



## January 2023 MLS Statistical Report

**Inventory** – The good news is that inventory has been trending upward since December 2022 and up 11% when compared with January 2022 inventory. A quick look at February’s inventory also indicates that this trend is continuing.

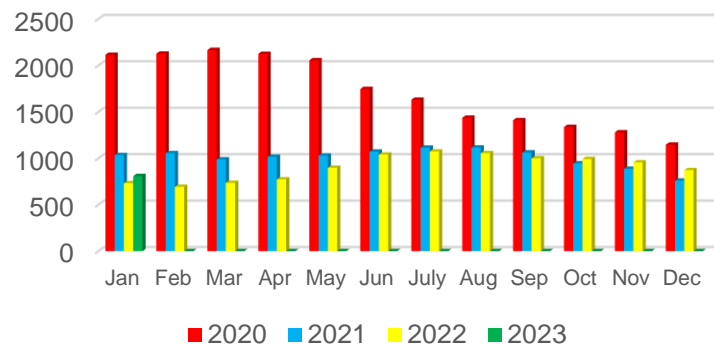
**Sales** – So far, sales in 2023 are off to a slow start. - down by 51%. If we just had more inventory.

**Under Contracts** – Since the last report, under contract listings have increased 31%, but are down 38% when compared with January 2022..

### All Inventory

Month / Year	Count	%Chg
Jan'23	808	11%
Jan'22	731	-29%
Jan'21	1034	-51%

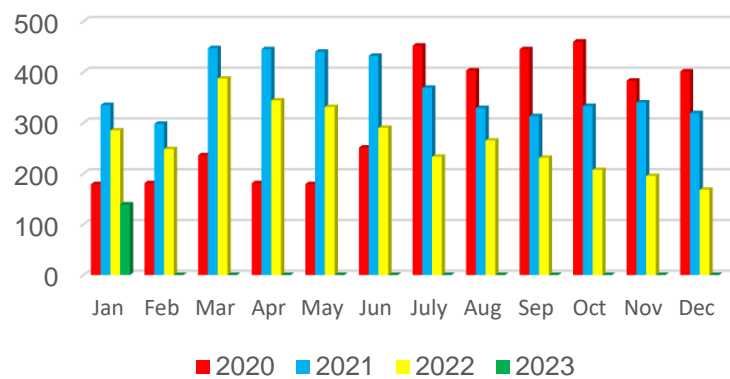
### Total Inventory



### All Property Sales

Month / Year	Count	%Chg
2023	139	-51%
2022	285	-15%
2021	335	87%

### Year to Year Sales



Note: This report reflects corrections / updates to previous data

## Residential

### YTD Residential Sales

Month / Year	Count	%Chg
2023	100	-56%
2022	225	-14%
2021	263	78%

### Residential Median Sale Price

Month / Year	Count	%Chg
Jan'23	\$581,250	1%
Jan'22	\$573,910	33%
Jan'21	\$430,000	26%

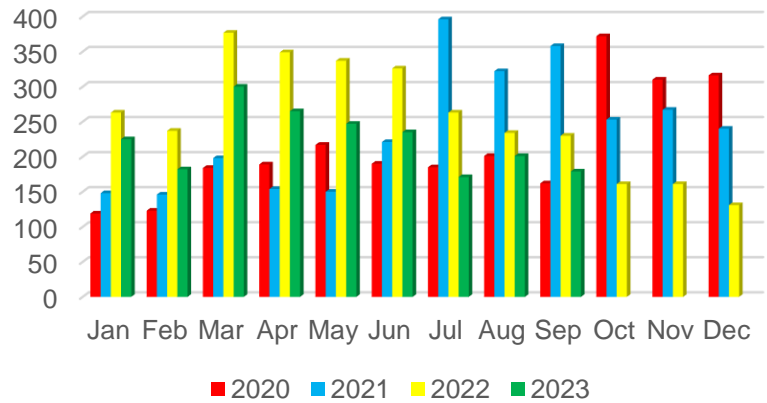
### Residential Inventory

Month / Year	Count	%Chg
Jan'23	391	38%
Jan'22	284	-36%
Jan'21	447	-67%

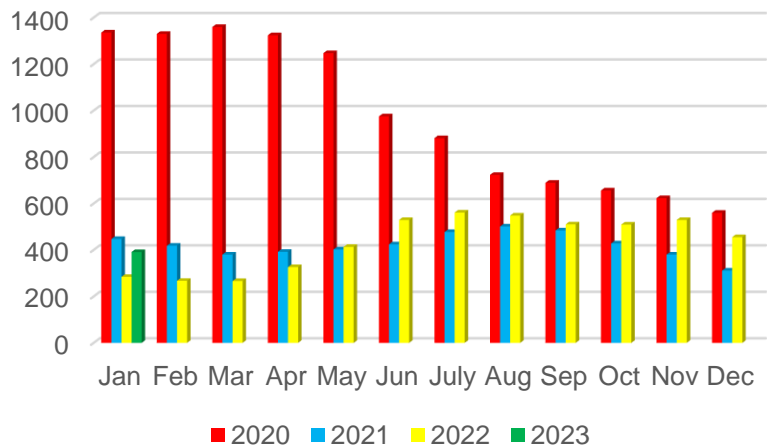
### Residential YTD Average Days on Market

YTD	2022	2023
	43	63

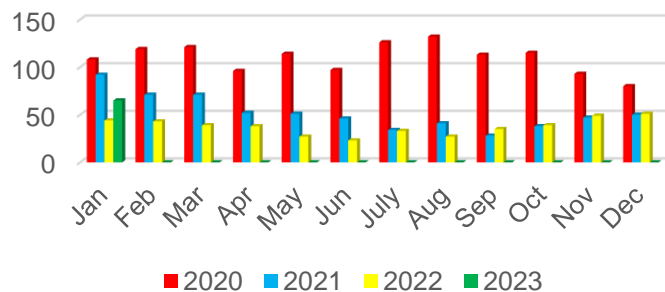
### Residential Unit Sales



### Residential Inventory



### Residential Days on the Market



## Lots / Land

### Lots / Land Yearly Sales

Month / Year	Count	%Chg
2023	37	-34%
2022	56	-15%
2021	66	128%

### Lots / Land Median Price

Month / Year	Count	%Chg
Jan'23	\$127,500	14%
Jan'22	\$112,250	-6%
Jan'21	\$119,000	-12%

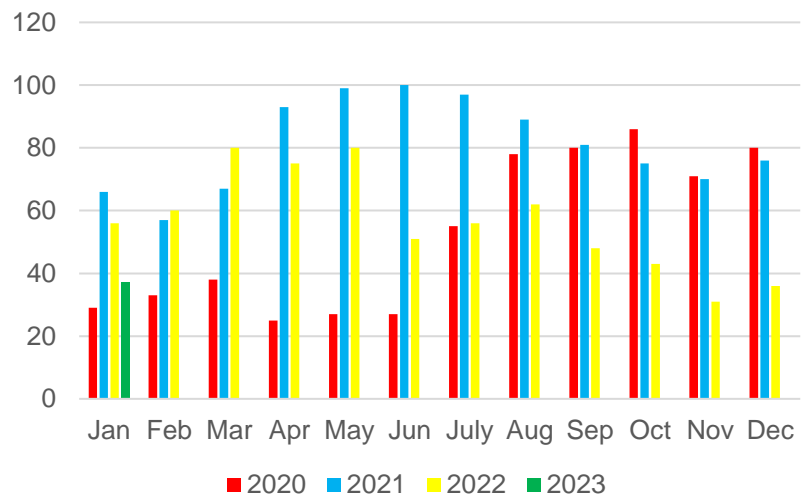
### Total Lots / Land Inventory

Month / Year	Count	%Chg
Jan'23	381	-6%
Jan'22	404	-25%
Jan'21	541	-26%

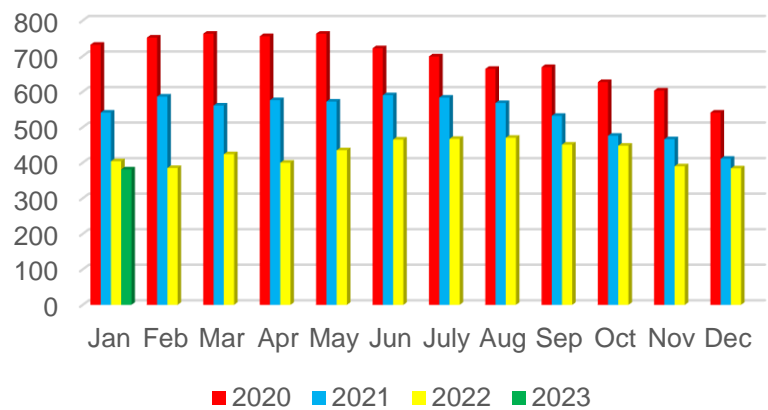
### Lots / Land YTD Average Days on Market

YTD	2021	2022
	190	99

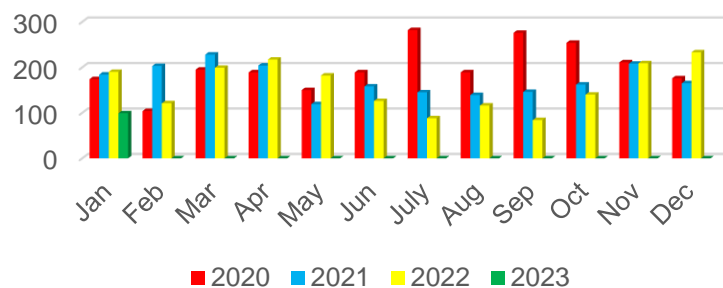
### Lots / Land Units Sold



### Lots / Land Inventory



### Lots / Land DOM

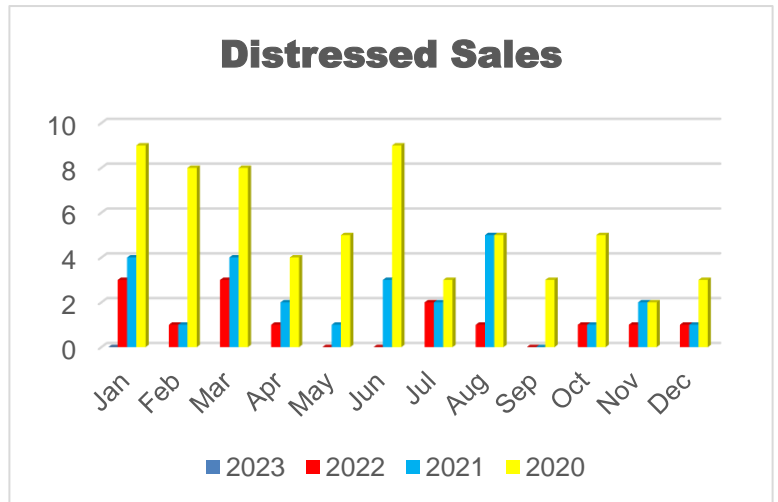


## Distressed Sales

MLS Listed Short Sales / Bank Owned Properties

### Dare County & Surrounding Areas Year to Date Distressed Sales

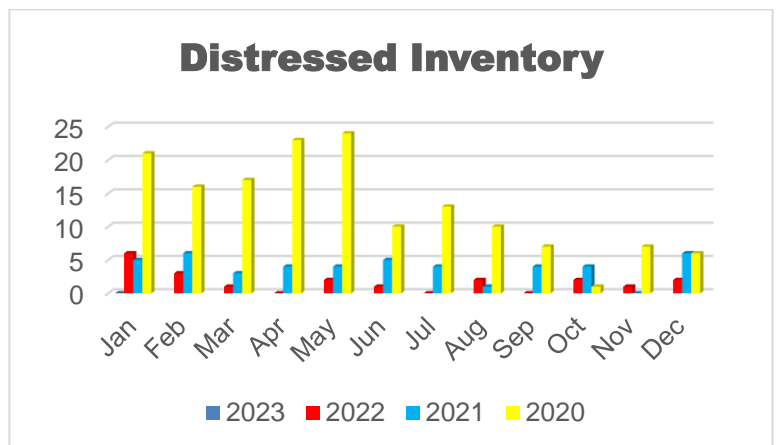
Month / Year	Count	%Chg
2023	0	-100%
2022	3	-25%
2021	4	-56%



## Distressed Inventory

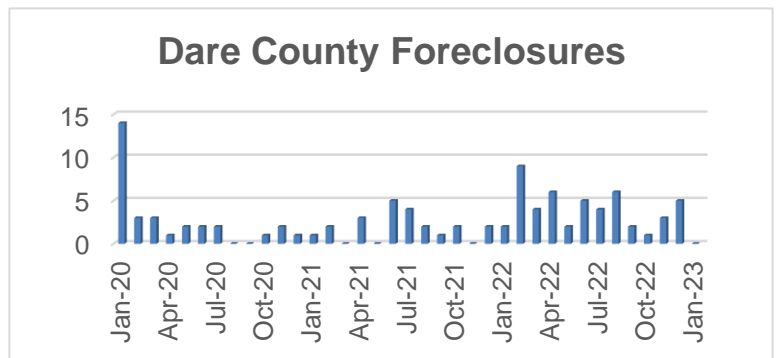
### Dare County & Surrounding Areas Year to Date Distressed Inventory

Month / Year	Count	%Chg
Jan'23	0	-100%
Jan'22	6	20%
Jan'21	5	-76%

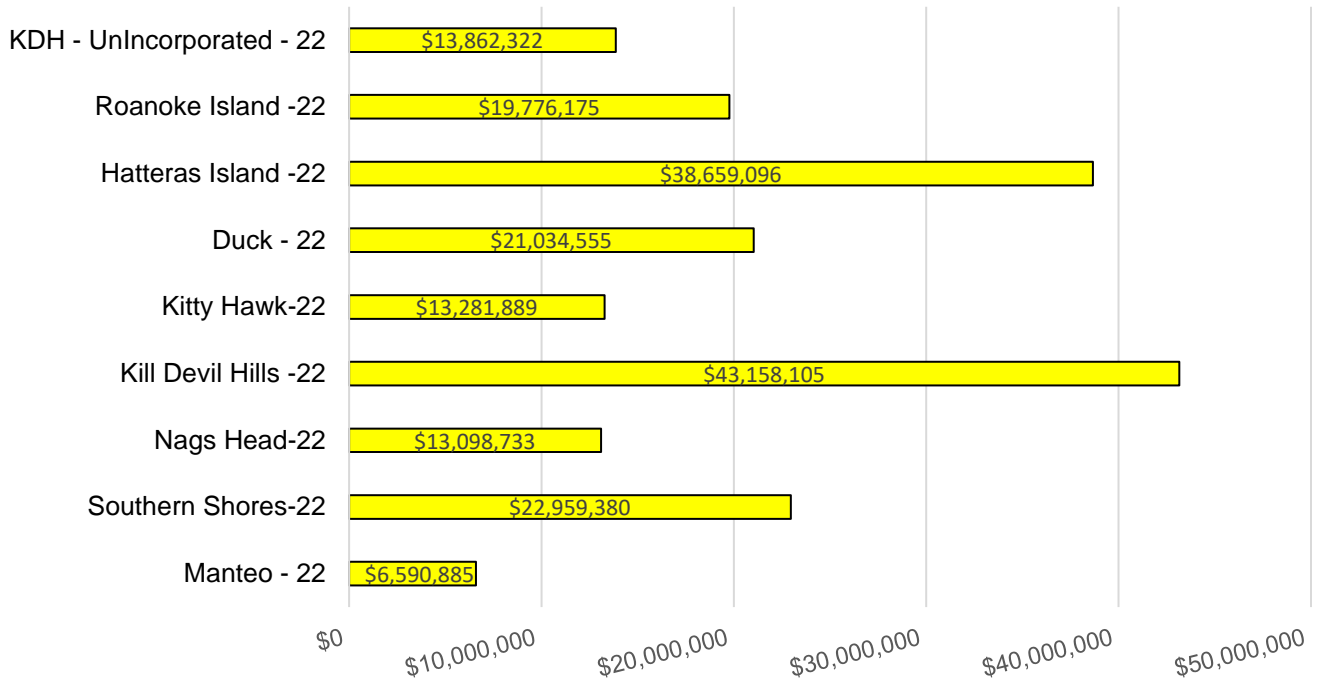


### Dare County Only Foreclosures

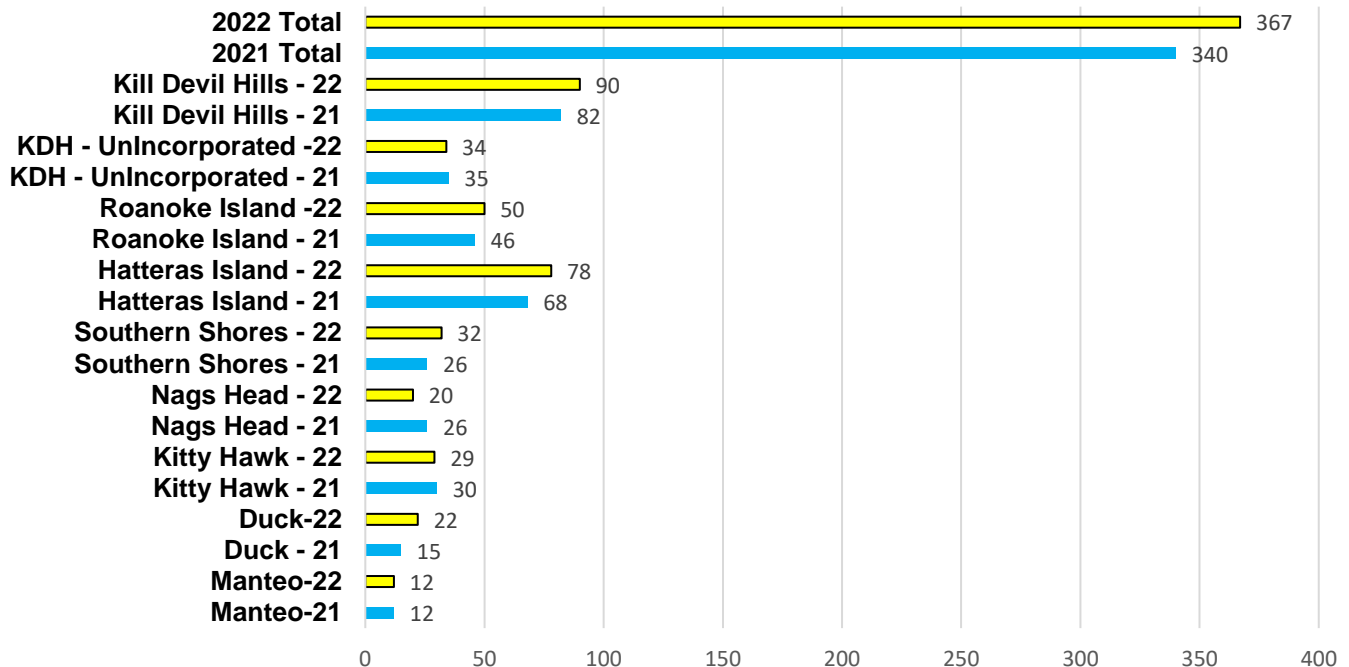
\*Court Ordered Foreclosures



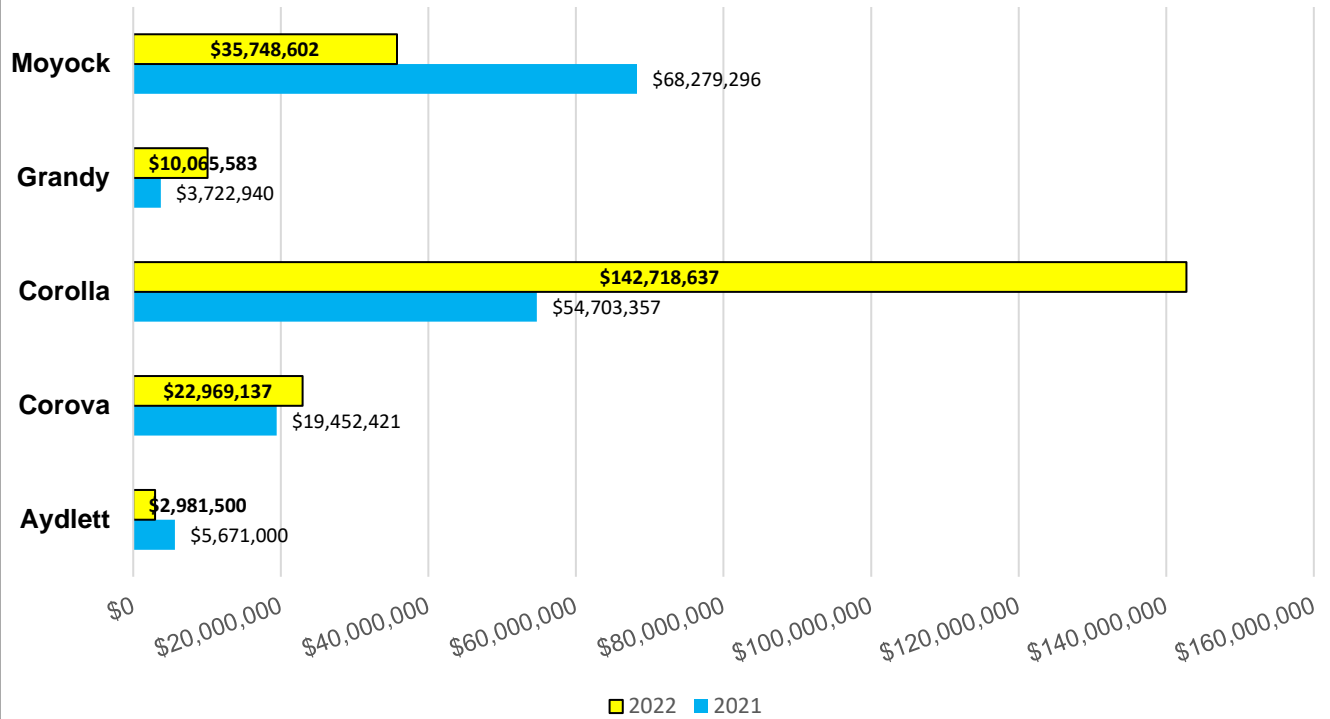
### Dare County Building Permit Value



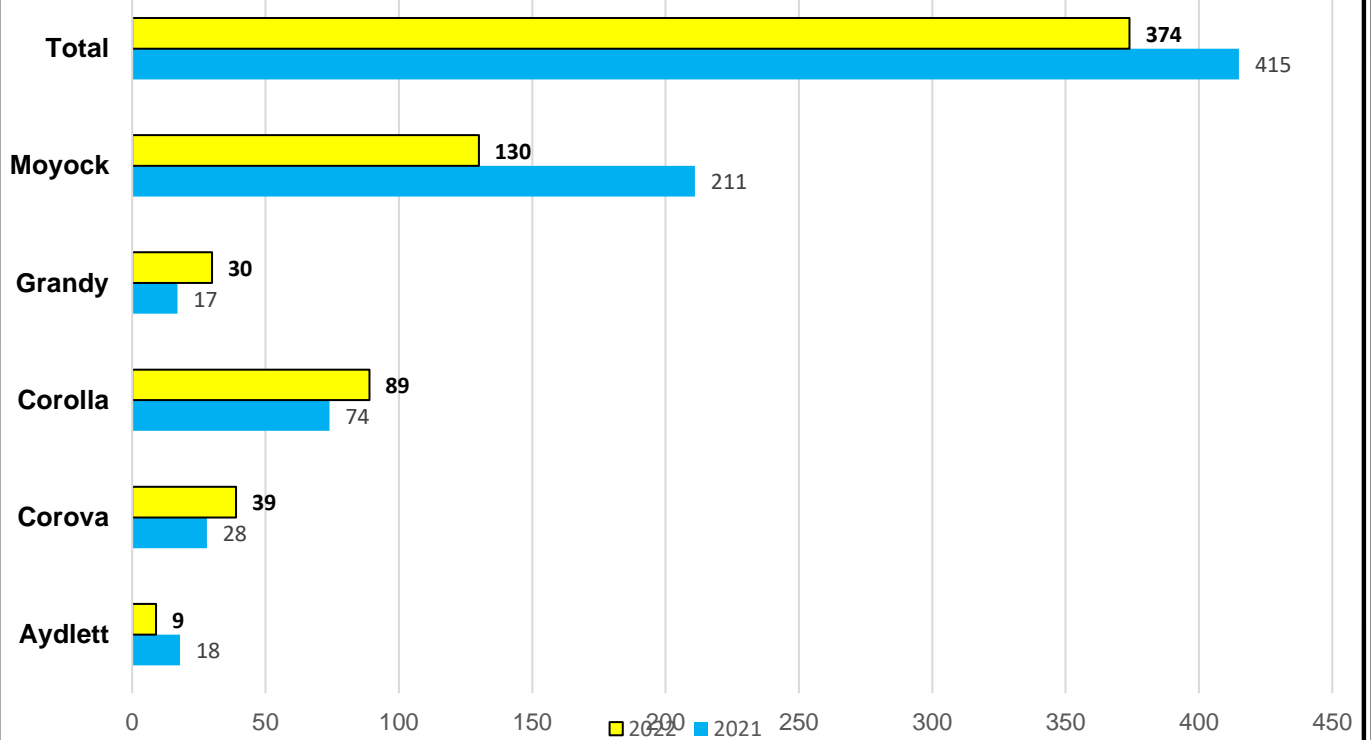
### Dare County Building Permits - 2021 vs 2022 Final Report



### Currituck County Work Permit Value 21 vs 22



### Total Currituck Count Building Permits 2022 vs 2021



# Outer Banks Towns / Areas

## Corolla

Average DOM - YTD	
2022	2023
48	63

Year to Date Sales		
Month / Year	Count	%Chg
2023	20	-44%
2022	36	0%
2021	36	71%

Median Sales Price		
Month / Year	MSP	%Chg
2023	\$756,250	-14%
2022	\$880,000	21%
2021	\$725,450	30%



## Duck

Average DOM - YTD	
2022	2023
41	100

Year to Date Sales		
Month / Year	Count	%Chg
2023	7	-59%
2022	17	42%
2021	12	20%

Median Sales Price		
Month / Year	MSP	%Chg
2023	\$990,000	10%
2022	\$897,500	38%
2021	\$650,000	25%



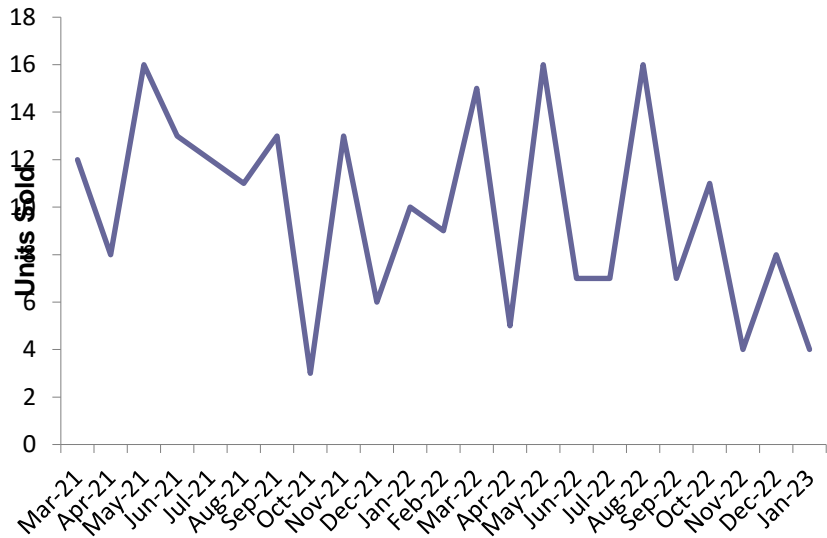
## Southern Shores

Average DOM - YTD	
2022	2023
34	75

Year to Date Sales		
Month / Year	Count	%Chg
2023	4	-60%
2022	10	25%
2021	8	-27%

Median Sales Price		
Month / Year	MSP	%Chg
2023	\$805,000	3%
2022	\$780,000	19%
2021	\$655,000	28%

### Residential Units Sold



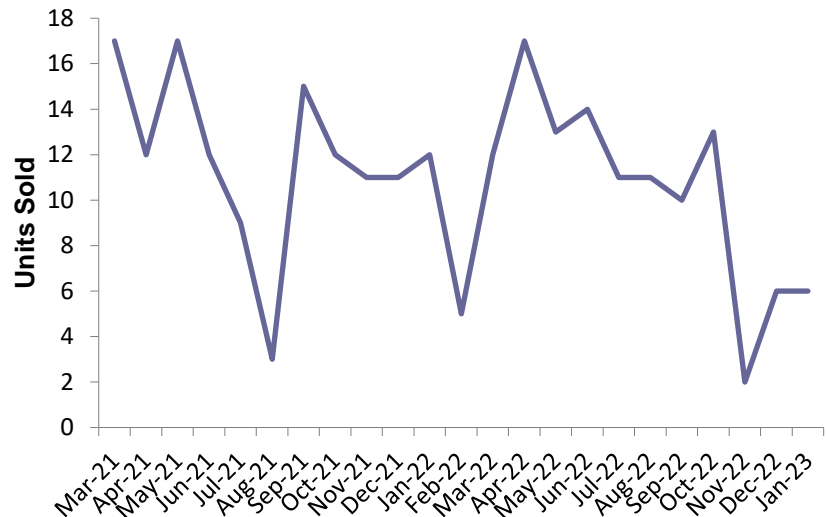
## Kitty Hawk

Average DOM - YTD	
2022	2023
20	20

Year to Date Sales		
Month / Year	Count	%Chg
2023	6	-50%
2022	12	-8%
2021	13	225%

Median Sales Price		
Month / Year	MSP	%Chg
2023	\$622,500	8%
2022	\$577,000	15%
2021	\$500,000	27%

### Residential Units Sold





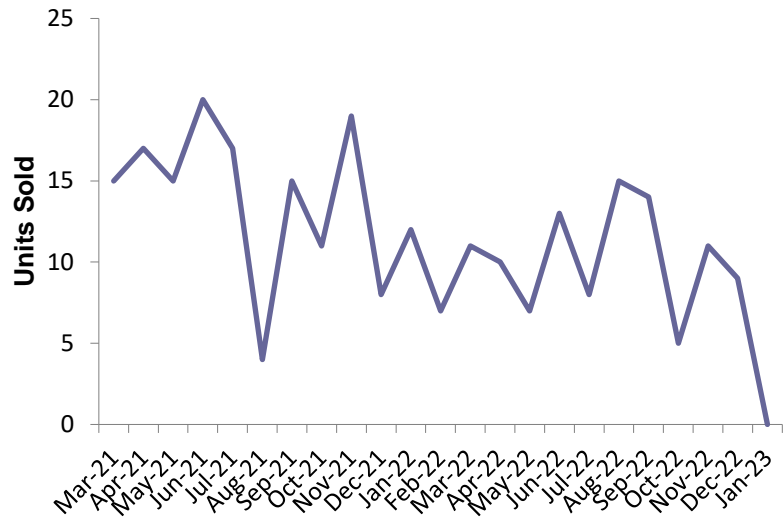
## Colington

Average DOM - YTD	
2022	2023
26	NA

Year to Date Sales		
Month / Year	Count	%Chg
2023	0	-100%
2022	12	-37%
2021	19	217%

Median Sales Price		
Month / Year	MSP	%Chg
2023	\$490,000	0%
2022	\$490,000	36%
2021	\$360,000	20%

### Residential Units Sold



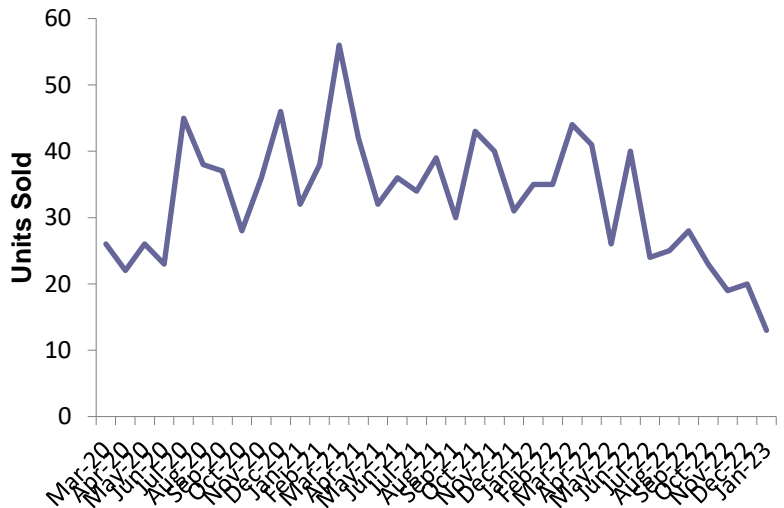
## Kill Devil Hills

Average DOM - YTD	
2022	2023
39	27

Year to Date Sales		
Month / Year	Count	%Chg
2023	13	-63%
2022	35	9%
2021	32	68%

Median Sales Price		
Month / Year	MSP	%Chg
2023	\$569,000	17%
2022	\$485,250	18%
2021	\$410,000	24%

### Residential Units Sold

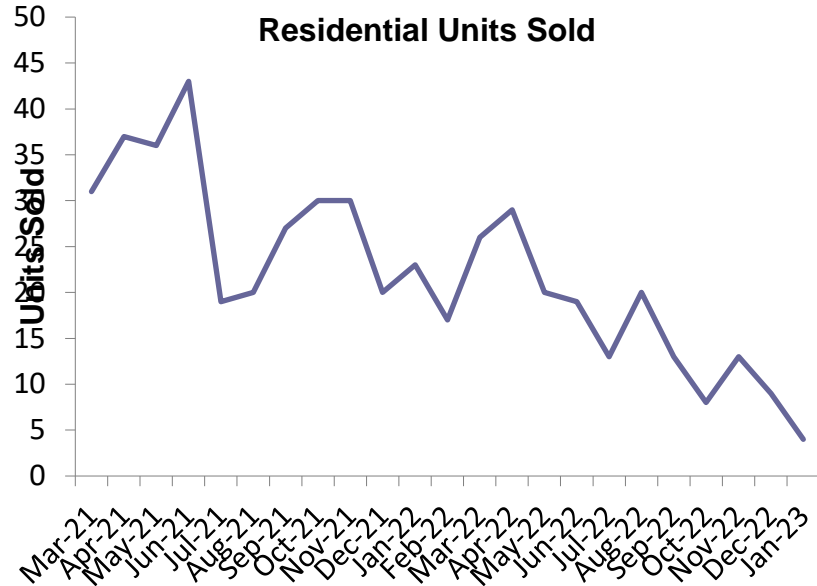


## Nags Head

Average DOM - YTD	
2022	2023
44	82

Year to Date Sales		
Month / Year	Count	%Chg
2023	4	-83%
2022	23	-36%
2021	36	157%

Median Sales Price		
Month / Year	MSP	%Chg
2023	\$665,000	-13%
2022	\$761,500	22%
2021	\$625,000	30%



## All Hatteras

Average DOM - YTD	
2022	2023
60	71

Year to Date Sales		
Month / Year	Count	%Chg
2023	15	-62%
2022	39	-15%
2021	46	142%

Median Sales Price		
Month / Year	MSP	%Chg
2023	\$570,000	-5%
2022	\$599,000	15%
2021	\$523,000	39%



## Roanoke Island

Average DOM - YTD	
2022	2023
46	47

Year to Date Sales		
Month / Year	Count	%Chg
2013	7	-56%
2022	16	7%
2021	15	25%

Median Sales Price		
Month / Year	MSP	%Chg
2023	\$465,000	3%
2022	\$452,500	6%
2021	\$427,500	20%

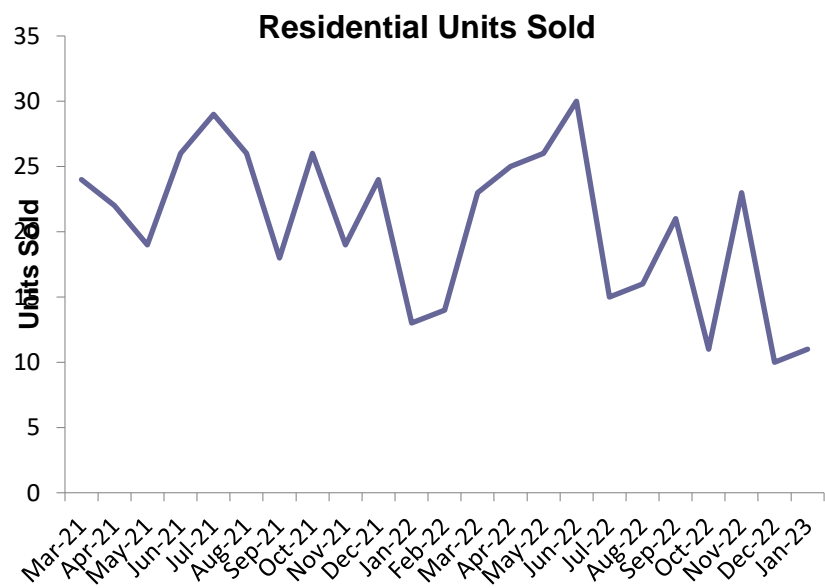


## Currituck Mainland

Average DOM - YTD	
2022	2023
21	54

Year to Date Sales		
Month / Year	Count	%Chg
2023	11	-15%
2022	13	-41%
2021	22	100%

Median Sales Price		
Month / Year	MSP	%Chg
2023	\$274,900	-28%
2022	\$380,000	14%
2021	\$333,022	21%



## Ocracoke Island

Average DOM - YTD	
2022	2023
334	NA

Year to Date Sales		
Month / Year	Count	%Chg
2023	0	-100%
2022	3	-40%
2021	5	400%

Median Sales Price		
Month / Year	MSP	%Chg
2023	NA	NA
2022	\$535,000	24%
2021	\$431,750	22%

### Residential Units Sold

