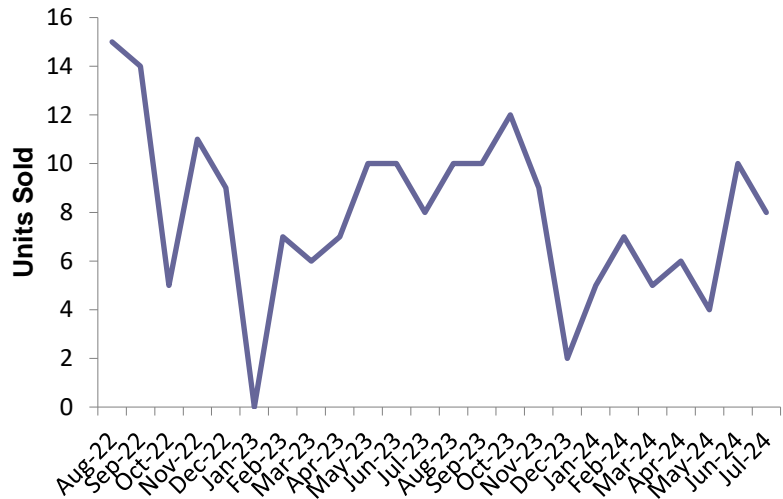
Year to Date Sales

Year to Date	Count	%Chg
2024	45	-6%
2023	48	-29%
2022	68	-41%

Median Sales Price

Month / Year	MSP	%Chg
2024	\$462,450	3%
2023	\$449,450	-8%
2022	\$490,000	36%

Residential Units Sold



Kill Devil Hills

Average DOM - YTD	
2023	2024
36	53

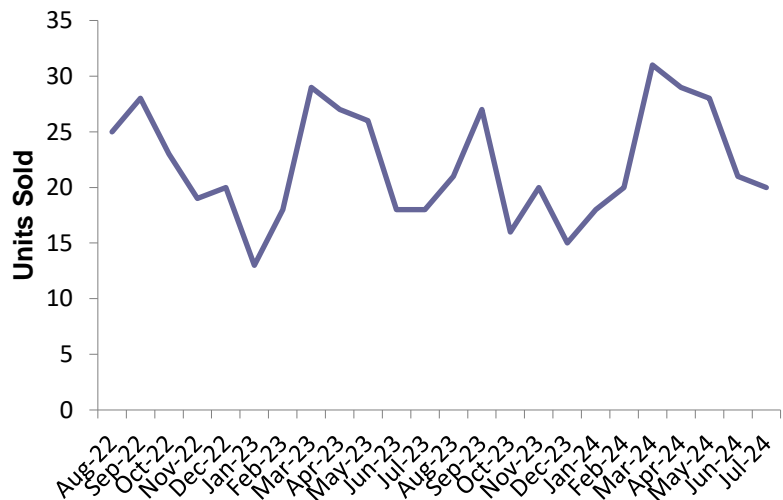
Year to Date Sales

Year to Date	Count	%Chg
2024	167	12%
2023	149	-39%
2022	245	-9%

Median Sales Price

Month / Year	MSP	%Chg
2024	\$550,000	5%
2023	\$524,900	8%
2022	\$485,000	18%

Residential Units Sold

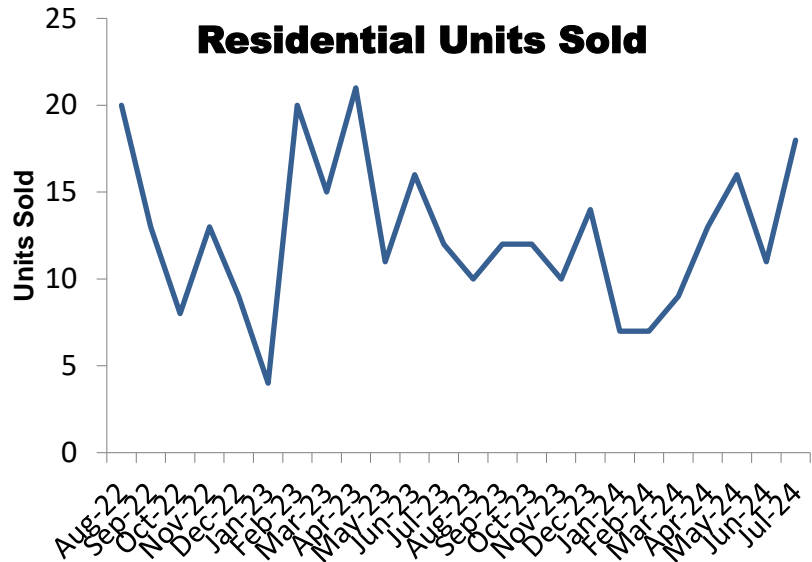


Nags Head

Average DOM - YTD	
2023	2024
39	56

Year to Date Sales		
Year to Date	Count	%Chg
2024	81	-18%
2023	99	-33%
2022	147	-34%

Median Sales Price		
Month / Year	MSP	%Chg
2024	\$847,000	27%
2023	\$665,000	-13%
2022	\$761,500	22%



All Hatteras

Average DOM - YTD	
2023	2024
59	76

Year to Date Sales		
Year to Date	Count	%Chg
2024	145	-3%
2023	149	-43%
2022	261	-32%

Median Sales Price		
Month / Year	MSP	%Chg
2024	\$575,000	0%
2023	\$575,000	-4%
2022	\$599,000	15%

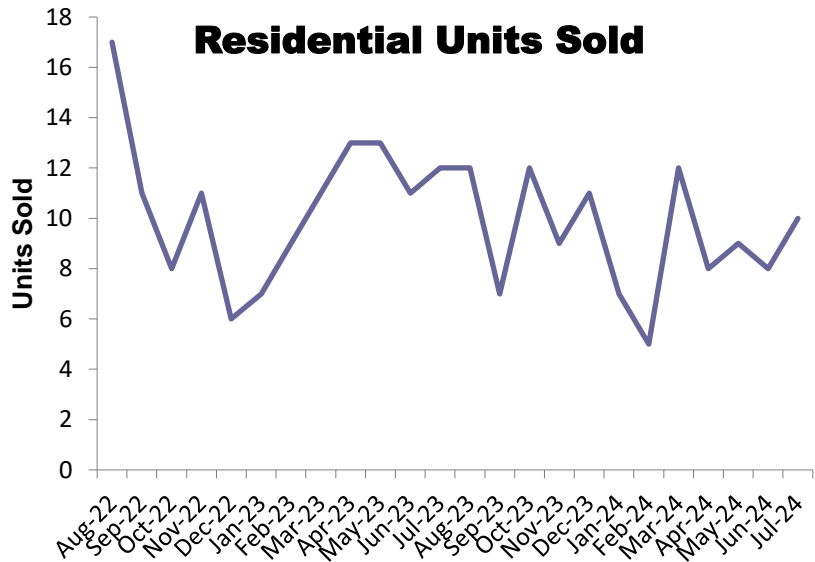


Roanoke Island

Average DOM - YTD	
2023	2024
62	35

Year to Date Sales		
Year to Date	Count	%Chg
2024	59	-22%
2023	76	-36%
2022	119	-6%

Median Sales Price		
Month / Year	MSP	%Chg
2024	\$562,500	15%
2023	\$487,500	8%
2022	\$452,500	6%

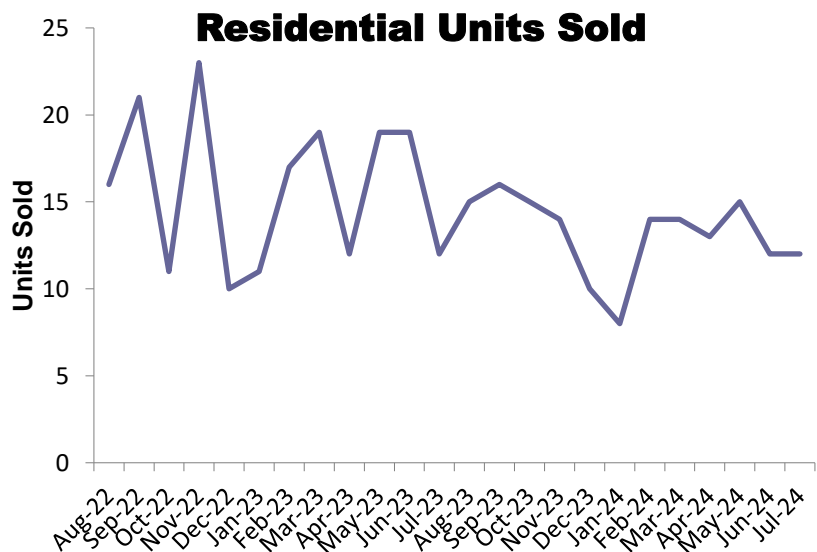


Currituck Mainland

Average DOM - YTD	
2023	2024
54	51

Year to Date Sales		
Year to Date	Count	%Chg
2024	88	-19%
2023	109	-25%
2022	146	-6%

Median Sales Price		
Month / Year	MSP	%Chg
2024	\$379,500	-4%
2023	\$395,500	4%
2022	\$380,000	14%



Ocracoke Island

Average DOM - YTD	
2023	2024
70	94

Year to Date Sales		
Year to Date	Count	%Chg
2024	11	10%
2023	10	-50%
2022	20	-26%

Median Sales Price		
Month / Year	MSP	%Chg
2024	\$530,000	5%
2023	\$505,232	-6%
2022	\$535,000	24%

