



## July 2022 MLS Statistical Report

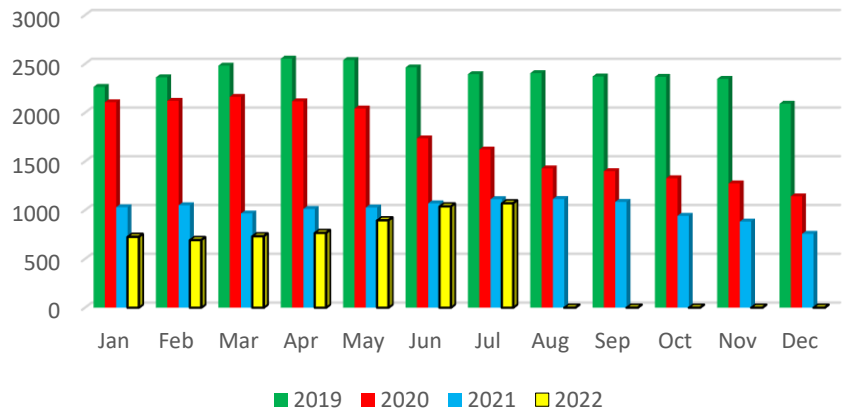
Inventory continues on it's upward trend that started in February 2022. Although total inventory is still below last year's numbers (down 4%), residential inventory is up 18% (560 units) and is expected to keep trending upwards.

Property sales have continued on a downward trend that started in March 2022. Overall, sales are down 24% for 2022 when compared to 2021 sales. The MLS is optimistic that sales will start to pickup at the end of August or the beginning of September when property is more accessible.

### All Inventory

Month / Year	Count	%Chg
Jul'22	1073	-4%
Jul'21	1114	-32%
Jul'20	1630	-32%

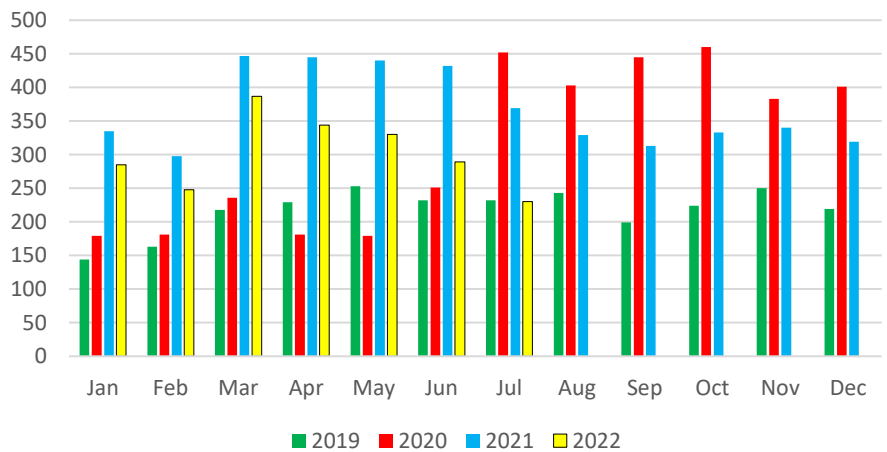
### All Inventory



### All Property Sales

Month / Year	Count	%Chg
2022	2113	-24%
2021	2766	67%
2020	1659	13%

### All Property Sales



Data Obtained: August 5, 2022

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

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# Residential

## YTD Residential Sales

Month / Year	Count	%Chg
2022	1624	-25%
2021	2152	52%
2020	1413	17%

## Residential Median Sale Price

Month / Year	Count	%Chg
2022	\$555,000	13%
2021	\$490,000	34%
2020	\$366,500	16%

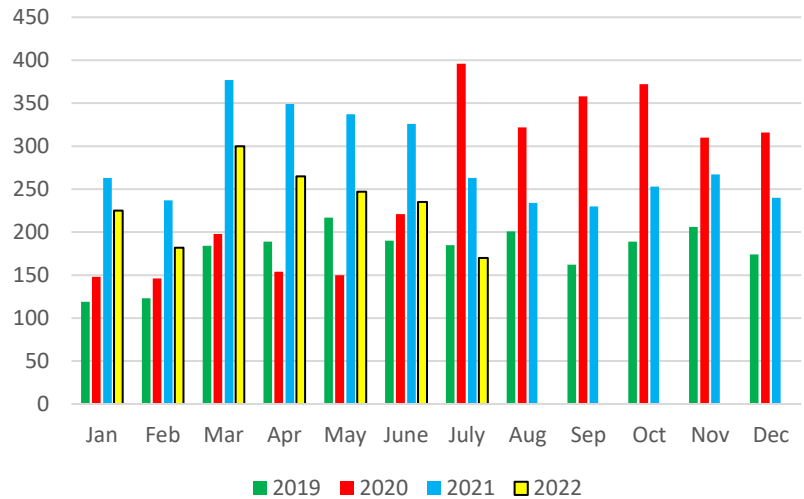
## Residential Inventory

Month / Year	Count	%Chg
Jul'22	560	18%
Jul'21	476	-45%
Jul'20	873	-42%

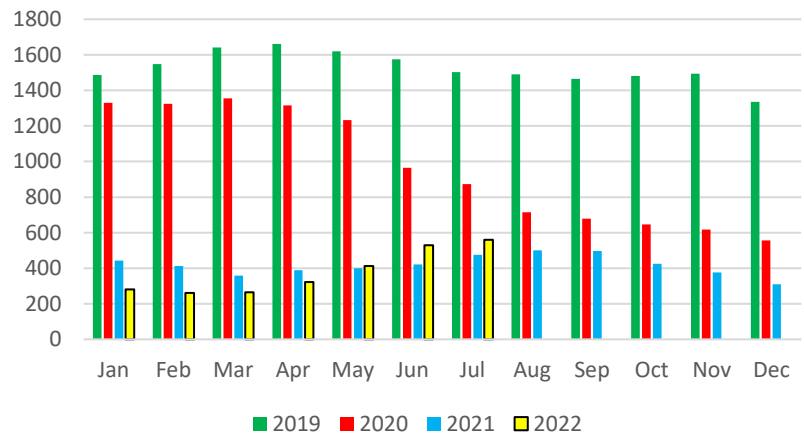
## Residential Average Days on Market

YTD	2021	2022
	59	35

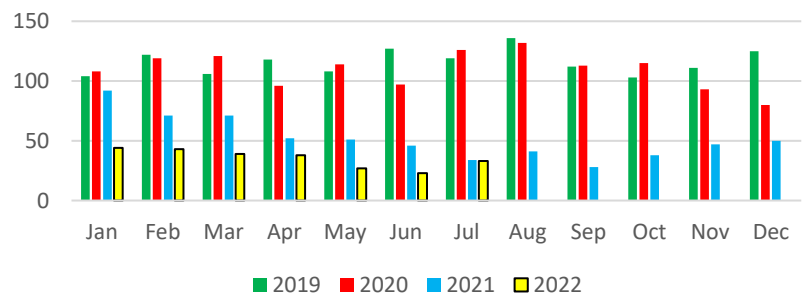
## Residential Unit Sales



## Residential Inventory



## Residential Days on the Market



## Lots / Land

### Lots / Land Yearly Sales

Month / Year	Count	%Chg
2022	457	-21%
2021	579	147%
2020	234	-4%

### Lots / Land Median Price

Month / Year	Count	%Chg
2022	\$124,529	21%
2021	\$102,929	9%
2020	\$94,327	26%

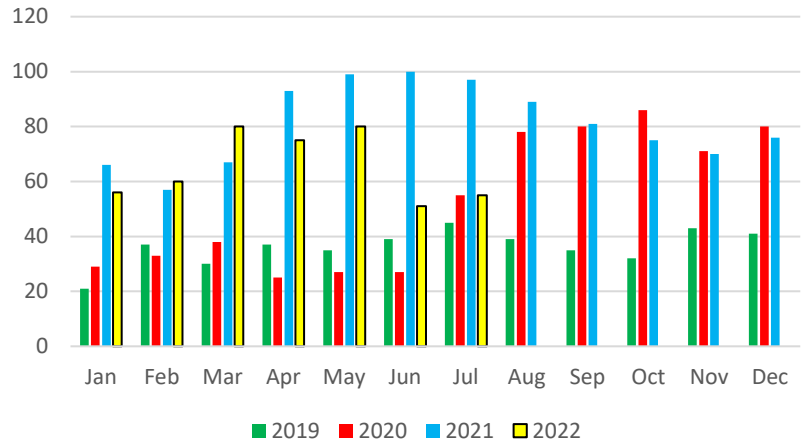
### Lots / Land Inventory

Month / Year	Count	%Chg
Jul'22	467	-20%
Jul'21	583	-17%
Jul'20	699	-17%

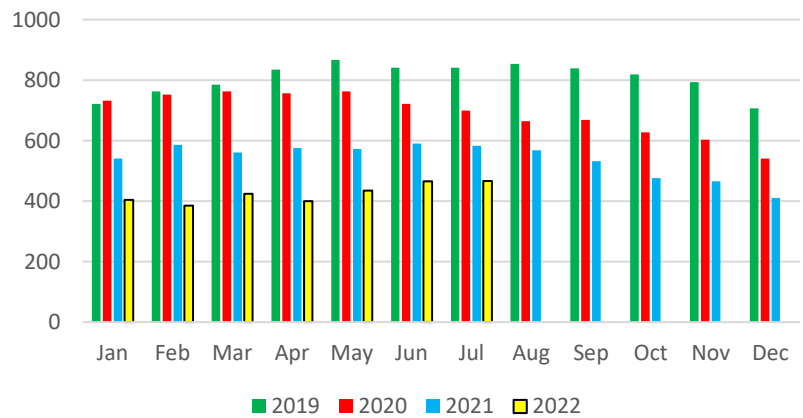
### Lots / Land Average Days on Market

YTD	2021	2022
	172	164

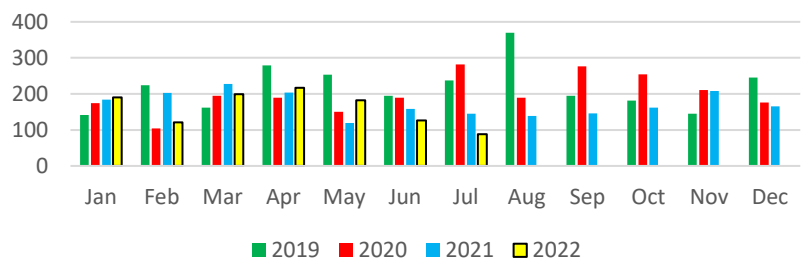
### Lots / Land Units Sold



### Lots / Land Inventory



### Lots / Land Days on Market

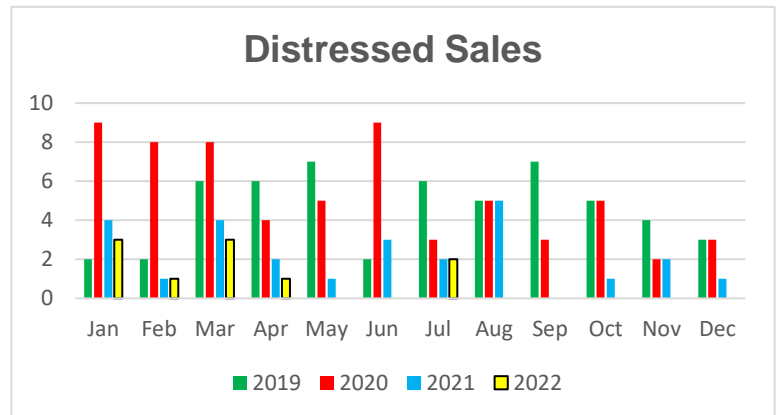


## Distressed Sales

MLS Listed Short Sales / Bank Owned Properties

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

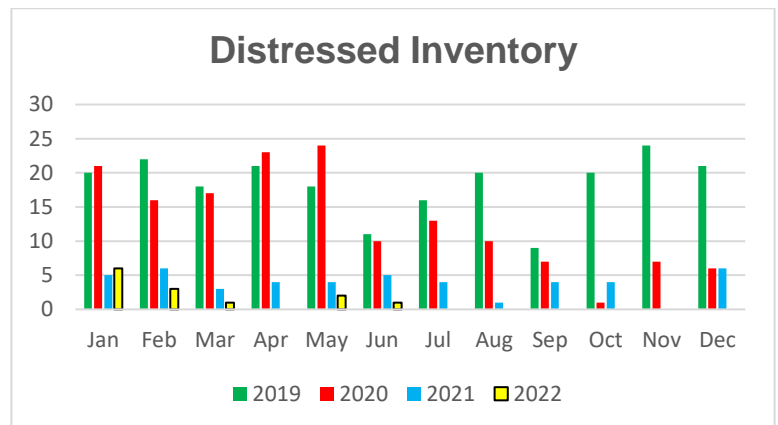
Month / Year	Count	%Chg
2022	10	-41%
2021	17	-63%
2020	46	48%



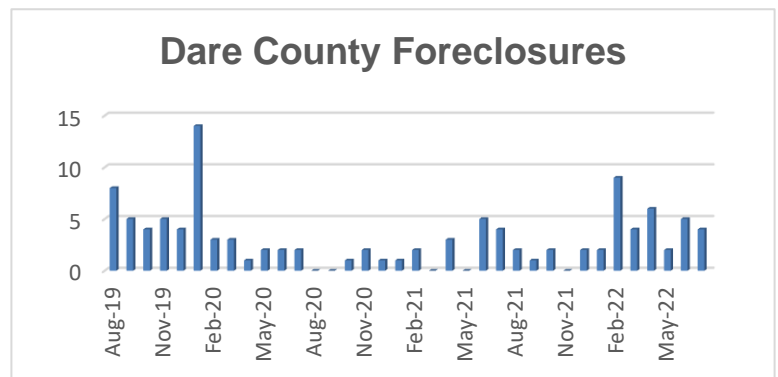
## Distressed Inventory

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

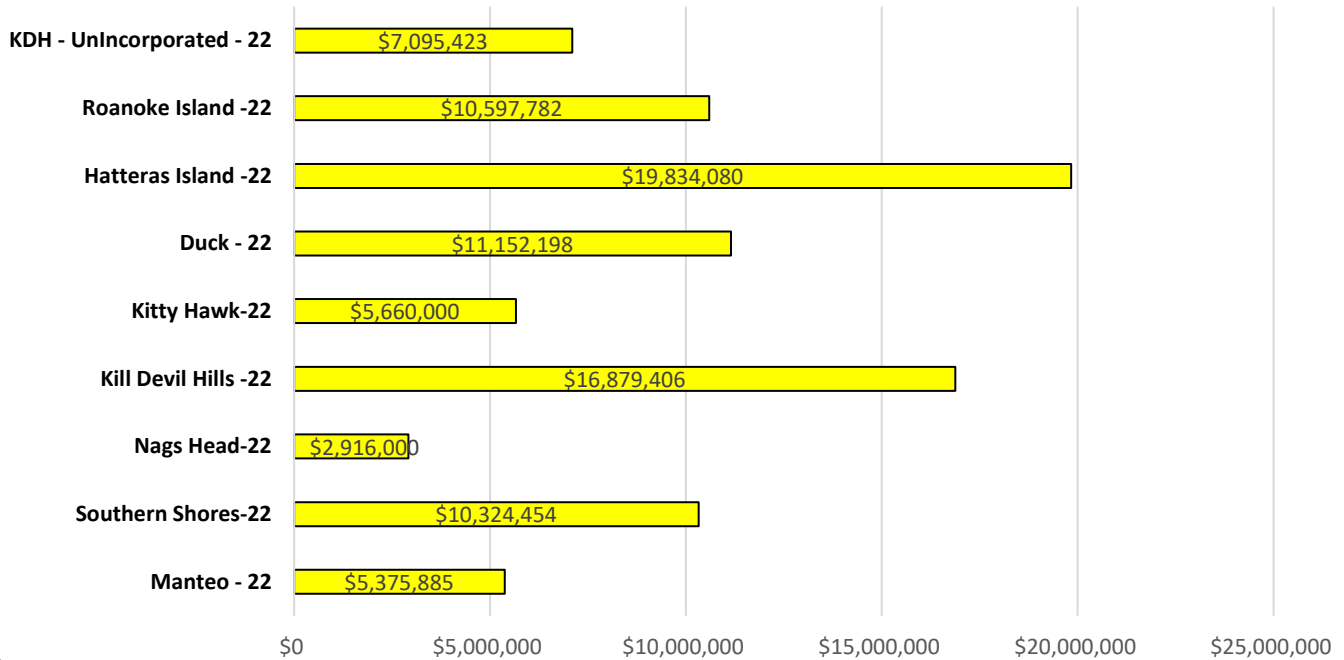
Month / Year	Count	%Chg
Jul'22	0	-100%
Jul'21	4	-69%
Jul'20	13	-19%



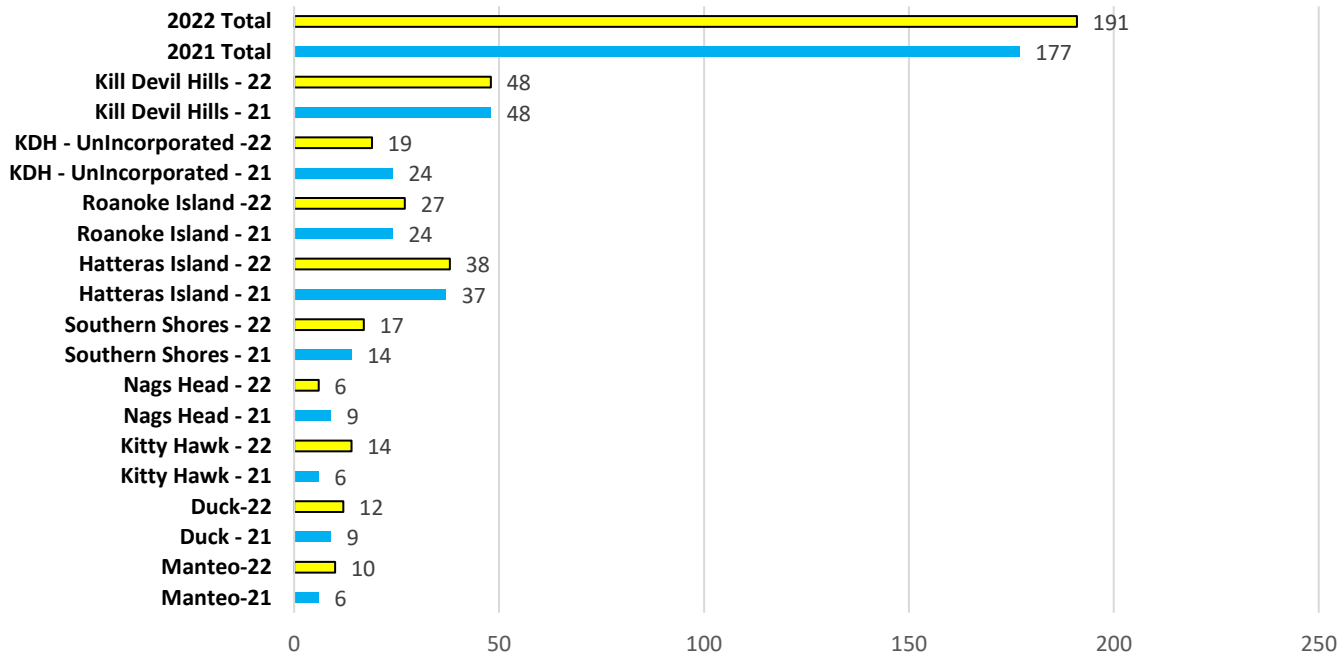
### Dare County Only Foreclosures *\*Court Ordered Foreclosures*



### Dare County Building Permit Value

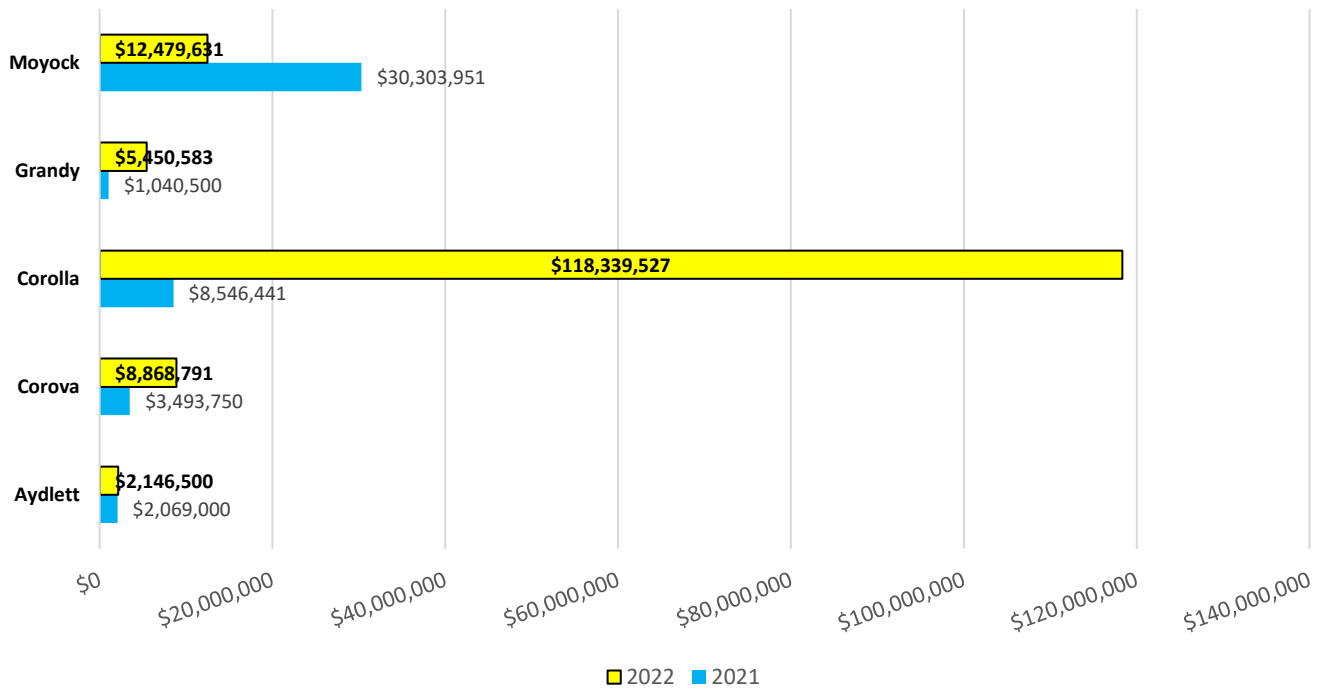


### Dare County Building Permits - 2021 vs 2022

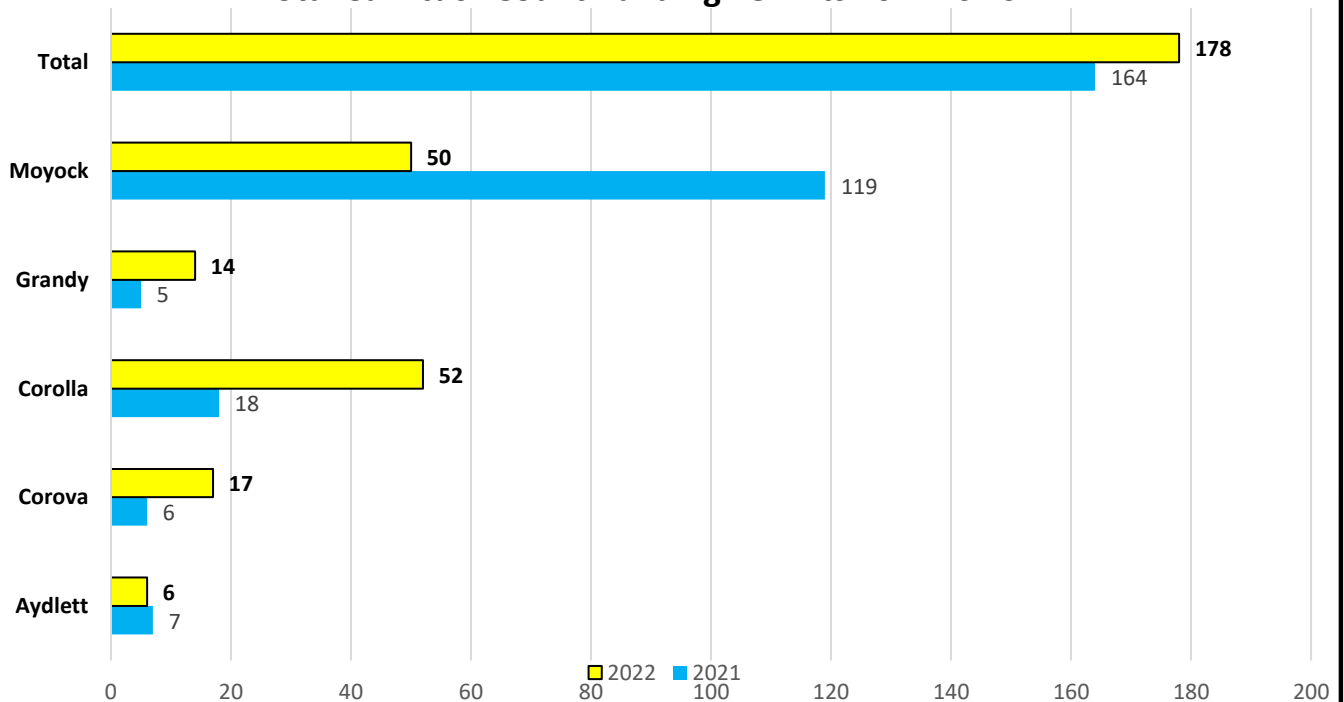


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### Currituck County Work Permit Value 21 vs 22



### Total Currituck Count Building Permits 2022 vs 2021



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## Outer Banks Towns / Areas

### Corolla

Average DOM - YTD	
2021	2022
49	32

Year to Date Sales		
Month / Year	Count	%Chg
2022	210	-41%
2021	356	78%
2020	200	37%

Median Sales Price		
Month / Year	MSP	%Chg
2022	\$899,000	24%
2021	\$725,450	30%
2020	\$560,000	14%

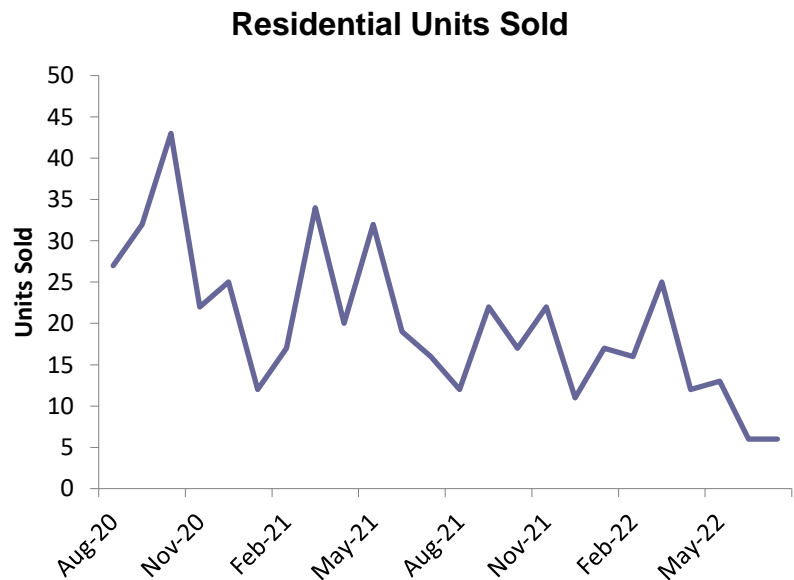


### Duck

Average DOM - YTD	
2021	2022
97	37

Year to Date Sales		
Month / Year	Count	%Chg
2022	95	-37%
2021	150	23%
2020	122	49%

Median Sales Price		
Month / Year	MSP	%Chg
2022	\$930,000	43%
2021	\$650,000	25%
2020	\$520,000	5%

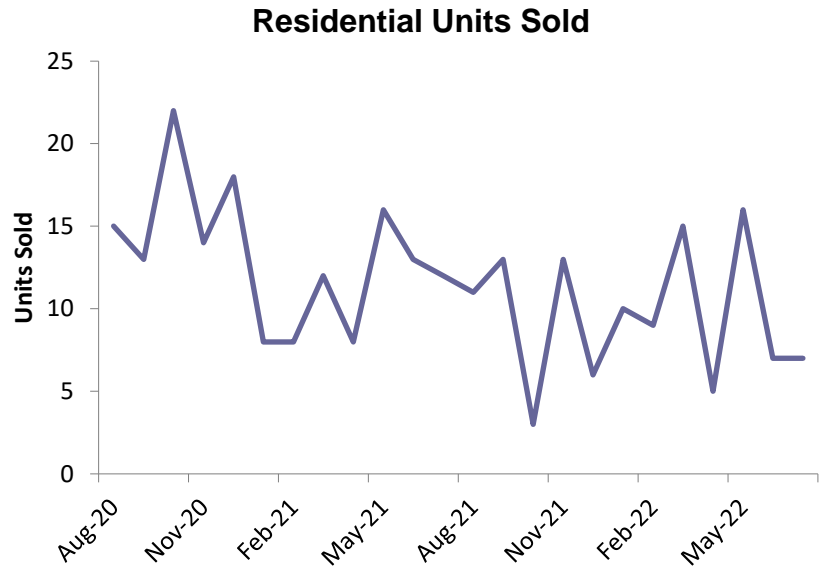


## Southern Shores

Average DOM - YTD	
2021	2022
37	27

Year to Date Sales		
Month / Year	Count	%Chg
2022	69	-10%
2021	77	31%
2020	59	0%

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

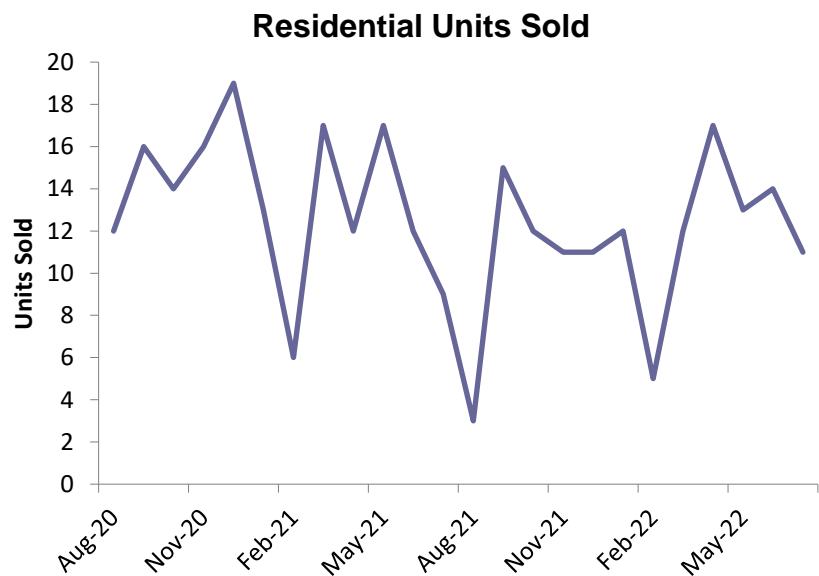


## Kitty Hawk

Average DOM - YTD	
2021	2022
23	20

Year to Date Sales		
Month / Year	Count	%Chg
2022	84	-2%
2021	86	18%
2020	73	6%

Median Sales Price		
Month / Year	MSP	%Chg
2022	\$596,210	19%
2021	\$500,000	27%
2020	\$394,032	5%





## Colington

### Average DOM - YTD

2021	2022
33	23

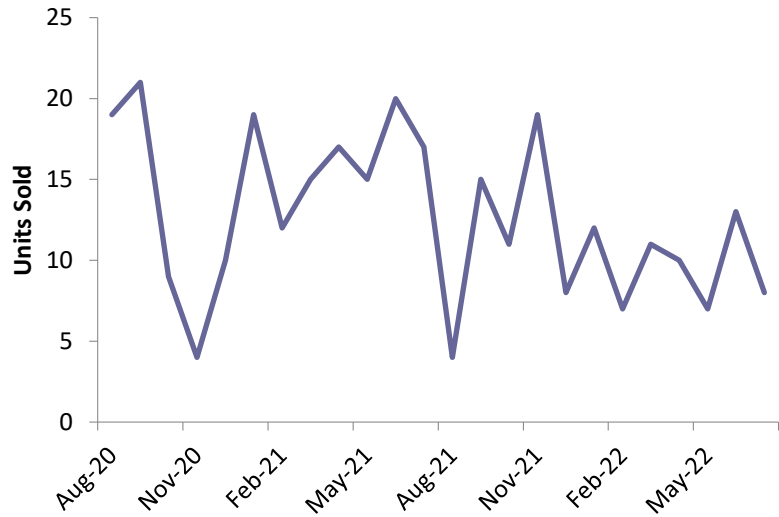
### Year to Date Sales

Month / Year	Count	%Chg
2022	68	-41%
2021	115	47%
2020	78	-8%

### 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
27	23

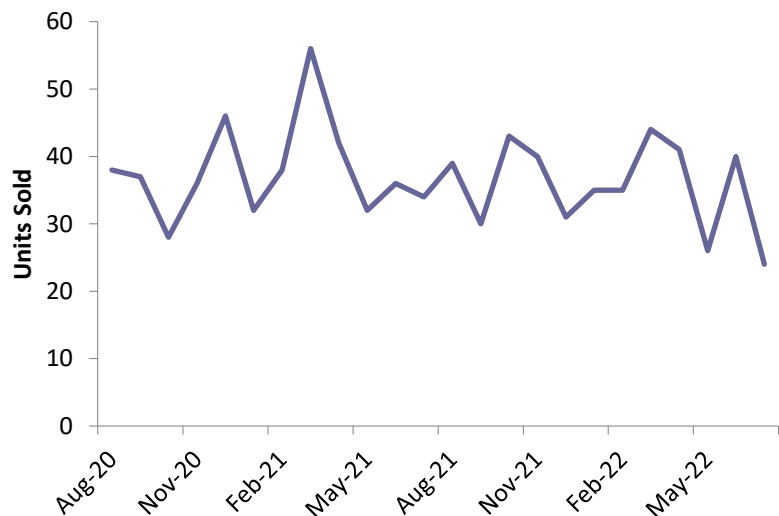
### Year to Date Sales

Month / Year	Count	%Chg
2022	245	-9%
2021	270	48%
2020	182	-1%

### Median Sales Price

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

### Residential Units Sold

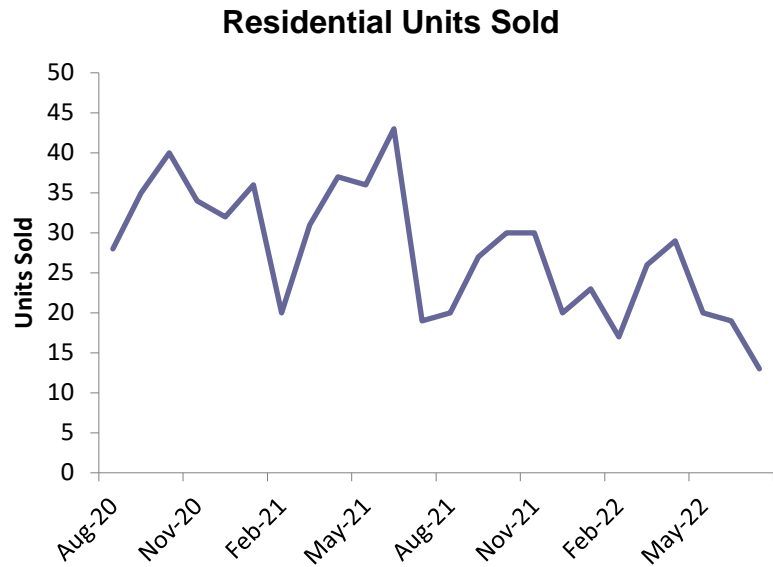


## Nags Head

Average DOM - YTD	
2021	2022
50	28

Year to Date Sales		
Month / Year	Count	%Chg
2022	147	-34%
2021	222	71%
2020	130	15%

Median Sales Price		
Month / Year	MSP	%Chg
2022	\$784,000	25%
2021	\$625,000	30%
2020	\$480,000	20%

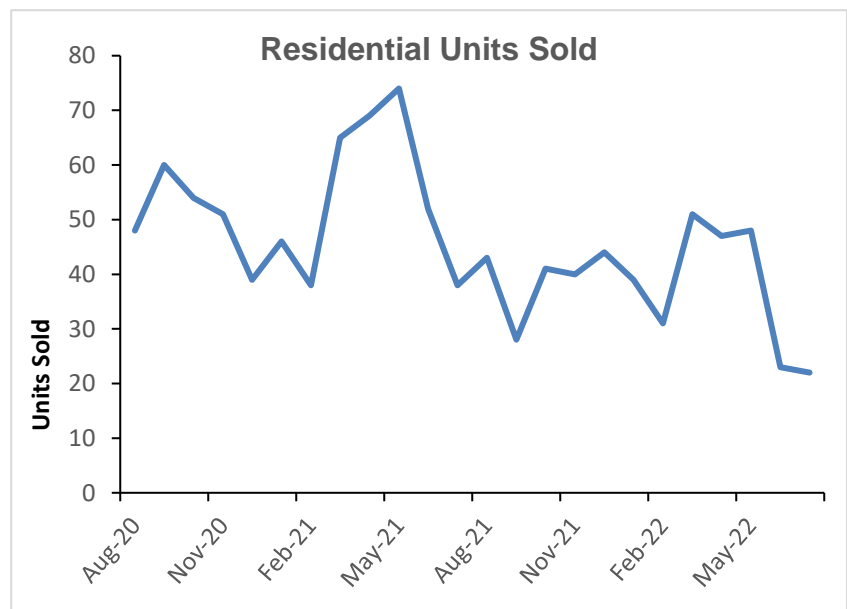


## All Hatteras

Average DOM - YTD	
2021	2022
110	49

Year to Date Sales		
Month / Year	Count	%Chg
2022	261	-32%
2021	382	102%
2020	189	20%

Median Sales Price		
Month / Year	MSP	%Chg
2022	\$625,000	20%
2021	\$523,000	39%
2020	\$375,000	10%



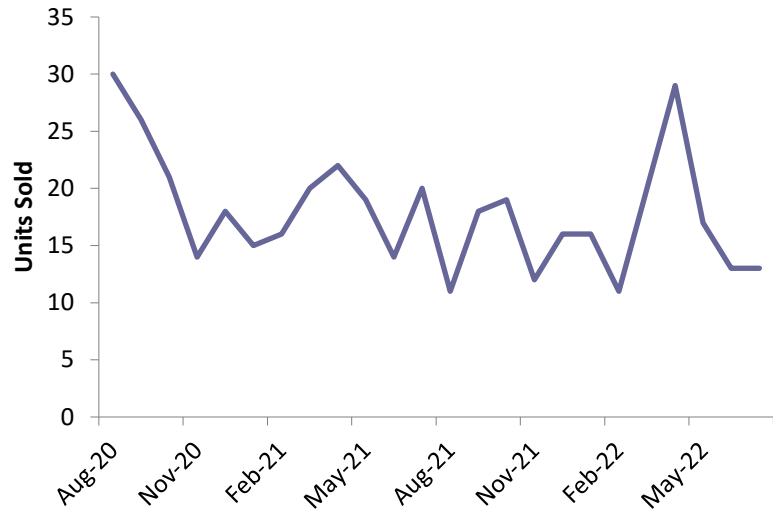
## Roanoke Island

Average DOM - YTD	
2021	2022
51	37

Year to Date Sales		
Month / Year	Count	%Chg
2022	119	-6%
2021	126	25%
2020	101	53%

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
31	34

Year to Date Sales		
Month / Year	Count	%Chg
2022	146	-6%
2021	156	23%
2020	127	17%

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
233	143

Year to Date Sales		
Month / Year	Count	%Chg
2022	20	-26%
2021	27	350%
2020	6	-63%

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

### Residential Units Sold

