



November 2022 MLS Statistical Report

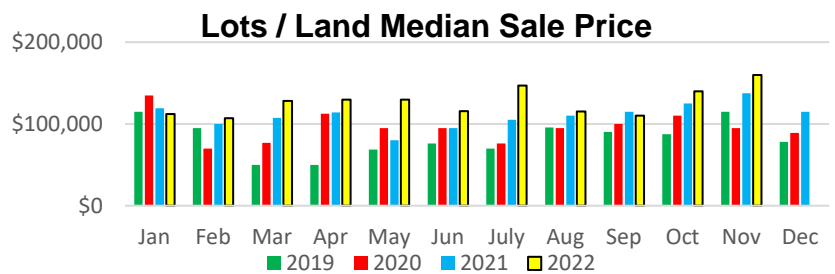
Lots / Median Sale Price – Interesting statistic, the median sale price of a vacant lot is the highest it has ever been - \$160,000 for November. Although this statistic can be linked to the sale of four \$1M+ dollar lots, the median sale price has been creeping up for years. See graph below:

Inventory - Inventory is still stable but is creeping in the positive direction. Residential inventory is up 39% but Lots / Land inventory is down by 16%. Overall inventory is up by 8%

Sales – Across the board, sales are down for 2022. Residential down 26%, lots / land down 28% and commercial down 4%. Overall down by 26%.

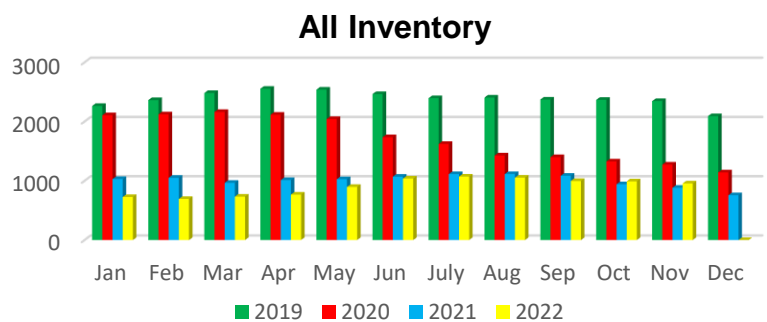
Lots / Land Median Price

Month / Year	Count	%Chg
2022	\$112,260	2%
2021	\$109,814	14%
2020	\$96,381	16%



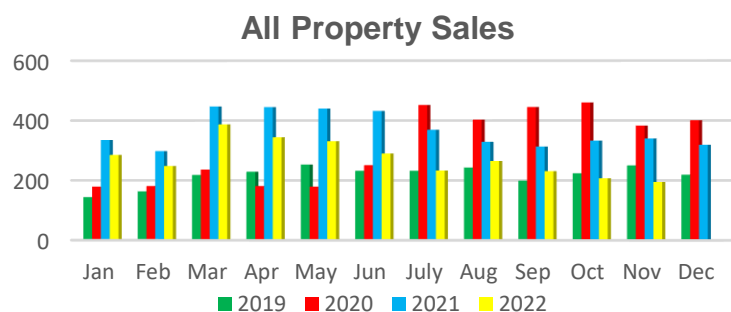
All Inventory

Month / Year	Count	%Chg
Nov'22	955	8%
Nov'21	883	-31%
Nov'20	1274	-46%



All Property Sales

Month / Year	Count	%Chg
2022	3016	-26%
2021	4081	22%
2020	3350	40%



Data Obtained: December 5, 2022

Note: This report reflects corrections / updates to previous data

Residential

YTD Residential Sales

Month / Year	Count	%Chg
2022	2327	-26%
2021	3136	13%
2020	2775	41%

Residential Median Sale Price

Month / Year	Count	%Chg
Nov'22	\$519,654	8%
Nov'21	\$480,000	1%
Nov'20	\$477,500	39%

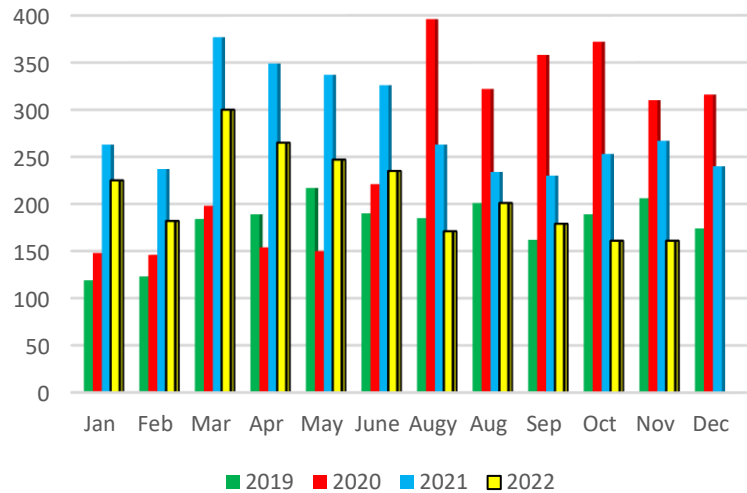
Residential Inventory

Month / Year	Count	%Chg
Nov'22	529	40%
Nov'21	377	-39%
Nov'20	618	-59%

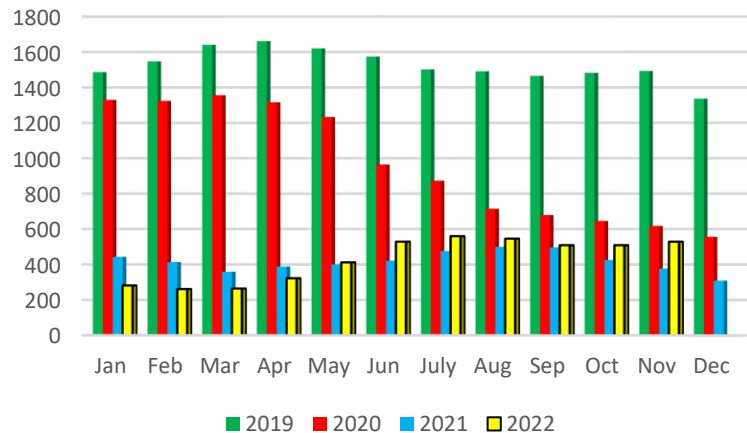
Residential Average Days on Market

YTD	2021	2022
	53	35

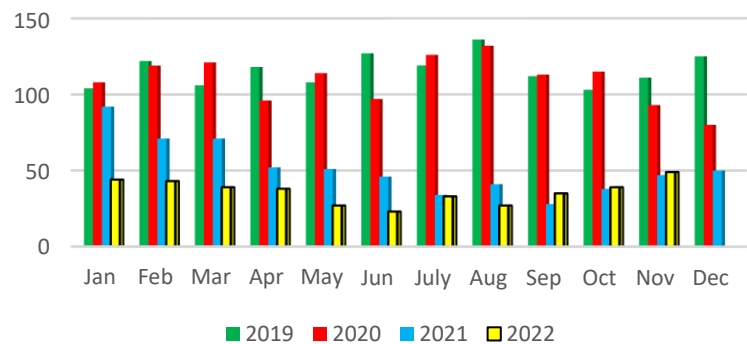
Residential Unit Sales



Residential Inventory



Residential Days on the Market



Lots / Land

Lots / Land Yearly Sales

Month / Year	Count	%Chg
2022	642	-28%
2021	894	63%
2020	549	40%

Lots / Land Median Price

Month / Year	Count	%Chg
2022	\$112,260	2%
2021	\$109,814	14%
2020	\$96,381	16%

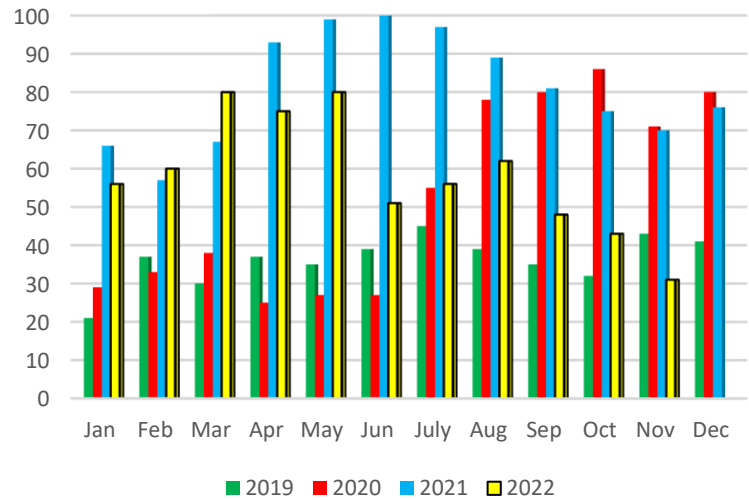
Lots / Land Inventory

Month / Year	Count	%Chg
Nov'22	390	-16%
Nov'21	466	-23%
Nov'20	603	-24%

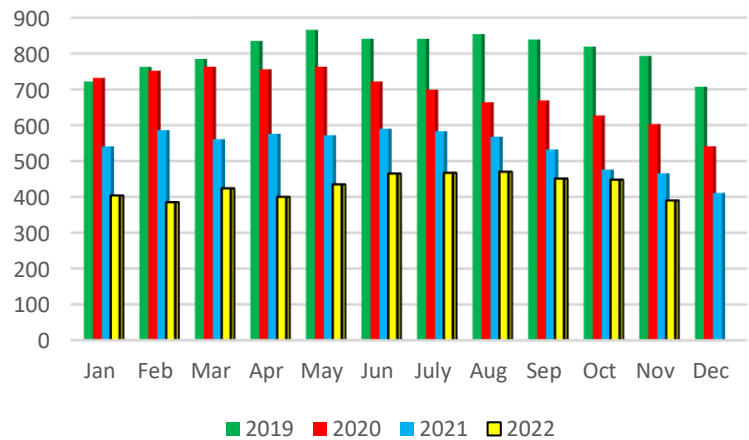
Lots / Land Average Days on Market

YTD	2021	2022
	168	154

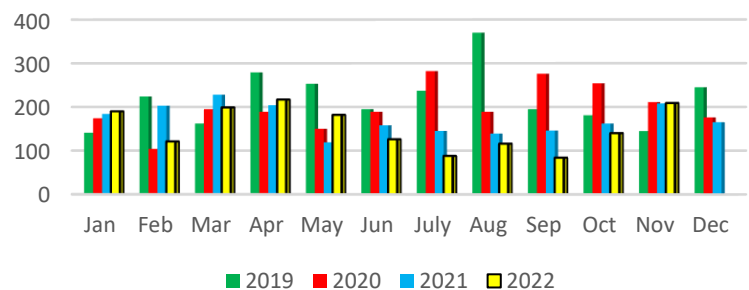
Lots / Land Units Sold



Lots / Land Inventory



Lots / Land Days on Market

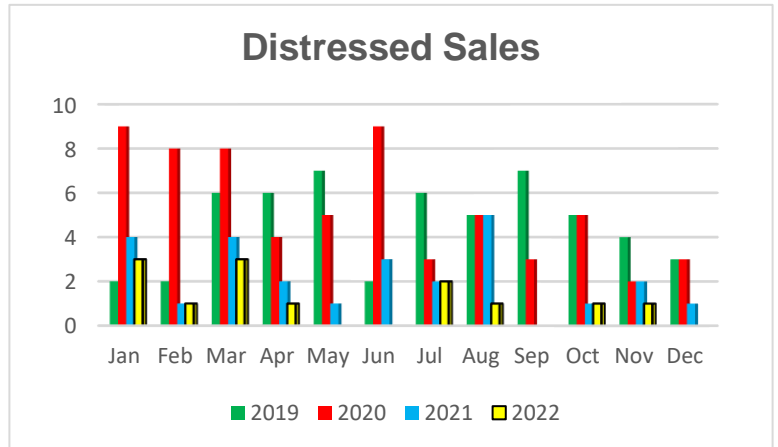


Distressed Sales

MLS Listed Short Sales / Bank Owned Properties

Dare County & Surrounding Areas Year to Date Distressed Sales

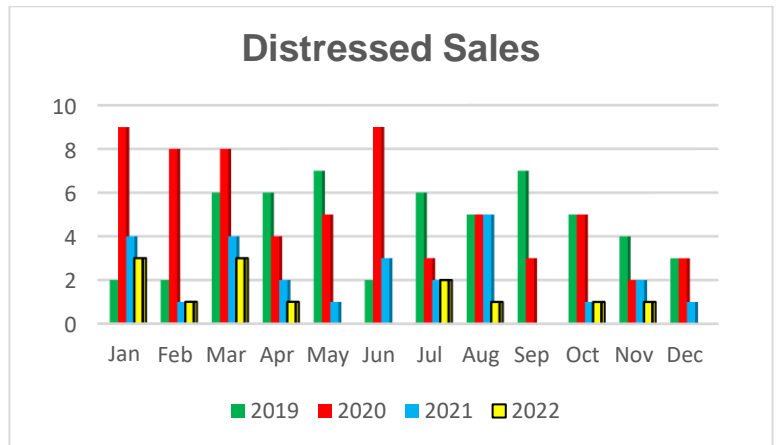
Month / Year	Count	%Chg
Nov'22	1	-50%
Nov'21	2	0%
Nov'20	2	-50%



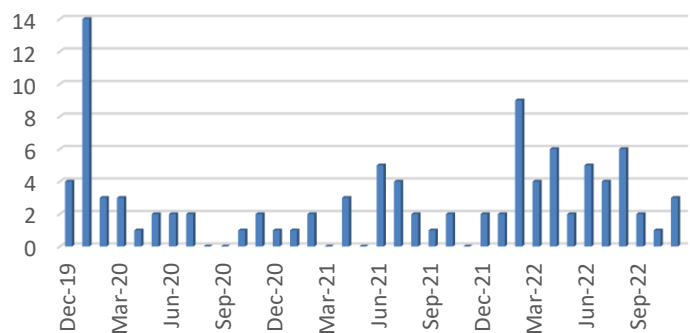
Distressed Inventory

Dare County & Surrounding Areas Year to Date Distressed Inventory

Month / Year	Count	%Chg
Nov'22	1	0
Nov'21	0	-100%
Nov'20	7	-71%



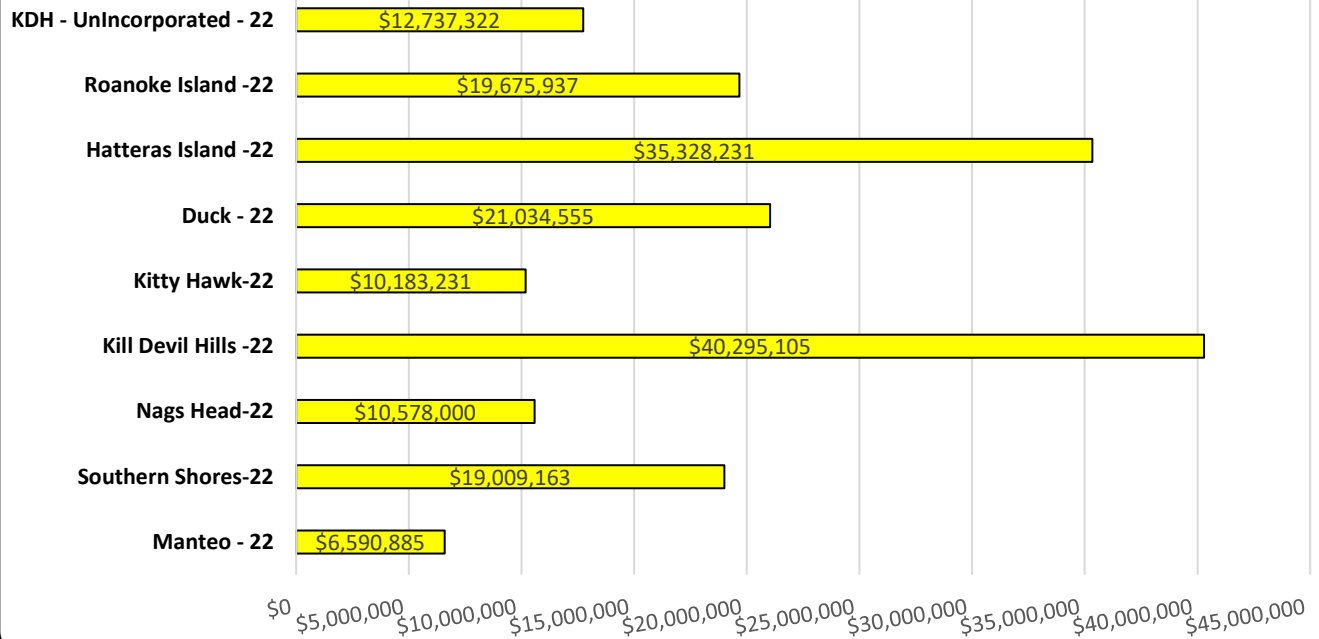
Dare County Foreclosures



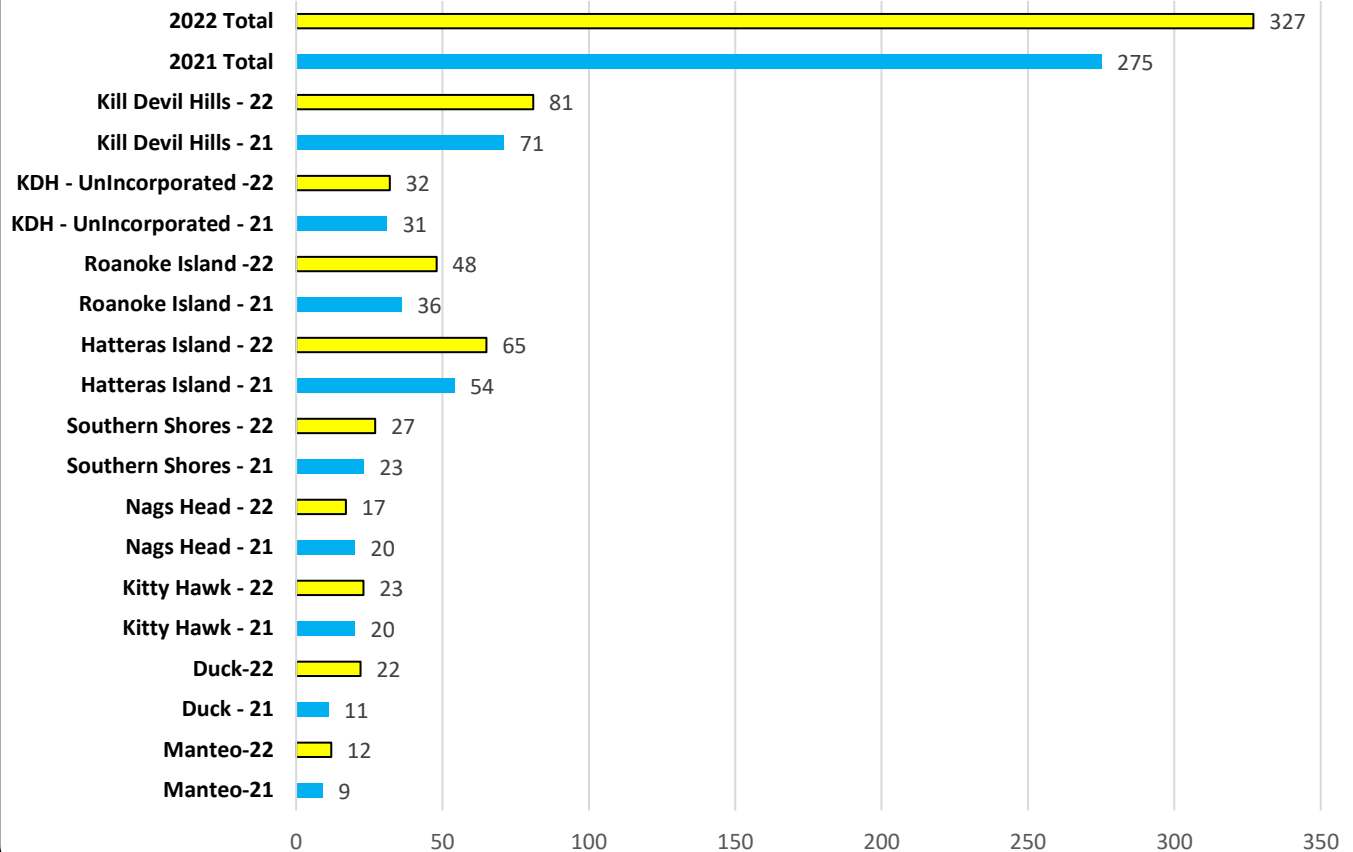
Dare County Only Foreclosures

*Court Ordered Foreclosures

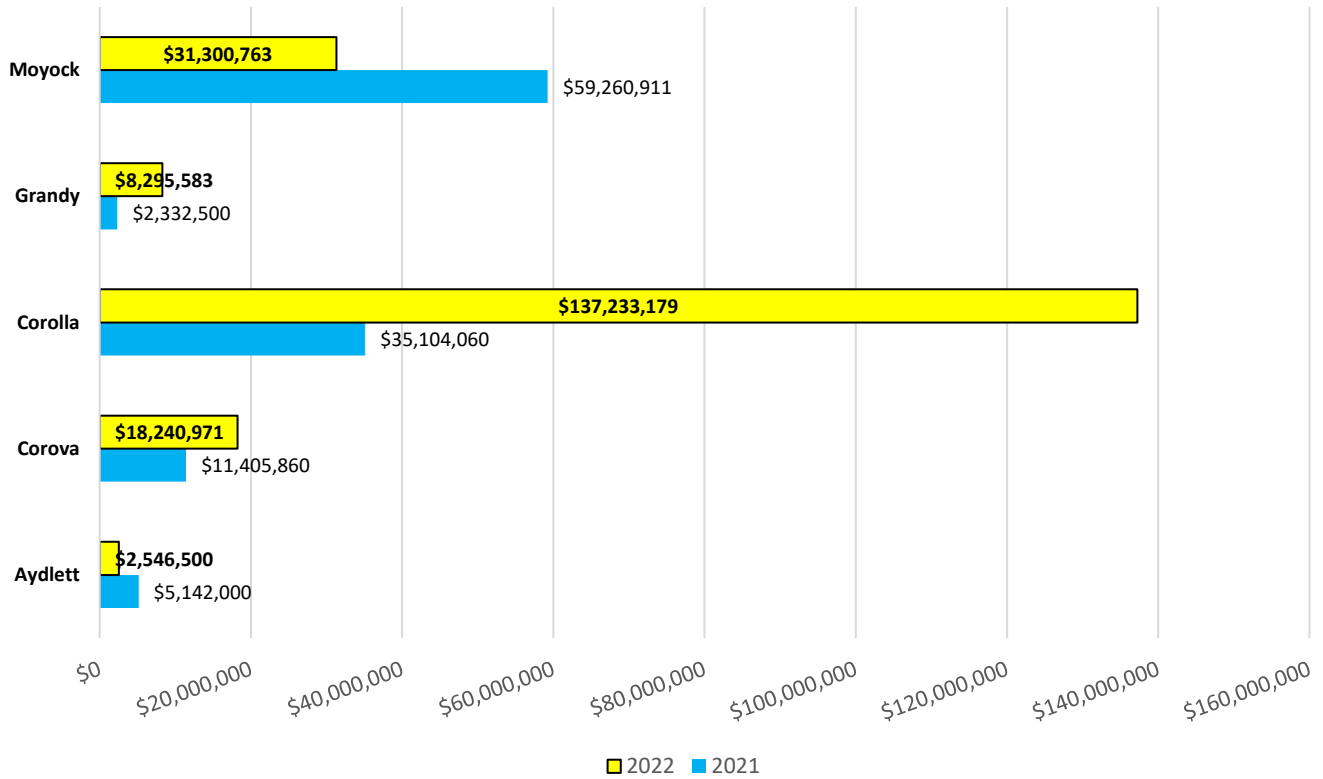
Dare County Building Permit Value



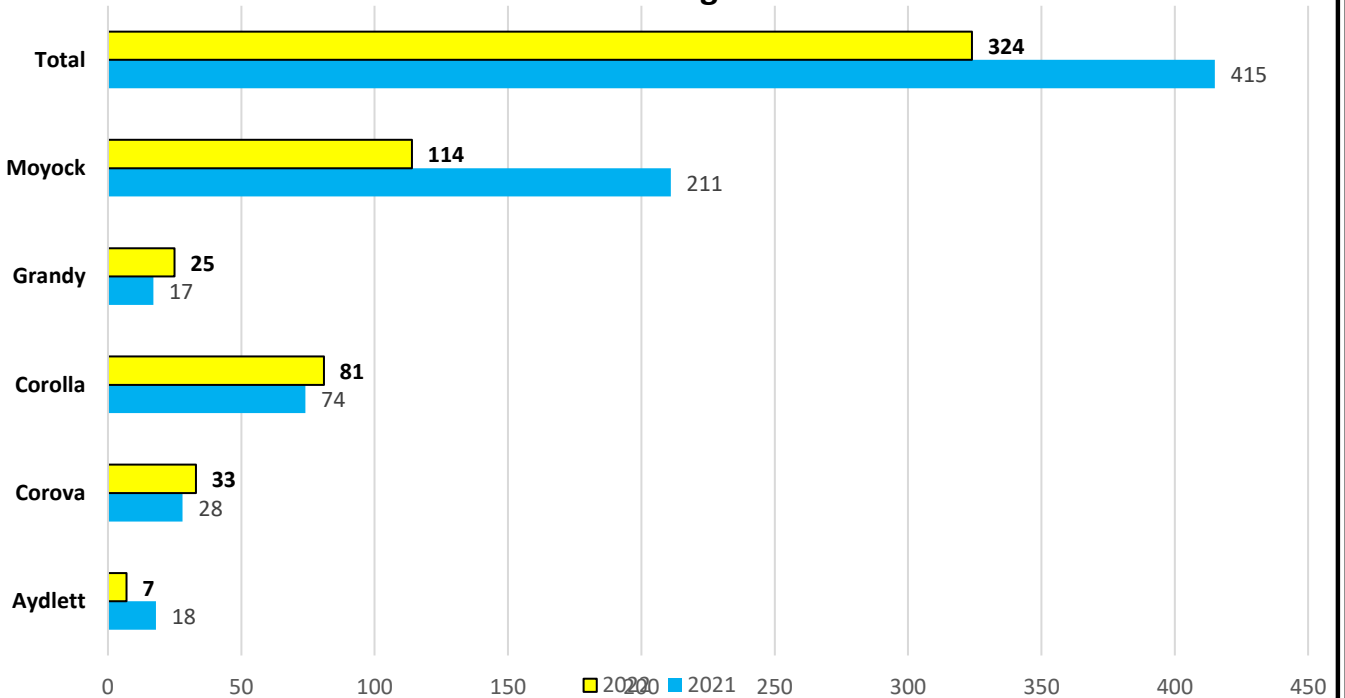
Dare County Building Permits - 2021 vs 2022



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
43	34

Year to Date Sales		
Month / Year	Count	%Chg
2022	301	-37%
2021	481	-3%
2020	494	131%

Median Sales Price		
Month / Year	MSP	%Chg
2022	\$888,000	22%
2021	\$725,450	30%
2020	\$560,000	14%



Duck

Average DOM - YTD	
2021	2022
83	34

Year to Date Sales		
Month / Year	Count	%Chg
2022	125	-44%
2021	223	-9%
2020	246	114%

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



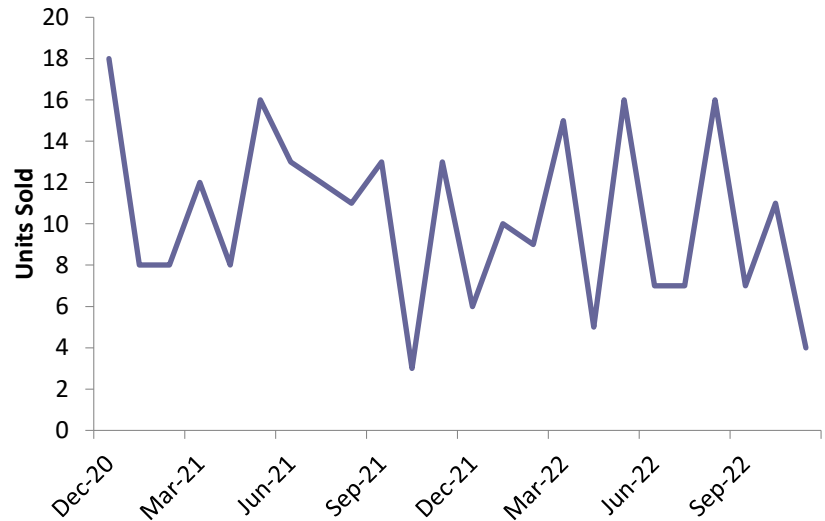
Southern Shores

Average DOM - YTD	
2021	2022
36	36

Year to Date Sales		
Month / Year	Count	%Chg
2022	107	-9%
2021	117	-5%
2020	123	32%

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

Residential Units Sold



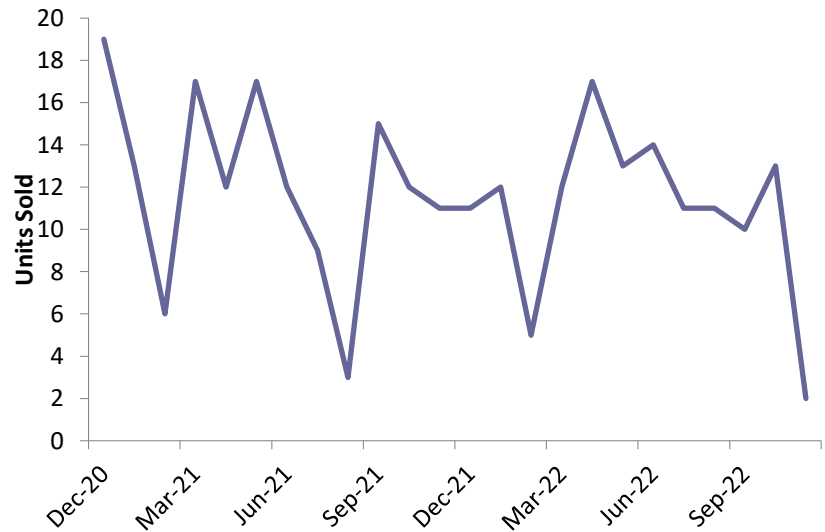
Kitty Hawk

Average DOM - YTD	
2021	2022
29	22

Year to Date Sales		
Month / Year	Count	%Chg
2022	120	-6%
2021	127	-3%
2020	131	4%

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

Residential Units Sold



Colington

Average DOM - YTD

2021	2022
32	24

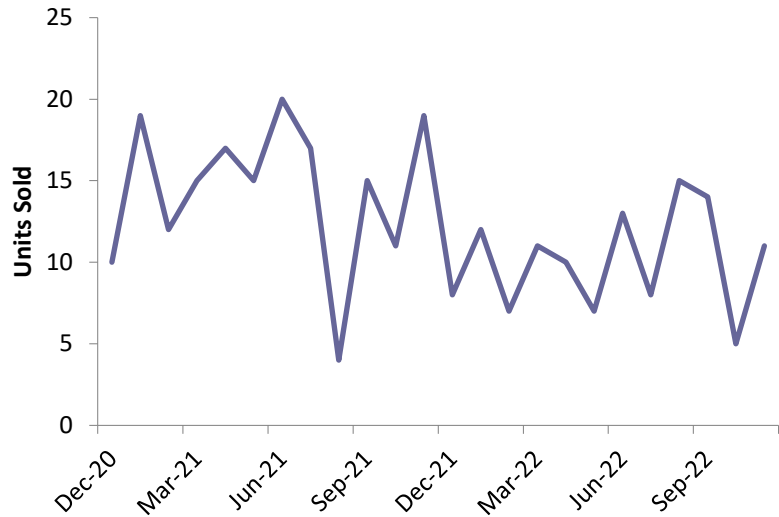
Year to Date Sales

Month / Year	Count	%Chg
2022	113	-31%
2021	164	25%
2020	131	-9%

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
26	27

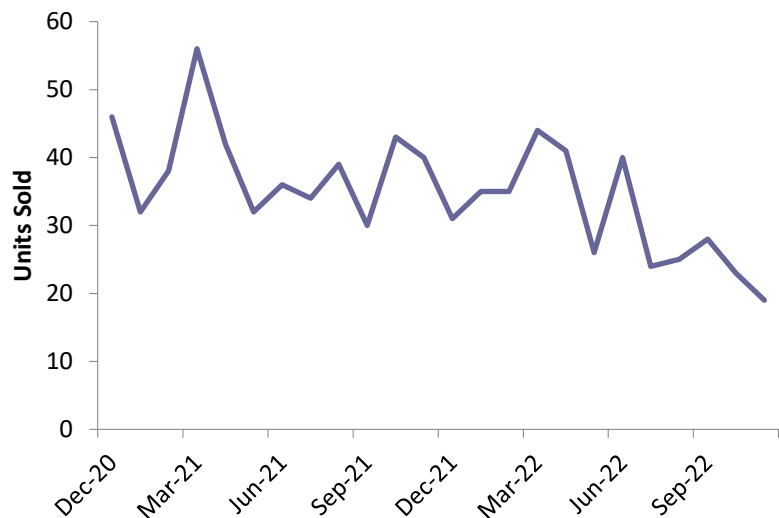
Year to Date Sales

Month / Year	Count	%Chg
2022	340	-19%
2021	422	31%
2020	321	5%

Median Sales Price

Month / Year	MSP	%Chg
2022	\$485,250	18%
2021	\$410,000	24%
2020	\$330,000	16%

Residential Units Sold



Nags Head

Average DOM - YTD	
2021	2022
43	27

Year to Date Sales		
Month / Year	Count	%Chg
2022	201	-39%
2021	329	23%
2020	267	31%

Median Sales Price		
Month / Year	MSP	%Chg
2022	\$749,900	20%
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	360	-33%
2021	534	33%
2020	402	63%

Median Sales Price		
Month / Year	MSP	%Chg
2022	\$618,000	18%
2021	\$523,000	39%
2020	\$375,000	10%



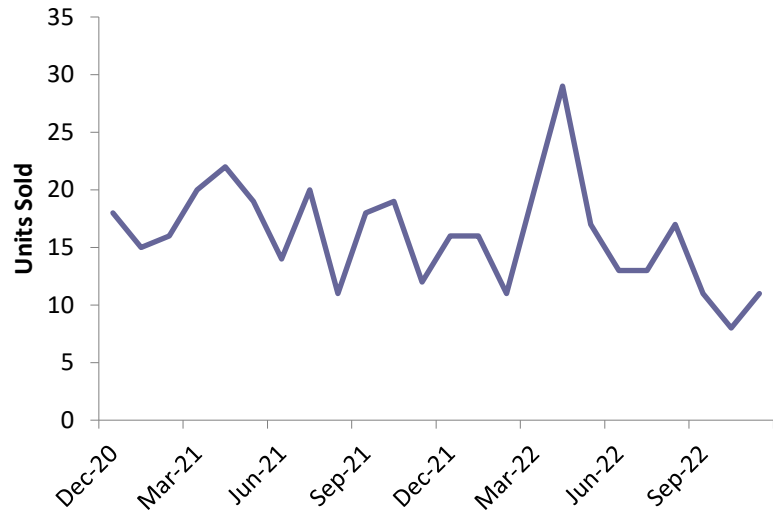
Roanoke Island

Average DOM - YTD	
2021	2022
55	49

Year to Date Sales		
Month / Year	Count	%Chg
2022	166	-11%
2021	186	-3%
2020	192	63%

Median Sales Price		
Month / Year	MSP	%Chg
2022	\$455,018	6%
2021	\$427,500	20%
2020	\$354,925	12%

Residential Units Sold



Currituck Mainland

Average DOM - YTD	
2021	2022
32	32

Year to Date Sales		
Month / Year	Count	%Chg
2022	217	-11%
2021	245	16%
2020	211	13%

Median Sales Price		
Month / Year	MSP	%Chg
2022	\$380,000	14%
2021	\$333,022	21%
2020	\$276,260	5%

Residential Units Sold



Ocracoke Island

Average DOM - YTD	
2021	2022
205	120

Year to Date Sales		
Month / Year	Count	%Chg
2022	33	-18%
2021	40	135%
2020	17	-11%

Median Sales Price		
Month / Year	MSP	%Chg
2022	\$475,000	10%
2021	\$431,750	22%
2020	\$355,000	1%

Residential Units Sold

