



October 2022 MLS Statistical Report

Residential Median Sale Price – For the second month in a row, residential median sale price is at a record high - \$600,000, The MLS has looked at all the data and this is the highest median sale price ever.

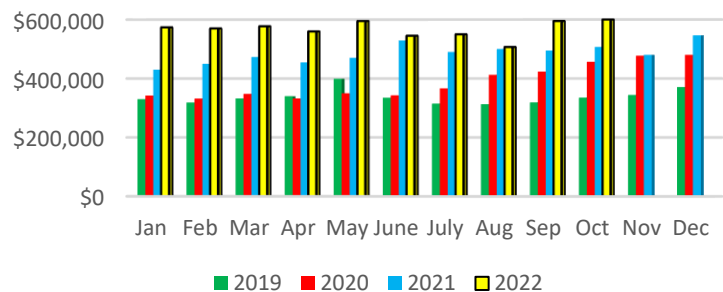
Inventory - Inventory is still stable. Inventory is still stable and has only declined by 1% when compared to 2021; however, residential inventory is up 19% and lots / land has declined by 15%

Sales – Across the board, sales are down for 2022. Residential down 25%, lots / land down 25% and commercial down 5%.

Residential Median Price

Month / Year	Count	%Chg
Oct'22	\$600,000	18%
Oct'21	\$507,000	11%
Oct'20	\$456,500	36%

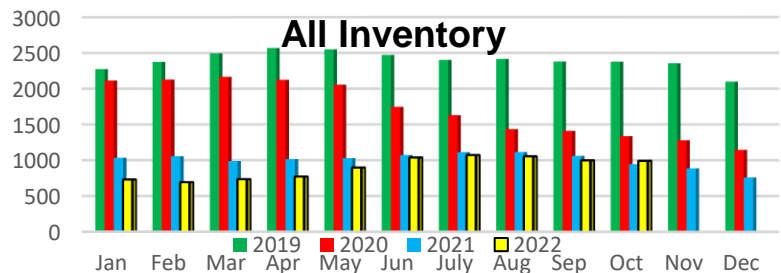
Median Sale Price



All Inventory

Month / Year	Count	%Chg
Oct'22	992	5%
Oct'21	945	-29%
Oct'20	1337	-44%

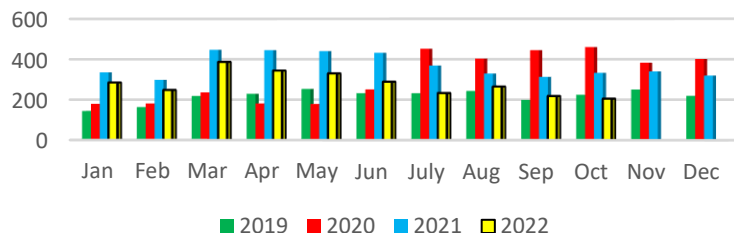
All Inventory



All Property Sales

Month / Year	Count	%Chg
2022	2804	-25%
2021	3741	26%
2020	2967	39%

All Property Sales



Data Obtained: November 7, 2022

Note: This report reflects corrections / updates to previous data

Residential

YTD Residential Sales

Month / Year	Count	%Chg
2022	2152	-25%
2021	2869	16%
2020	2465	40%

Residential Median Sale Price

Month / Year	Count	%Chg
2022	\$564,500	19%
2021	\$476,000	27%
2020	\$375,000	14%

Residential Inventory

Month / Year	Count	%Chg
Oct'22	509	20%
Oct'21	425	-34%
Oct'20	646	-56%

Residential Average Days on Market

YTD	2021	2022
	53	34

Residential Unit Sales

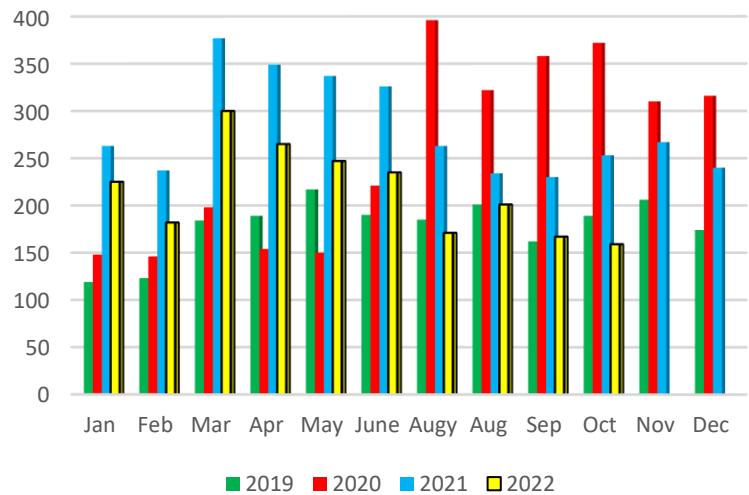
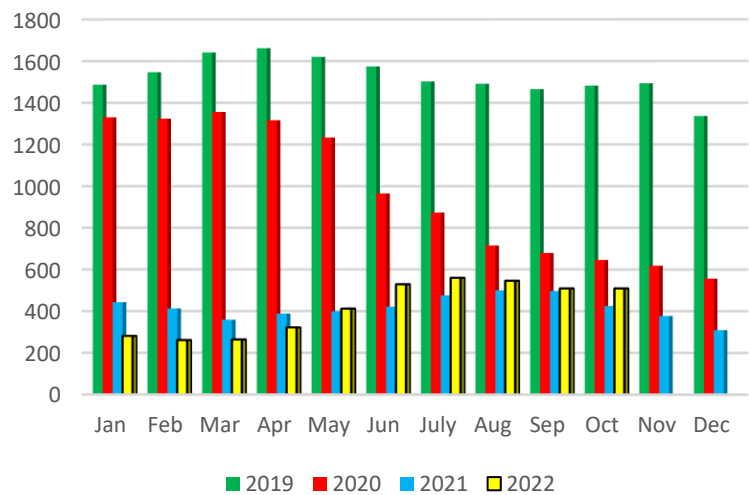
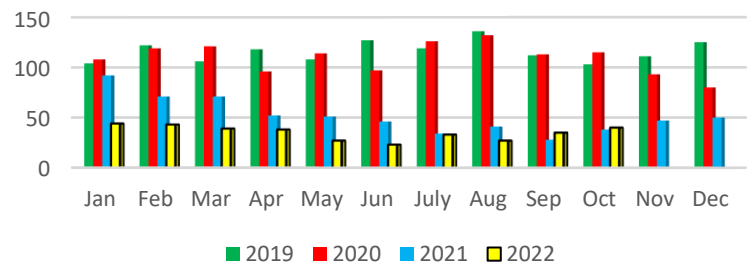


Chart Title



Residential Days on the Market



Lots / Land

Lots / Land Yearly Sales

Month / Year	Count	%Chg
2022	611	-26%
2021	824	72%
2020	478	37%

Lots / Land Median Price

Month / Year	Count	%Chg
2022	\$123,486	15%
2021	\$107,050	11%
2020	\$96,519	21%

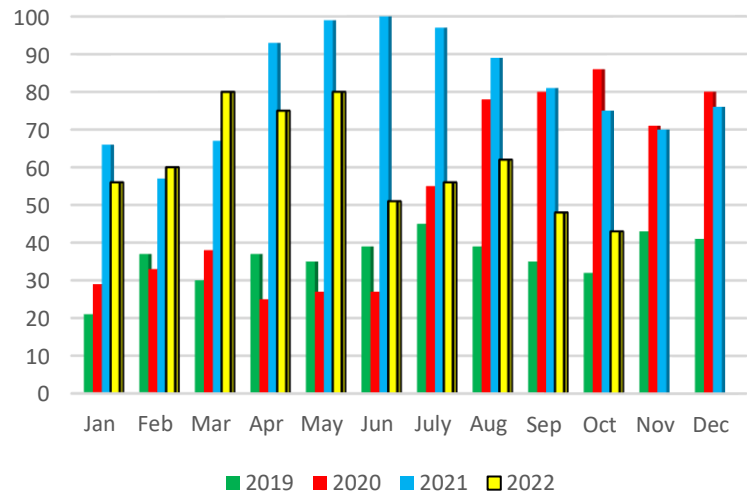
Lots / Land Inventory

Month / Year	Count	%Chg
Oct'22	448	-6%
Oct'21	476	-24%
Oct'20	627	-23%

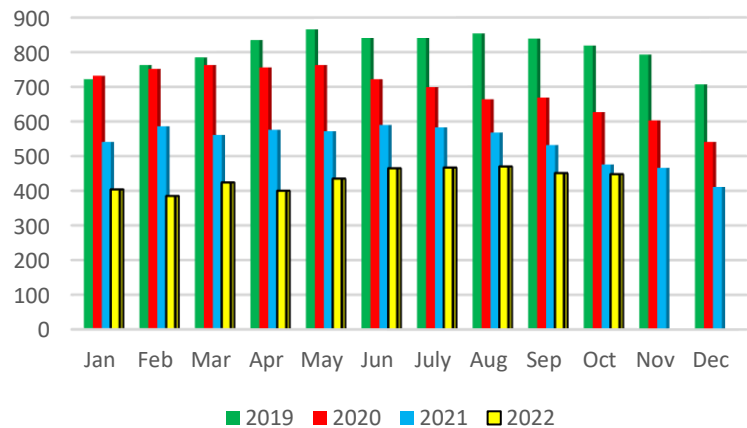
Lots / Land Average Days on Market

YTD	2021	2022
	165	152

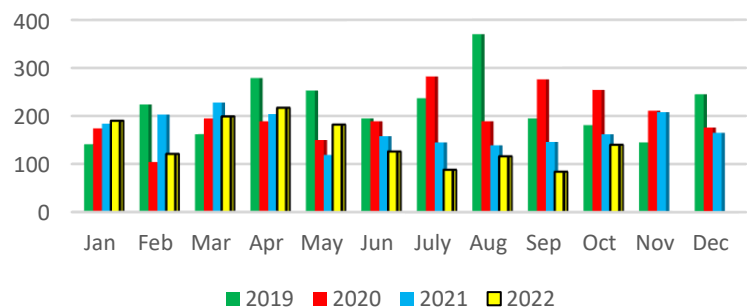
Lots / Land Units Sold



Lots / Land Inventory



Lots / Land Days on Market

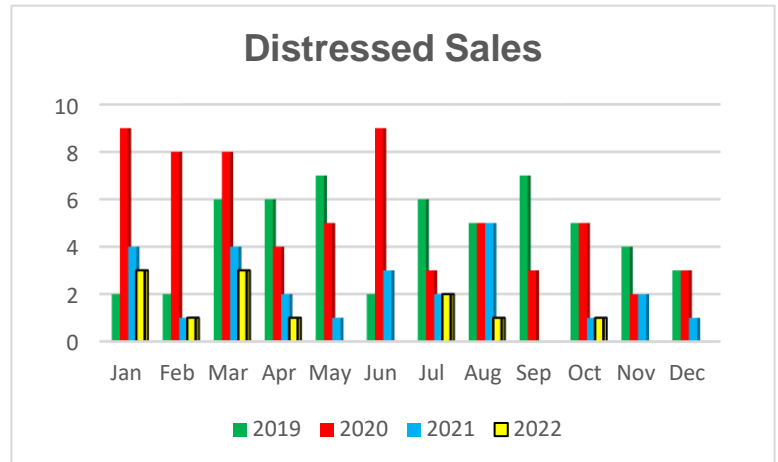


Distressed Sales

MLS Listed Short Sales / Bank Owned Properties

Dare County & Surrounding Areas Year to Date Distressed Sales

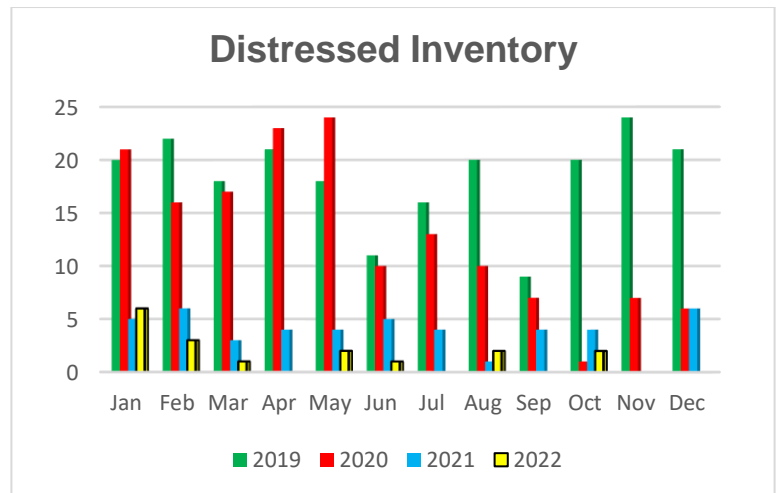
Month / Year	Count	%Chg
2022	12	-48%
2021	23	-61%
2020	59	23%



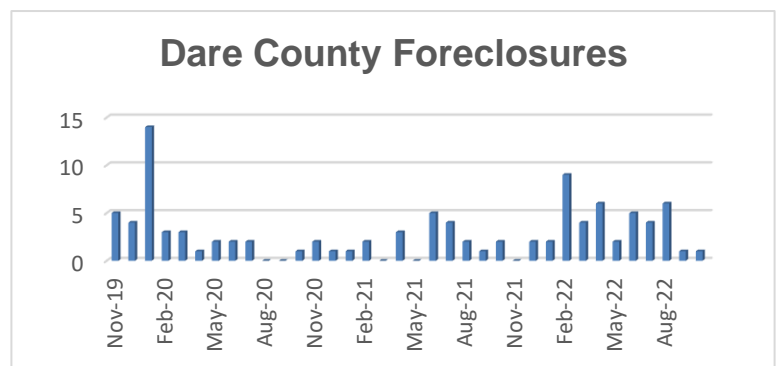
Distressed Inventory

Dare County & Surrounding Areas Year to Date Distressed Inventory

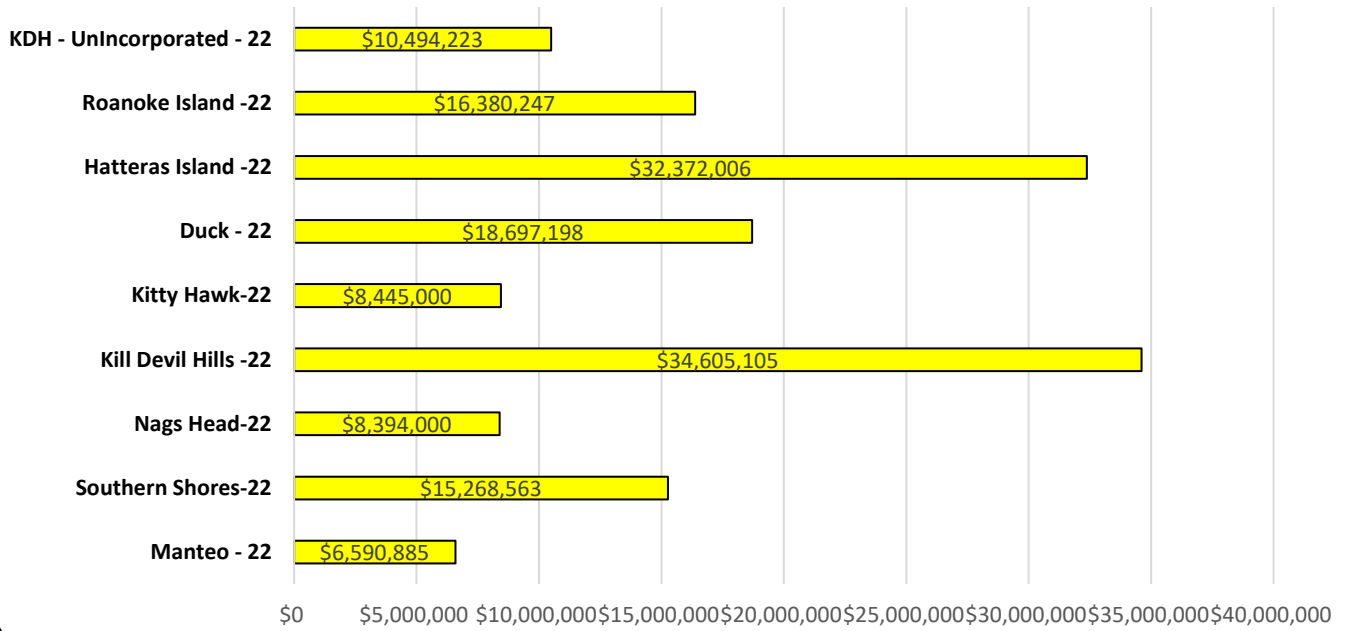
Month / Year	Count	%Chg
Oct'22	2	-50%
Oct'21	4	300%
Oct'20	1	-95%



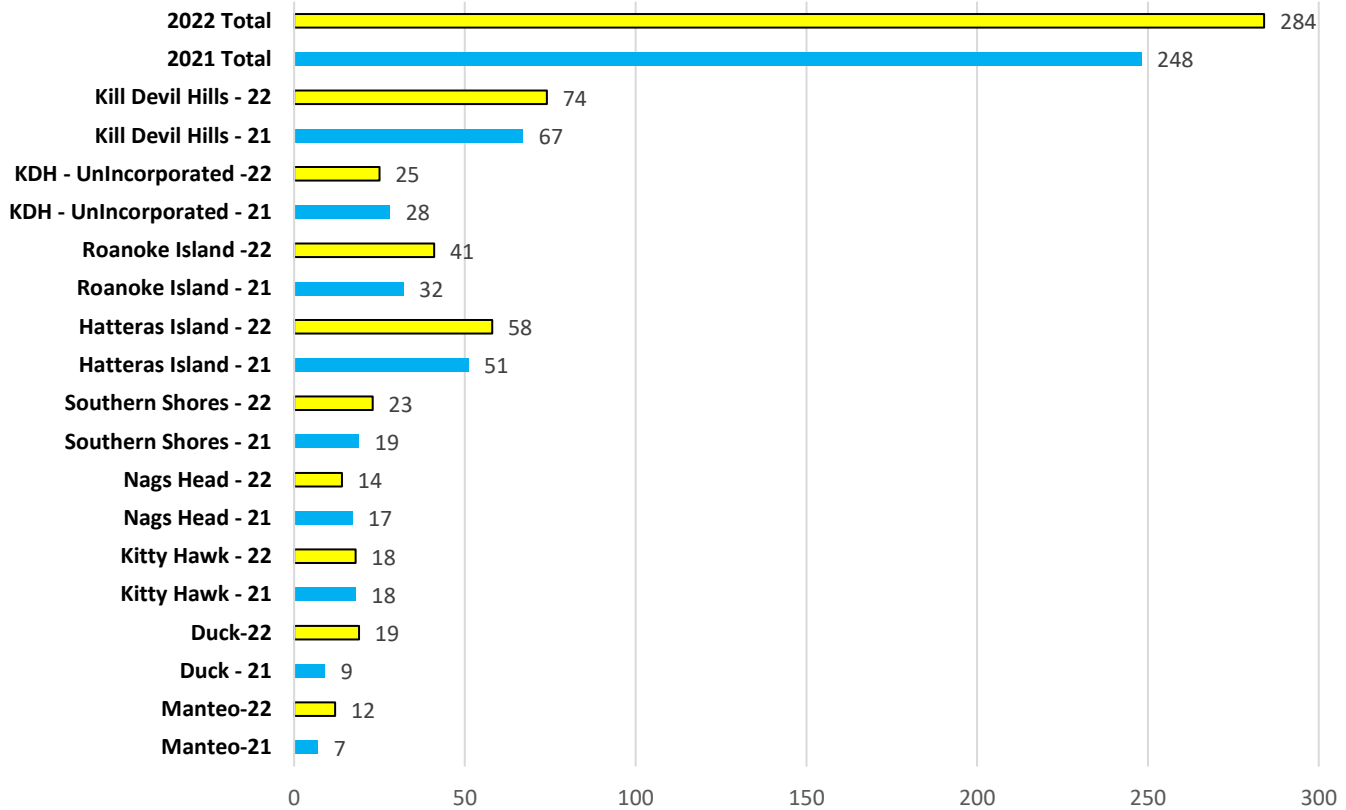
Dare County Only Foreclosures **Court Ordered Foreclosures*



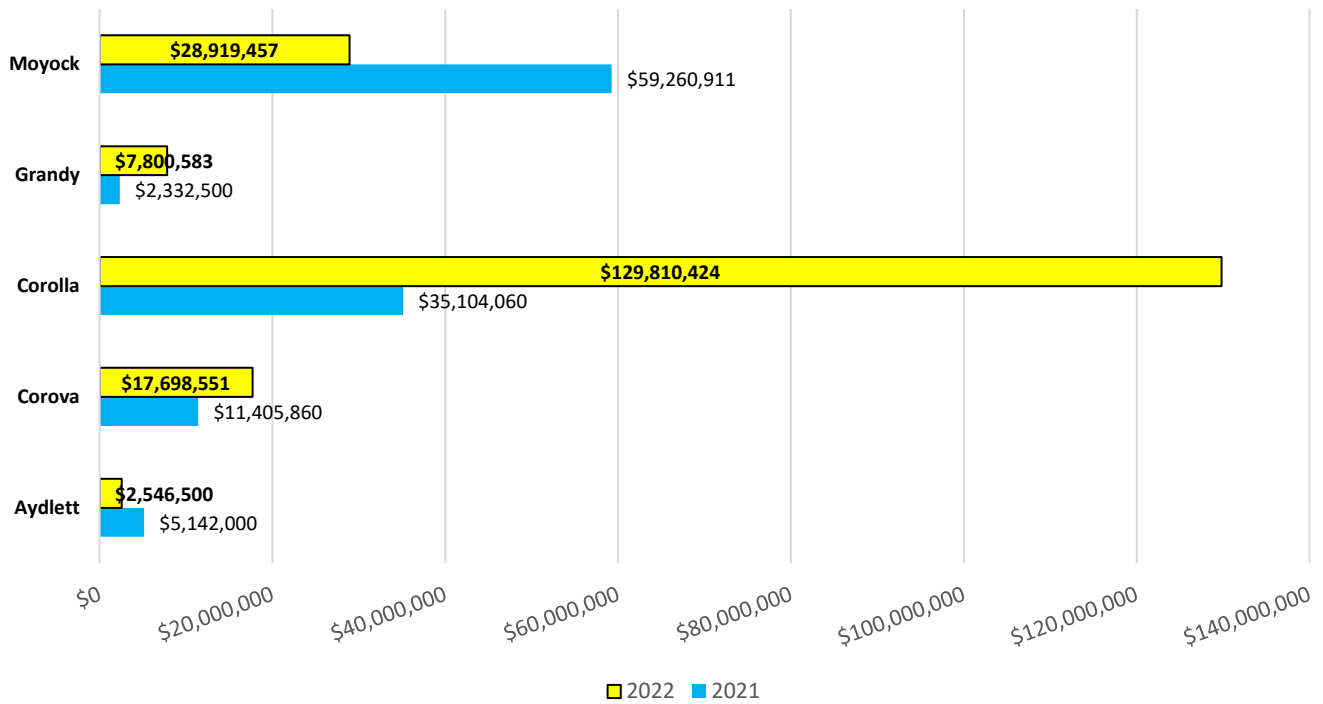
Dare County Building Permit Value



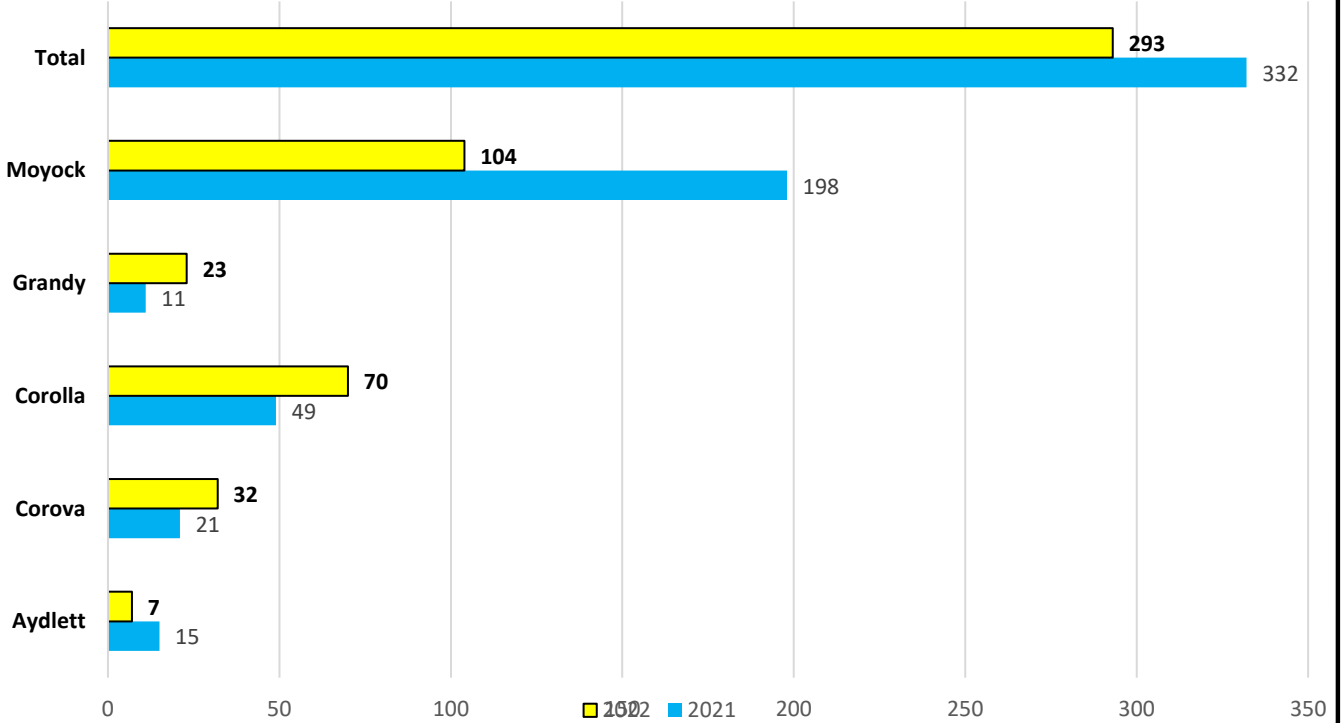
Dare County Building Permits - 2021 vs 2022



Currituck County Work Permit Value 21 vs 22



Total Currituck Count Building Permits 2022 vs 2021



Outer Banks Towns / Areas

Corolla

Average DOM - YTD	
2021	2022
44	32

Year to Date Sales		
Month / Year	Count	%Chg
2022	272	-39%
2021	444	5%
2020	424	127%

Median Sales Price		
Month / Year	MSP	%Chg
2022	\$890,000	23%
2021	\$725,450	30%
2020	\$560,000	14%

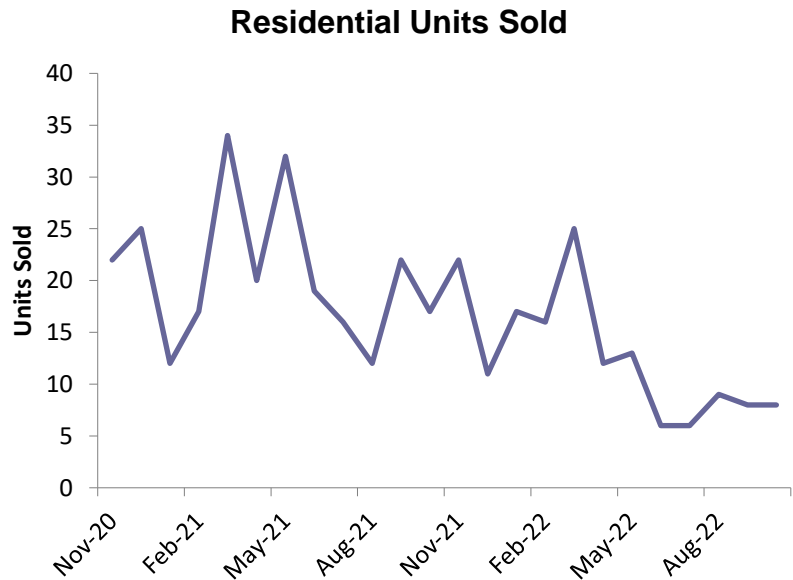


Duck

Average DOM - YTD	
2021	2022
85	34

Year to Date Sales		
Month / Year	Count	%Chg
2022	120	-40%
2021	201	-10%
2020	224	115%

Median Sales Price		
Month / Year	MSP	%Chg
2022	\$900,000	38%
2021	\$650,000	25%
2020	\$520,000	5%

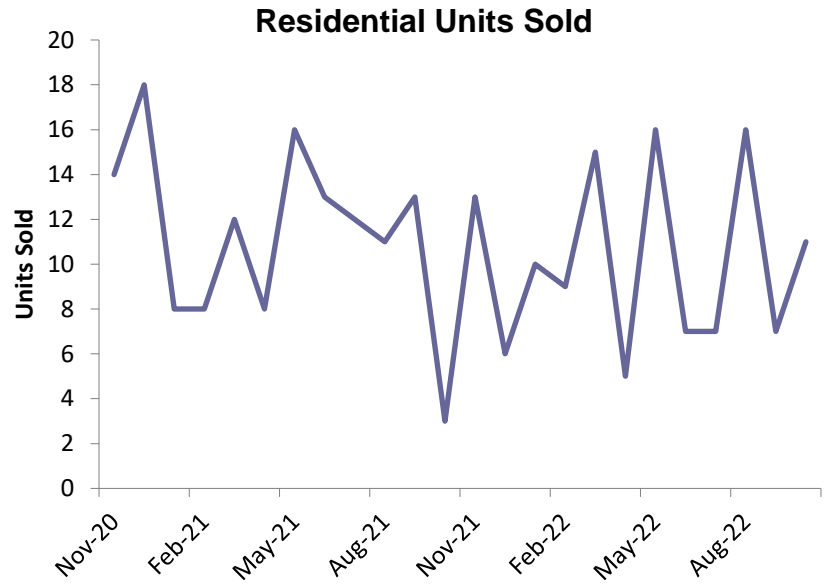


Southern Shores

Average DOM - YTD	
2021	2022
38	28

Year to Date Sales		
Month / Year	Count	%Chg
2022	103	-1%
2021	104	-5%
2020	109	30%

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

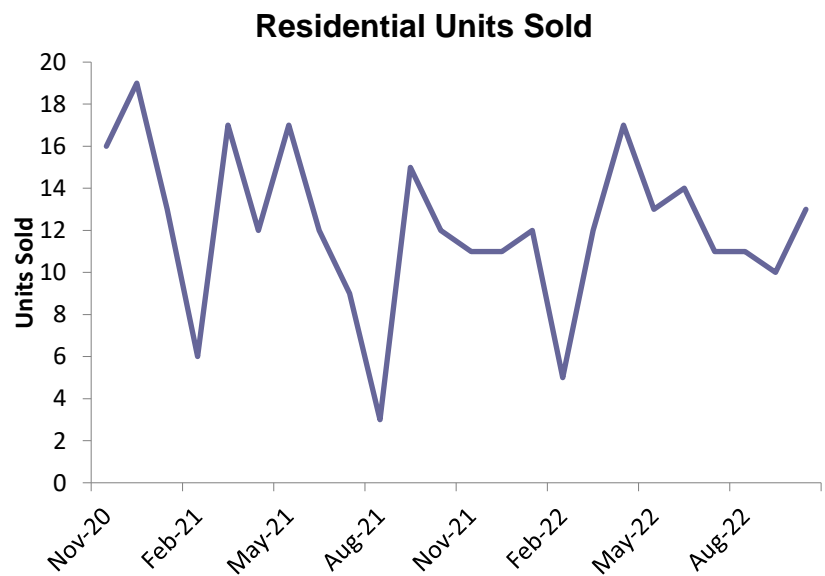


Kitty Hawk

Average DOM - YTD	
2021	2022
27	21

Year to Date Sales		
Month / Year	Count	%Chg
2022	118	2%
2021	116	1%
2020	115	4%

Median Sales Price		
Month / Year	MSP	%Chg
2022	\$577,000	15%
2021	\$500,000	27%
2020	\$394,032	5%



Colington

Average DOM - YTD

2021	2022
32	24

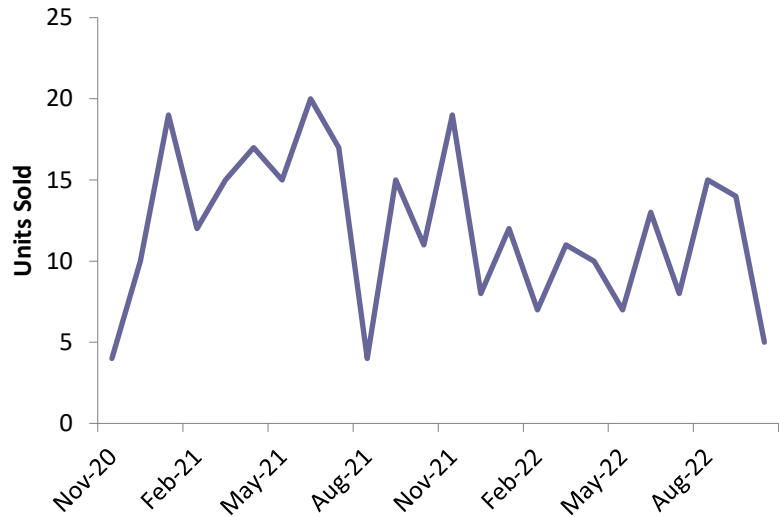
Year to Date Sales

Month / Year	Count	%Chg
2022	102	-30%
2021	145	14%
2020	127	2%

Median Sales Price

Month / Year	MSP	%Chg
2022	\$494,500	37%
2021	\$360,000	20%
2020	\$299,000	10%

Residential Units Sold



Kill Devil Hills

Average DOM - YTD

2021	2022
26	25

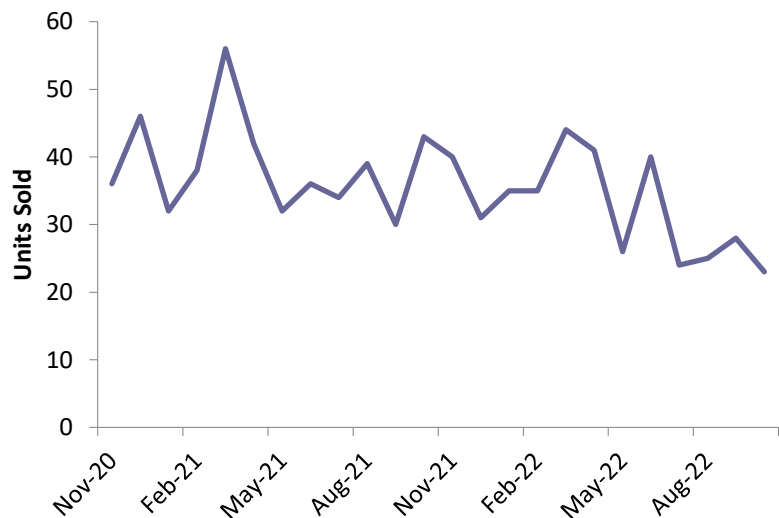
Year to Date Sales

Month / Year	Count	%Chg
2022	321	-16%
2021	382	34%
2020	285	2%

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
45	26

Year to Date Sales		
Month / Year	Count	%Chg
2022	188	-37%
2021	299	28%
2020	233	30%

Median Sales Price		
Month / Year	MSP	%Chg
2022	\$771,750	23%
2021	\$625,000	30%
2020	\$480,000	20%

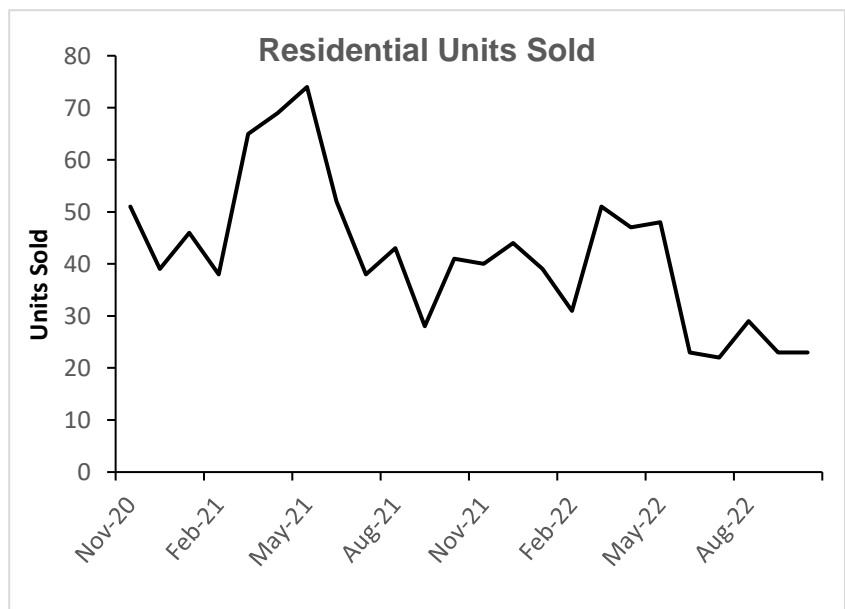


All Hatteras

Average DOM - YTD	
2021	2022
94	49

Year to Date Sales		
Month / Year	Count	%Chg
2022	336	-32%
2021	494	41%
2020	351	58%

Median Sales Price		
Month / Year	MSP	%Chg
2022	\$621,250	19%
2021	\$523,000	39%
2020	\$375,000	10%



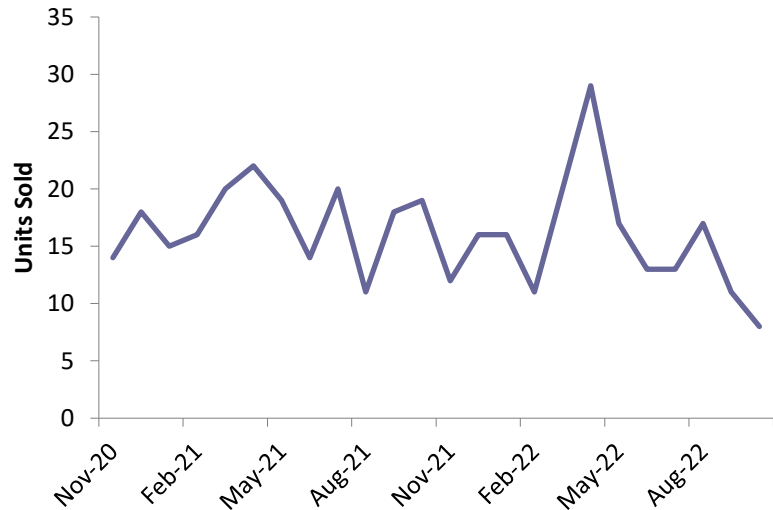
Roanoke Island

Average DOM - YTD	
2021	2022
54	37

Year to Date Sales		
Month / Year	Count	%Chg
2022	155	-11%
2021	174	-2%
2020	178	60%

Median Sales Price		
Month / Year	MSP	%Chg
2022	\$455,000	6%
2021	\$427,500	20%
2020	\$354,925	12%

Residential Units Sold



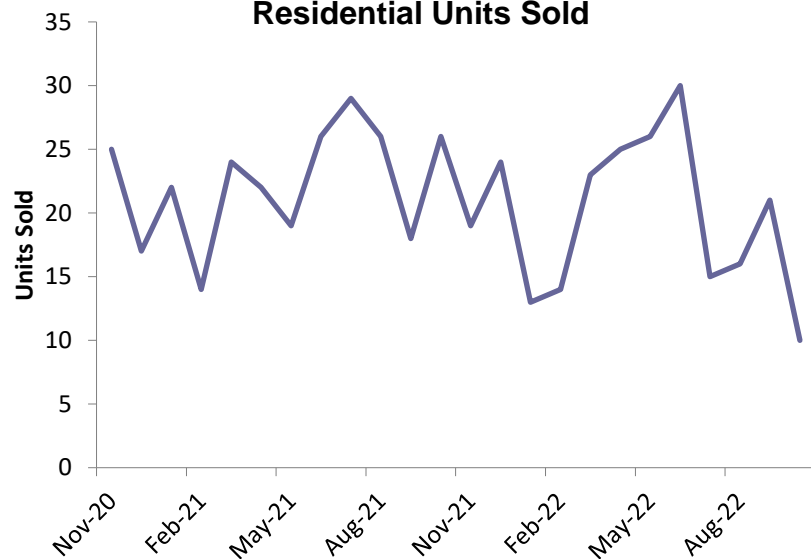
Currutuck Mainland

Average DOM - YTD	
2021	2022
32	32

Year to Date Sales		
Month / Year	Count	%Chg
2022	193	-15%
2021	226	22%
2020	186	15%

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
205	127

Year to Date Sales		
Month / Year	Count	%Chg
2022	30	-23%
2021	39	179%
2020	14	-26%

Median Sales Price		
Month / Year	MSP	%Chg
2022	\$540,000	25%
2021	\$431,750	22%
2020	\$355,000	1%

Residential Units Sold

