



June 2022 MLS Statistical Report

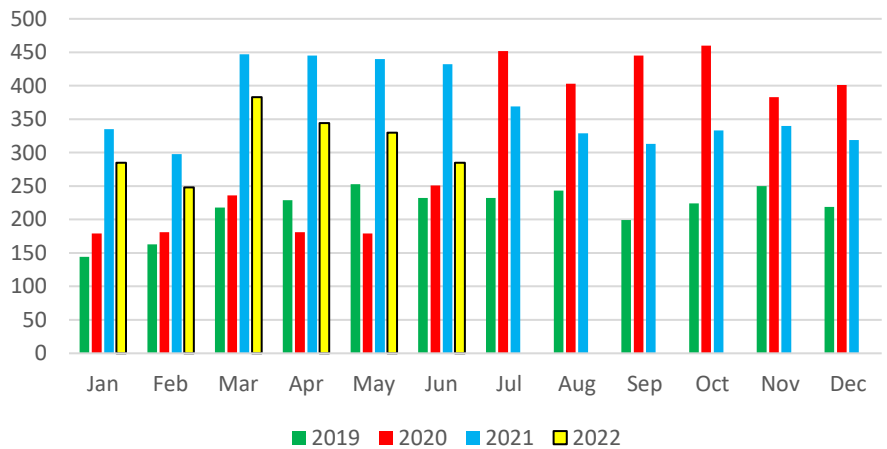
Sales continue to decline but the MLS theorizes that the decline we are seeing is a seasonal decline and not associated with the any other factor. Total unit sales for 2022 are down 22% (Residential unit sales are down by 23%, Lots / Land unit sales are down by 17% and Commercial unit sales are down by 29%).

Total inventory is still down from this time last year, but the All Inventory graph below shows that inventory has been on the rise since February of 2022. Total Inventory is down by 3% but residential inventory is up by 25% (529 units).

All Property Sales

Month / Year	Count	%Chg
2022	1875	-22%
2021	2397	99%
2020	1207	-3%

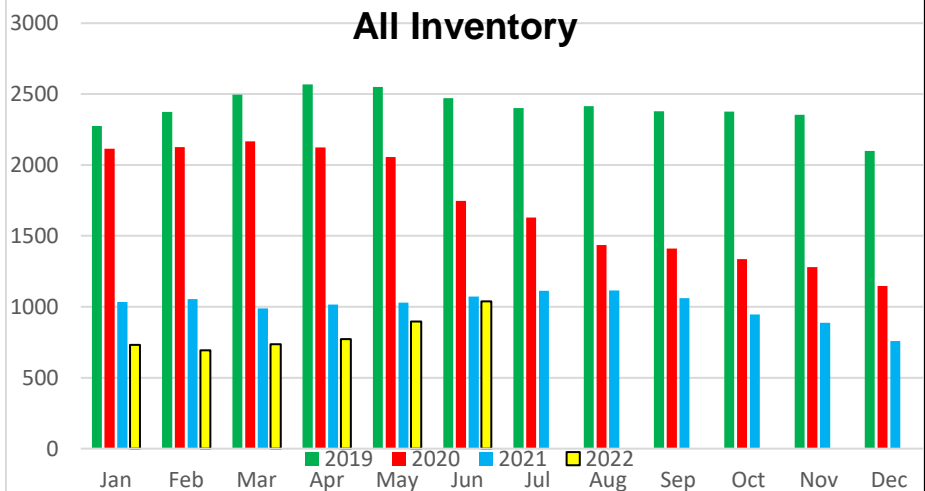
All Property Sales



All Inventory

Month / Year	Count	%Chg
Jun'22	1039	-3%
Jun'21	1072	-39%
Jun'20	1746	-29%

All Inventory



Data Obtained: July 7, 2022

Note: This report reflects corrections / updates to previous data.

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Residential

YTD Residential Sales

Month / Year	Count	%Chg
2022	1448	-23%
2021	1889	86%
2020	1017	0%

Residential Median Sale Price

Month / Year	Count	%Chg
2022	\$545,000	3%
2021	\$529,000	54%
2020	\$343,000	2%

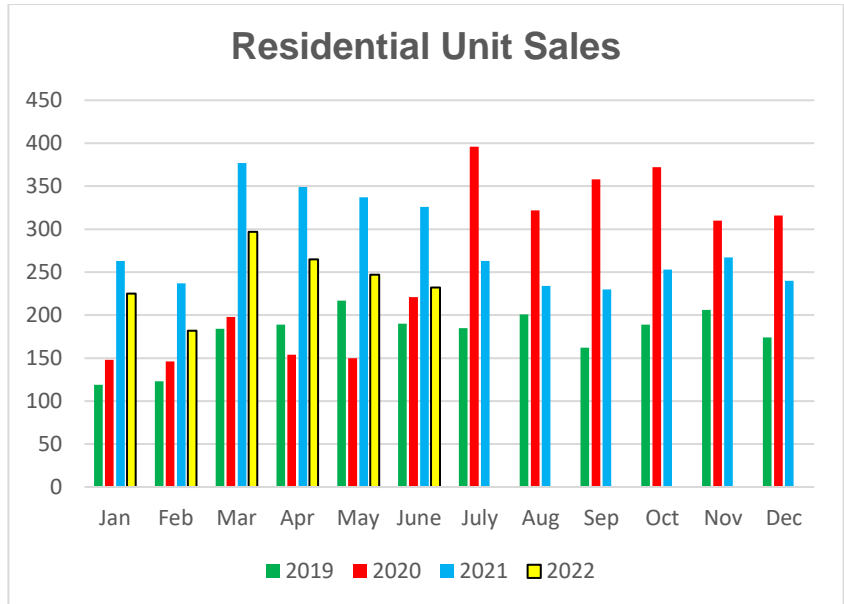
Residential Inventory

Month / Year	Count	%Chg
Jun'22	529	25%
Jun'21	422	-56%
Jun'20	965	-39%

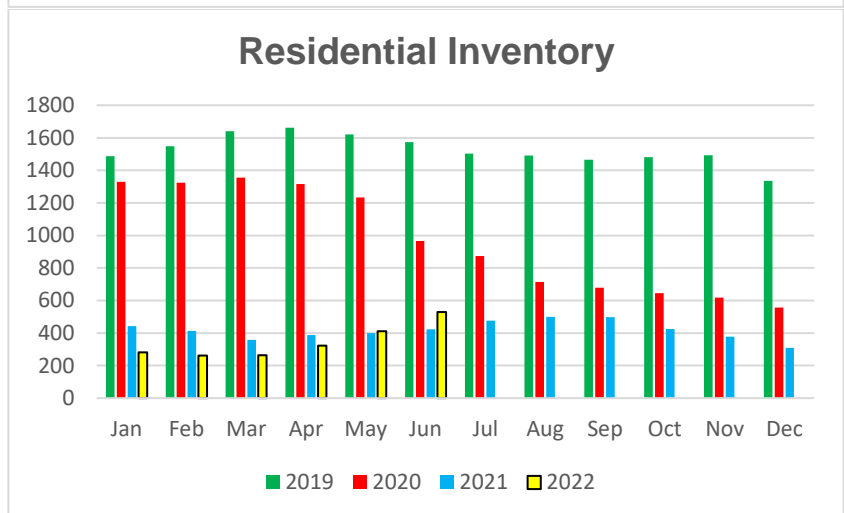
Residential Average Days on Market

YTD	2021	2022
	62	25

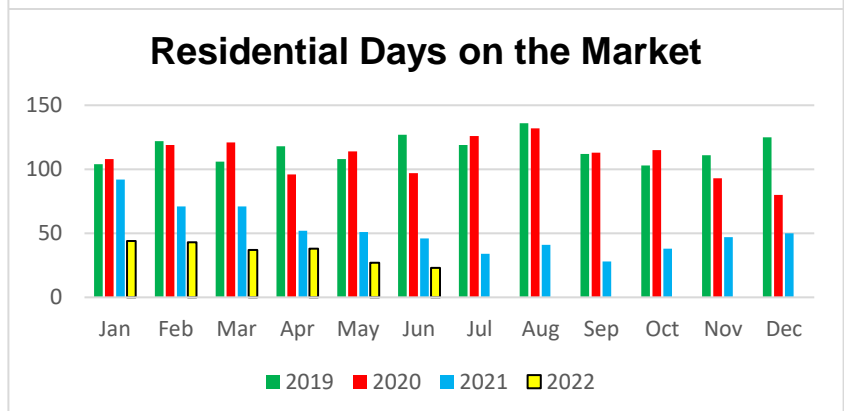
Residential Unit Sales



Residential Inventory



Residential Days on the Market



Lots / Land

Lots / Land Yearly Sales

Month / Year	Count	%Chg
2022	398	-17%
2021	482	169%
2020	179	-10%

Lots / Land Median Price

Month / Year	Count	%Chg
2022	\$120,650	18%
2021	\$102,583	5%
2020	\$97,382	28%

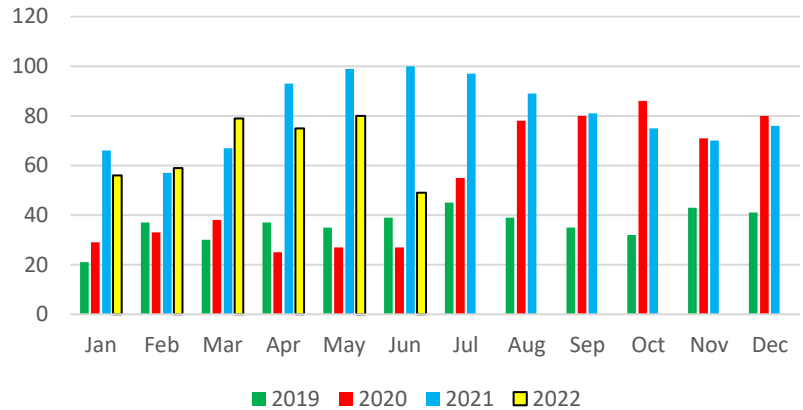
Lots / Land Inventory

Month / Year	Count	%Chg
Jun'22	465	-21%
Jun'21	590	-18%
Jun'20	722	-14%

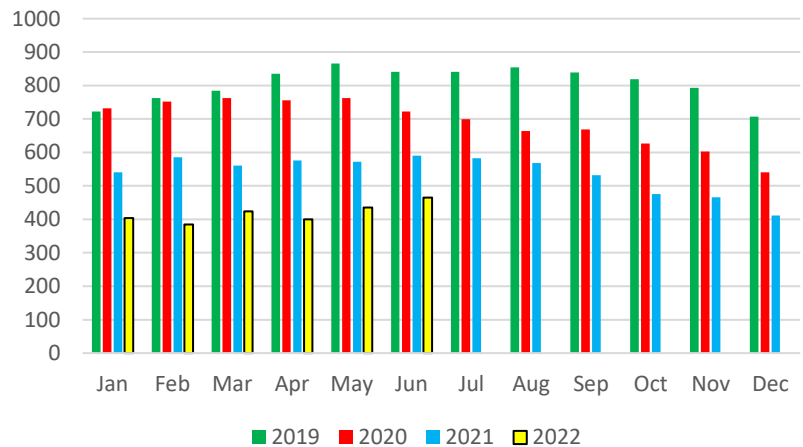
Lots / Land Average Days on Market

YTD	2021	2022
	177	176

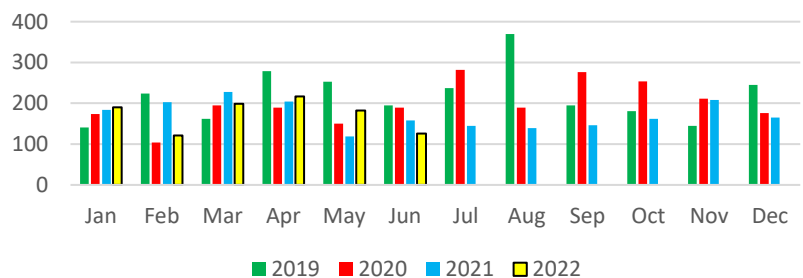
Lots / Land Units Sold



Lots / Land Inventory



Lots / Land Days on Market

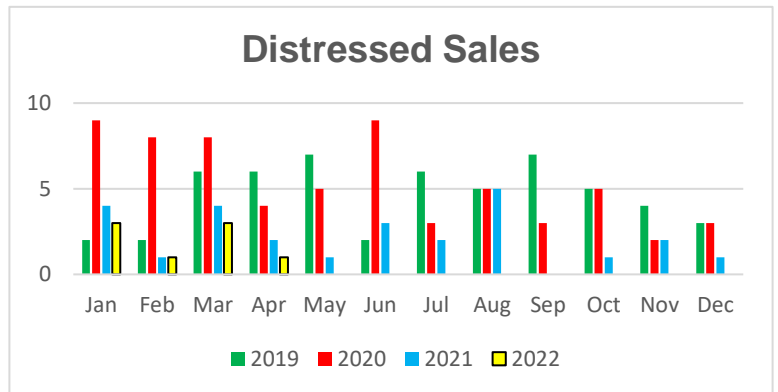


Distressed Sales

MLS Listed Short Sales / Bank Owned Properties

Dare County & Surrounding Areas Year to Date Distressed Sales

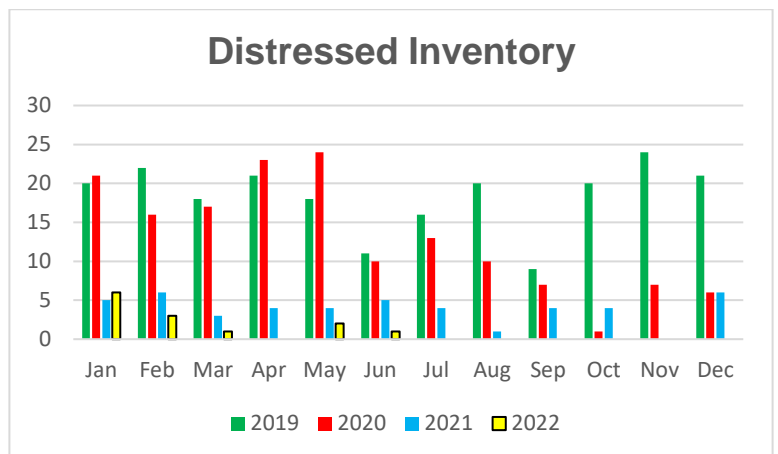
Month / Year	Count	%Chg
2022	8	-47%
2021	15	-65%
2020	43	72%



Distressed Inventory

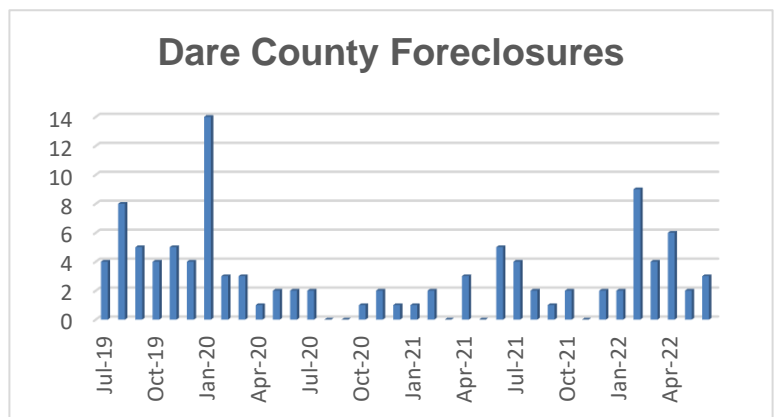
Dare County & Surrounding Areas Year to Date Distressed Inventory

Month / Year	Count	%Chg
Jun'22	1	-80%
Jun'21	5	-50%
Jun'20	10	-9%

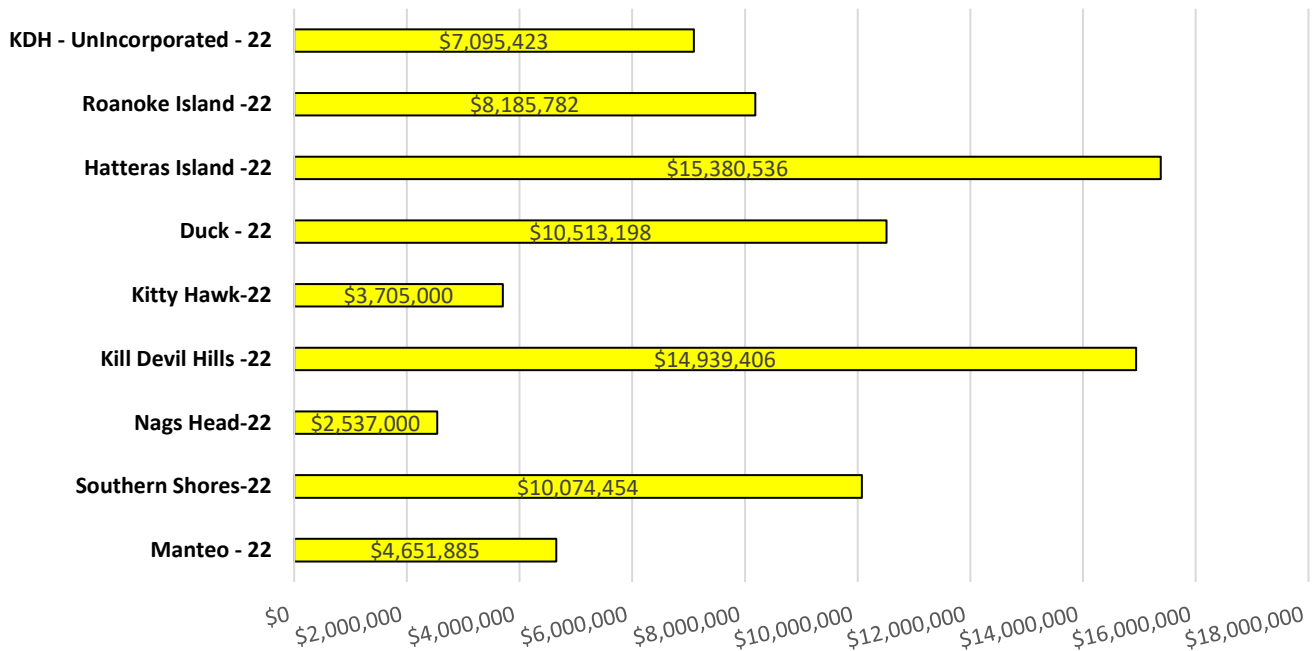


Dare County Only Foreclosures

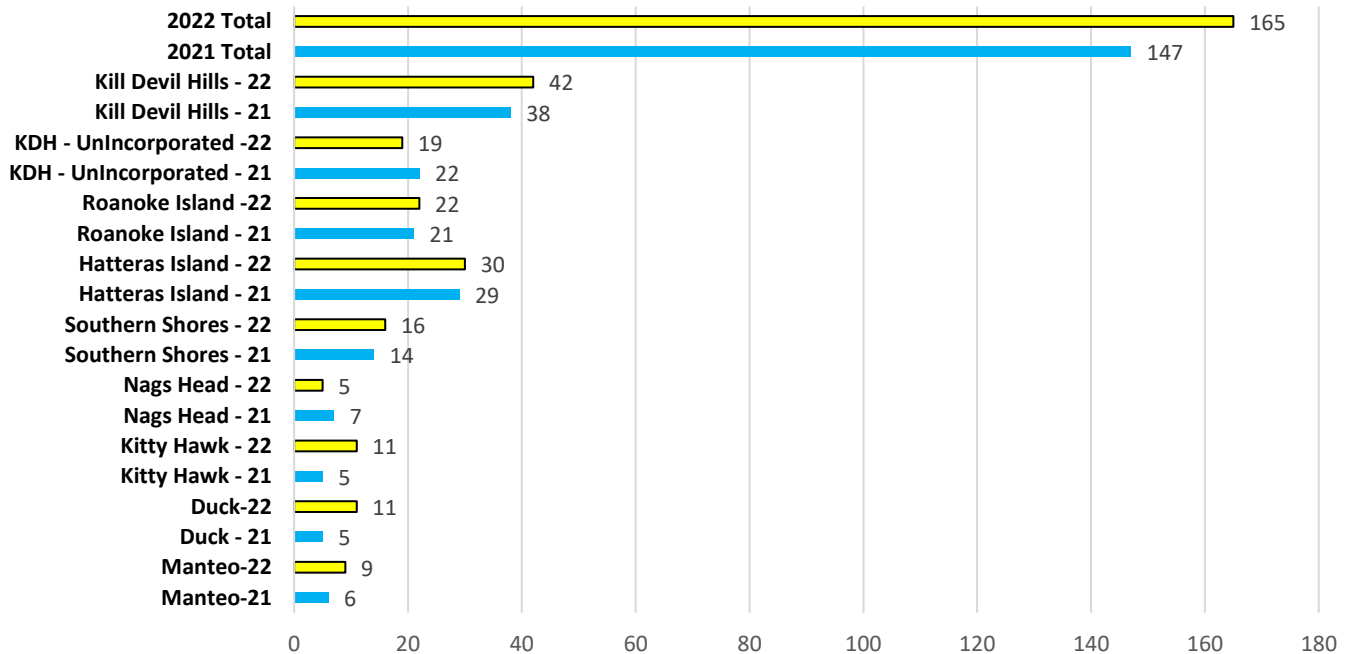
*Court Ordered Foreclosures



Dare Couty Building Permit Value - 2022

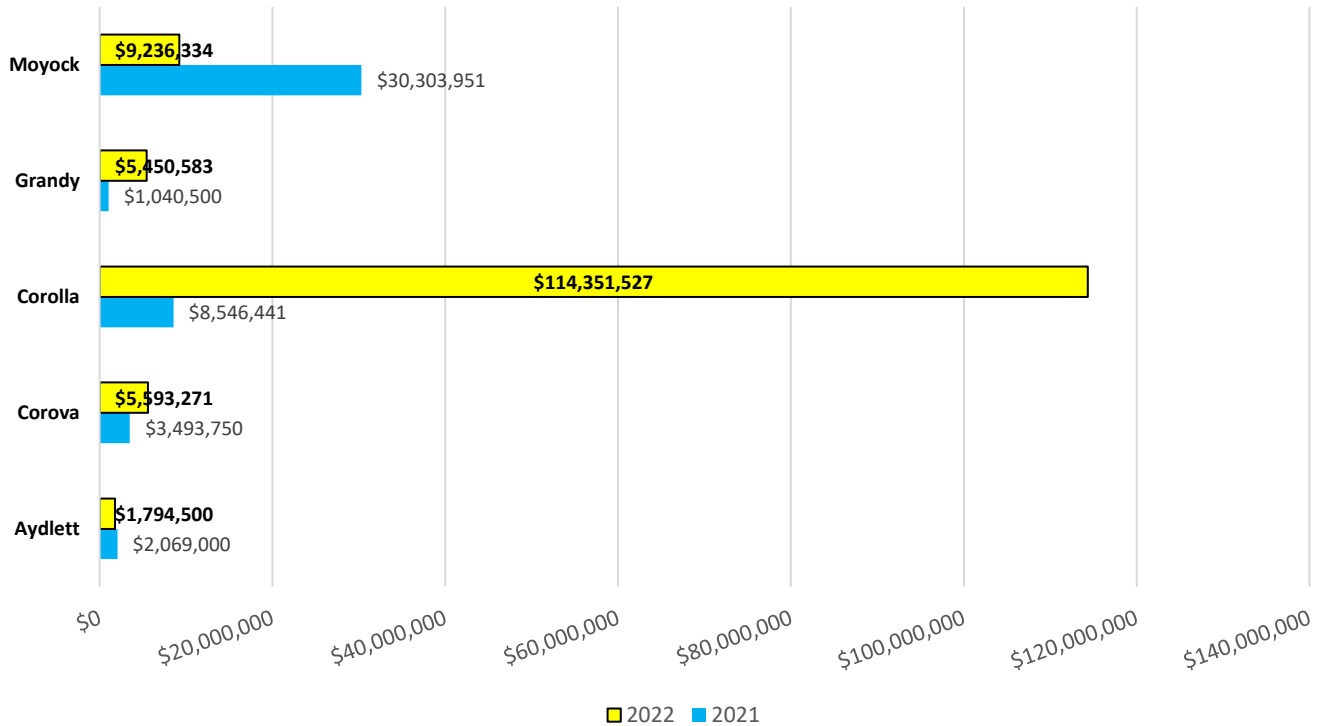


Dare County Building Permits - 2021 vs 2022

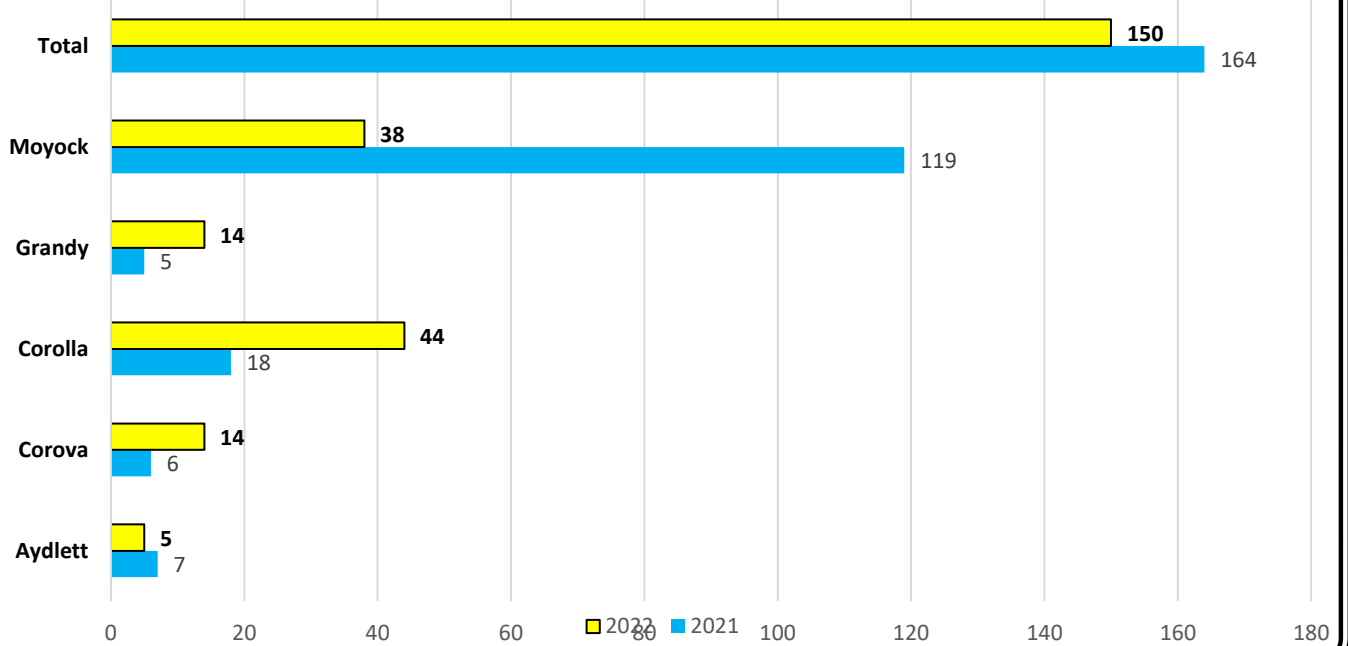


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Currituck County Work Permit Value 21 vs 22



Total Currituck Count Building Permits 2022 vs 2021



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Outer Banks Towns / Areas

Corolla

Average DOM - YTD	
2021	2022
51	32

Year to Date Sales		
Month / Year	Count	%Chg
2022	184	-41%
2021	314	142%
2020	130	-1%

Median Sales Price		
Month / Year	MSP	%Chg
2022	\$915,000	26%
2021	\$725,450	30%
2020	\$560,000	14%



Duck

Average DOM - YTD	
2021	2022
103	38

Year to Date Sales		
Month / Year	Count	%Chg
2022	89	-34%
2021	134	65%
2020	81	9%

Median Sales Price		
Month / Year	MSP	%Chg
2022	\$902,500	39%
2021	\$650,000	25%
2020	\$520,000	5%



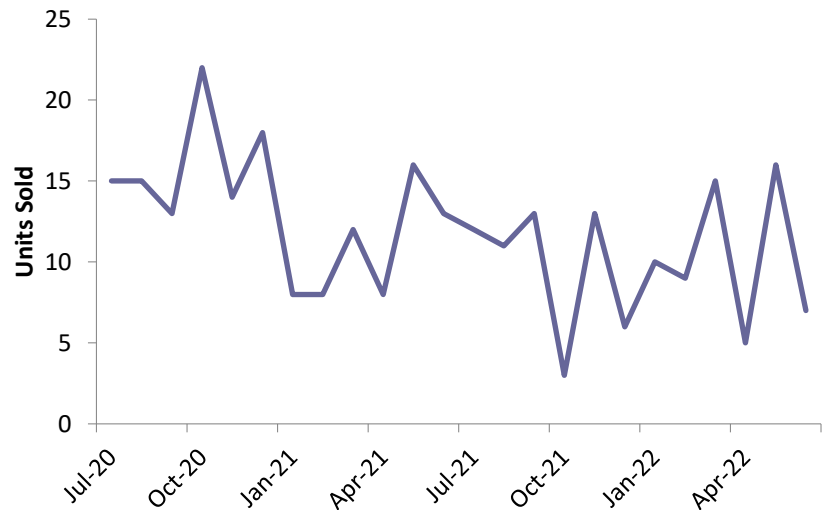
Southern Shores

Average DOM - YTD	
2021	2022
40	62

Year to Date Sales		
Month / Year	Count	%Chg
2022	62	-5%
2021	65	48%
2020	44	-6%

Median Sales Price		
Month / Year	MSP	%Chg
2022	\$780,000	19%
2021	\$655,000	28%
2020	\$510,000	8%

Residential Units Sold



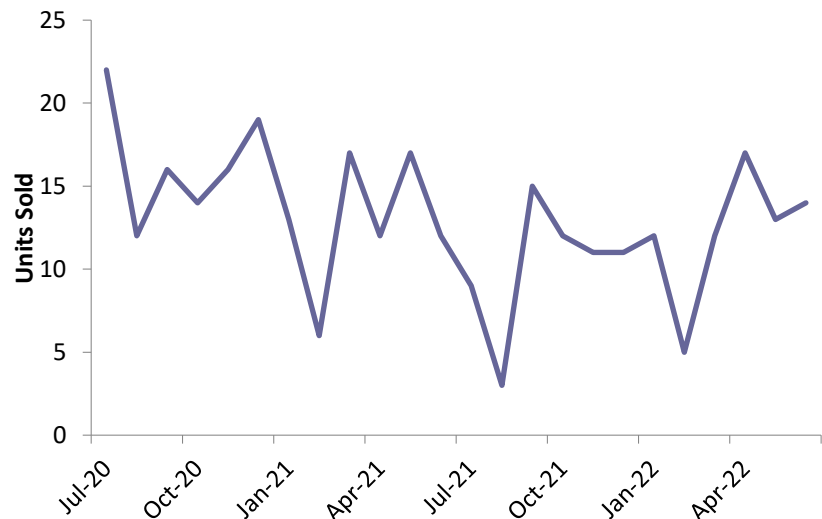
Kitty Hawk

Average DOM - YTD	
2021	2022
23	22

Year to Date Sales		
Month / Year	Count	%Chg
2022	73	-5%
2021	77	51%
2020	51	-15%

Median Sales Price		
Month / Year	MSP	%Chg
2022	\$575,000	15%
2021	\$500,000	27%
2020	\$394,032	5%

Residential Units Sold



Colington

Average DOM - YTD

2021	2022
33	23

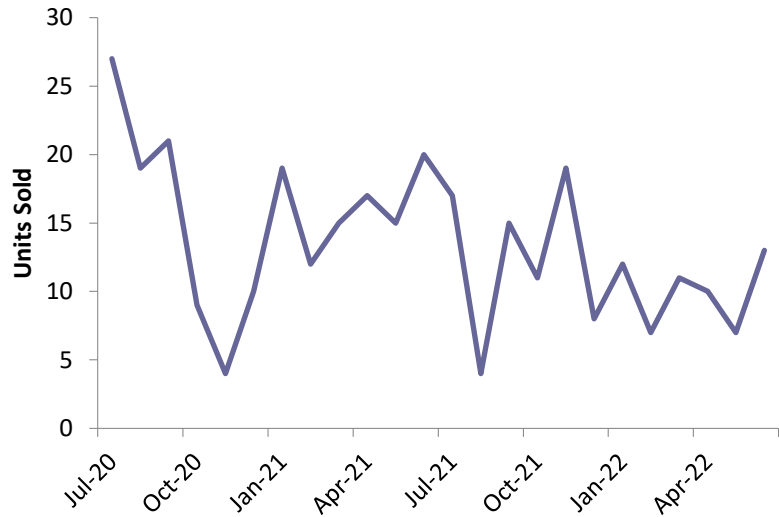
Year to Date Sales

Month / Year	Count	%Chg
2022	60	-39%
2021	98	92%
2020	51	-30%

Median Sales Price

Month / Year	MSP	%Chg
2022	\$490,000	36%
2021	\$360,000	20%
2020	\$299,000	10%

Residential Units Sold



Kill Devil Hills

Average DOM - YTD

2021	2022
28	25

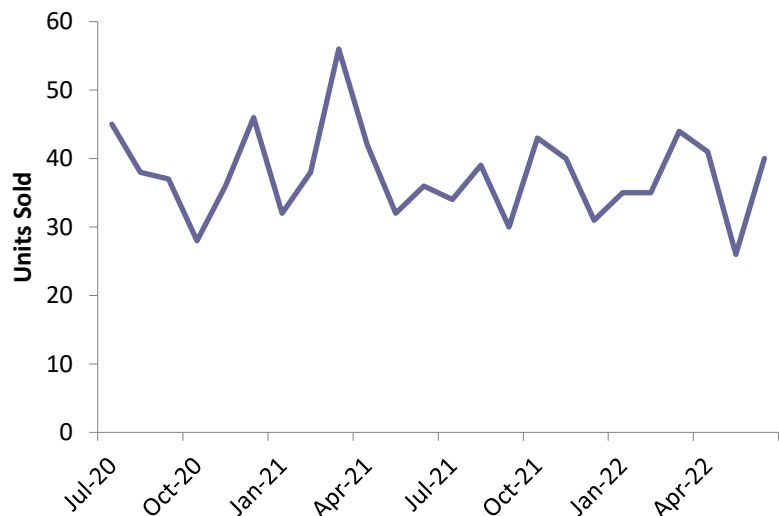
Year to Date Sales

Month / Year	Count	%Chg
2022	221	-6%
2021	236	72%
2020	137	-10%

Median Sales Price

Month / Year	MSP	%Chg
2022	\$485,000	18%
2021	\$410,000	24%
2020	\$330,000	16%

Residential Units Sold



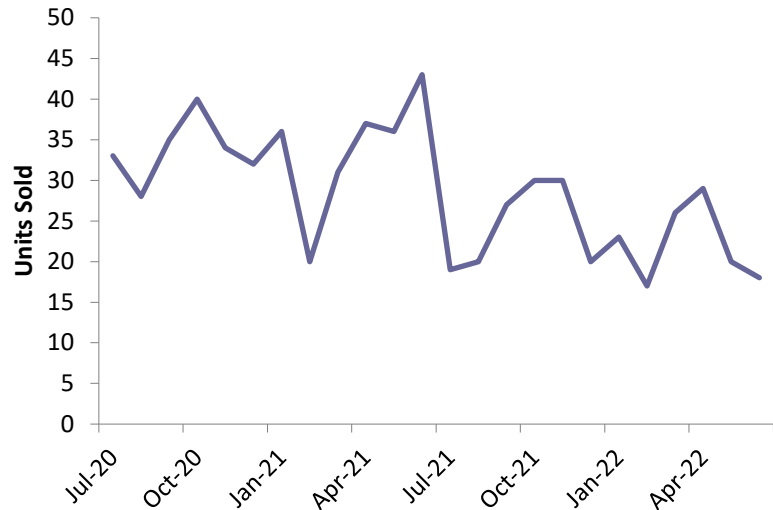
Nags Head

Average DOM - YTD	
2021	2022
51	29

Year to Date Sales		
Month / Year	Count	%Chg
2022	133	-34%
2021	203	109%
2020	97	5%

Median Sales Price		
Month / Year	MSP	%Chg
2022	\$798,500	28%
2021	\$625,000	30%
2020	\$480,000	20%

Residential Units Sold



All Hatteras

Average DOM - YTD	
2021	2022
117	50

Year to Date Sales		
Month / Year	Count	%Chg
2022	239	-31%
2021	344	177%
2020	124	-7%

Median Sales Price		
Month / Year	MSP	%Chg
2022	\$620,000	19%
2021	\$523,000	39%
2020	\$375,000	10%

Residential Units Sold



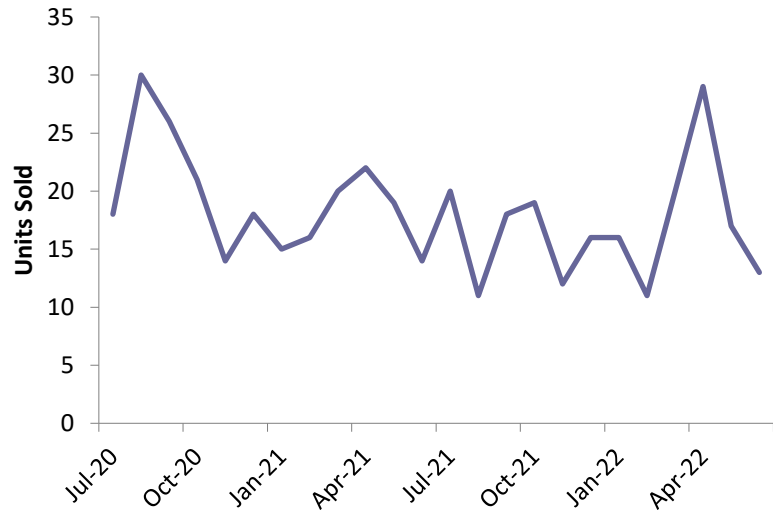
Roanoke Island

Average DOM - YTD	
2021	2022
55	37

Year to Date Sales		
Month / Year	Count	%Chg
2022	106	0%
2021	106	28%
2020	83	38%

Median Sales Price		
Month / Year	MSP	%Chg
2022	\$450,000	5%
2021	\$427,500	20%
2020	\$354,925	12%

Residential Units Sold



Currituck Mainland

Average DOM - YTD	
2021	2022
33	35

Year to Date Sales		
Month / Year	Count	%Chg
2022	130	2%
2021	127	23%
2020	103	26%

Median Sales Price		
Month / Year	MSP	%Chg
2022	\$385,000	16%
2021	\$333,022	21%
2020	\$276,260	5%

Residential Units Sold



Ocracoke Island

Average DOM - YTD	
2021	2022
245	133

Year to Date Sales		
Month / Year	Count	%Chg
2022	16	-33%
2021	24	380%
2020	5	-64%

Median Sales Price		
Month / Year	MSP	%Chg
2022	\$535,000	24%
2021	\$431,750	22%
2020	\$355,000	1%

Residential Units Sold

