



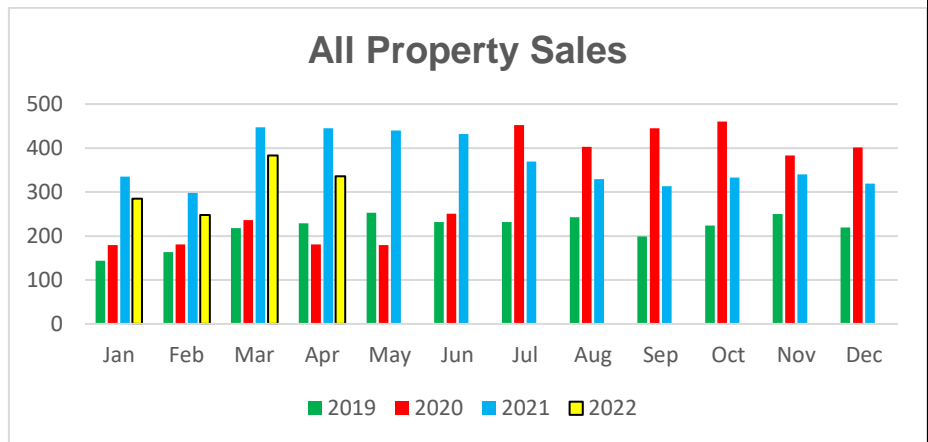
April 2022 MLS Statistical Report

Last month the MLS reported that the market appeared to be cooling off, and if you look solely at the units sold, it that this trend is continuing; however, when you look at the total volume sold the market is still hot.

- Total unit sales for 2022 are down 24% (Residential down by 17%, Lots / Land down by 31% and Commercial down by 4%).
- Total volume sold is up by 4% (That equates to an increase of about \$32 million)
- Inventory is down by 24% when compared with 2021; however, inventory has increased slightly (3%) this January.

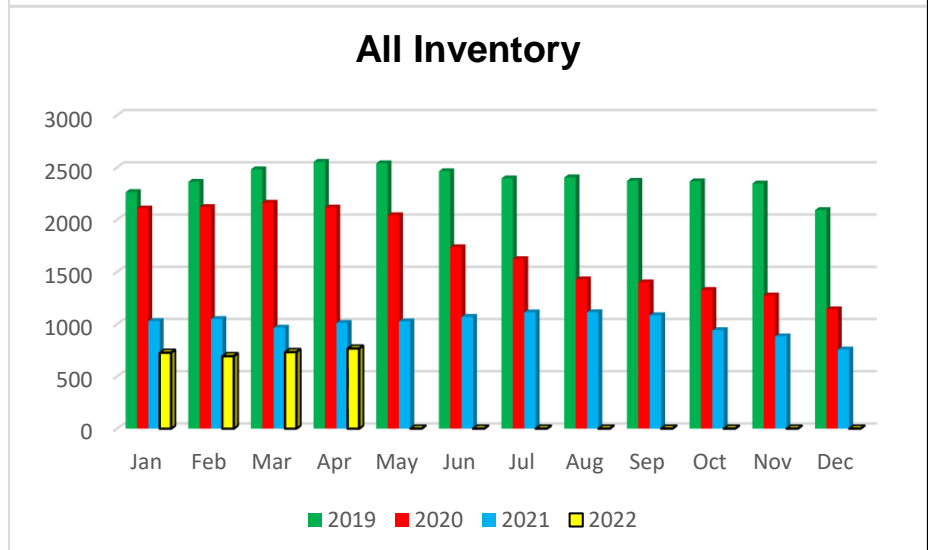
All Property Sales

Month / Year	Count	%Chg
2022	1255	-18%
2021	1525	96%
2020	777	3%



All Inventory

Month / Year	Count	%Chg
Apr'22	767	-24%
Apr'21	1012	-52%
Apr'20	2116	-17%



Data Obtained: May 9, 2022

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

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Residential

YTD Residential Sales

Month / Year	Count	%Chg
2022	967	-21%
2021	1226	90%
2020	646	5%

Residential Median Sale Price

Month / Year	Count	%Chg
2022	\$560,000	23%
2021	\$454,950	37%
2020	\$332,500	-2%

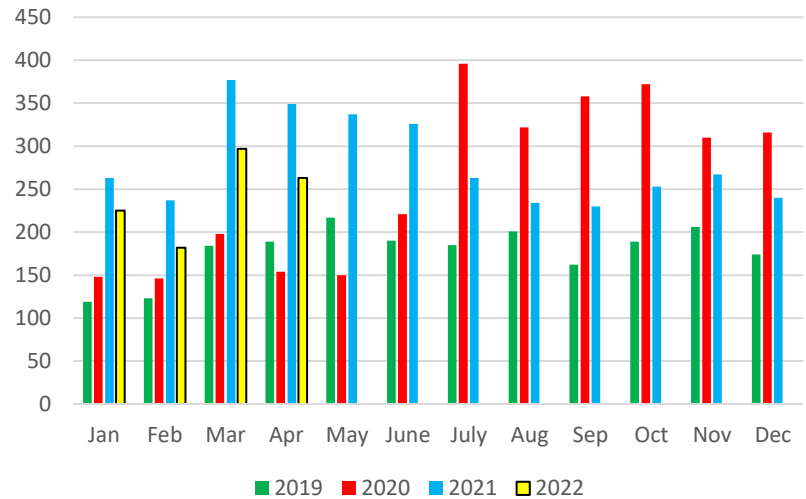
Residential Inventory

Month / Year	Count	%Chg
Apr'22	322	-17%
Apr'21	388	-71%
Apr'20	1316	-21%

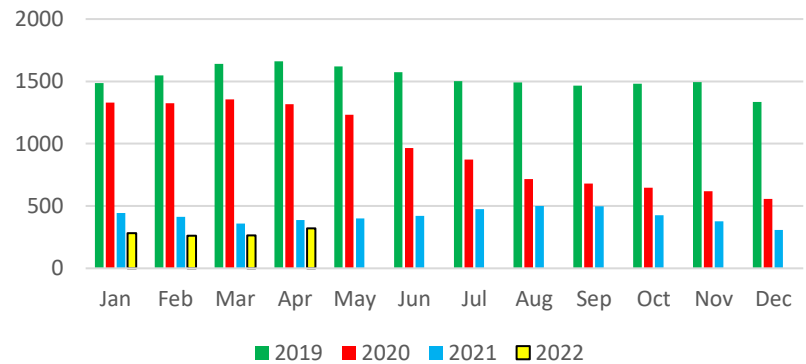
Residential Average Days on Market

YTD	2021	2022
	70	38

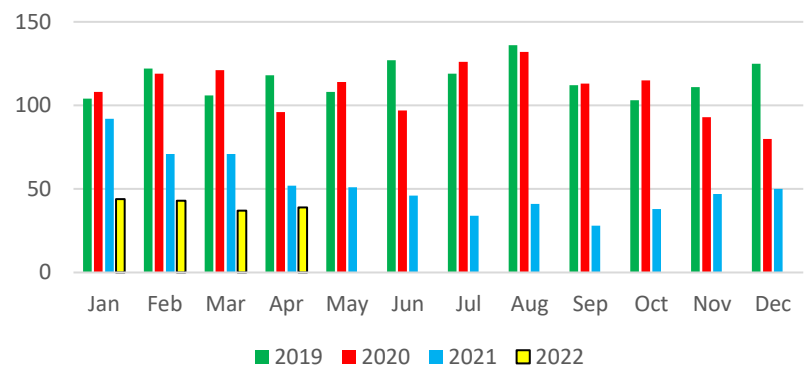
Residential Unit Sales



Residential Inventory



Residential Days on the Market



Lots / Land

Lots / Land Yearly Sales

Month / Year	Count	%Chg
2022	266	-6%
2021	283	126%
2020	125	0%

Lots / Land Median Price

Month / Year	Count	%Chg
2022	\$121,963	11%
2021	\$110,125	12%
2020	\$98,573	52%

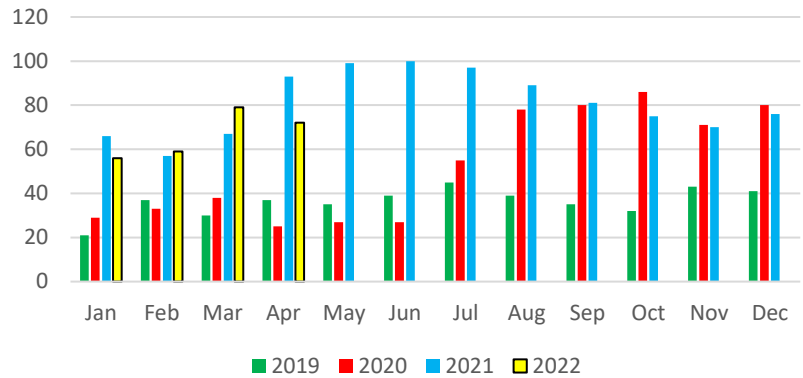
Lots / Land Inventory

Month / Year	Count	%Chg
Apr'22	400	-31%
Apr'21	576	-24%
Apr'20	756	-9%

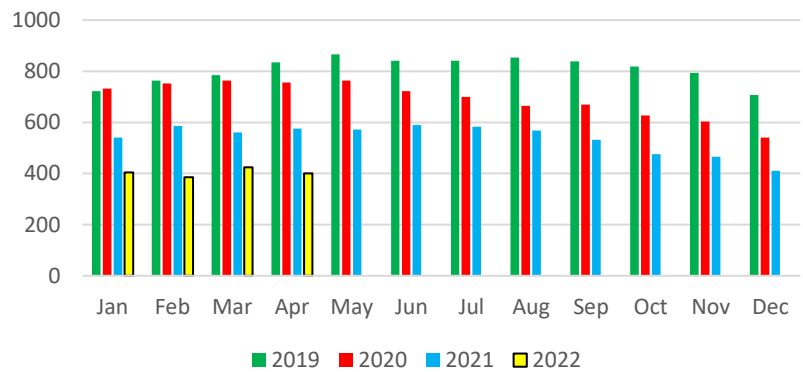
Lots / Land Average Days on Market

YTD	2021	2022
	204	184

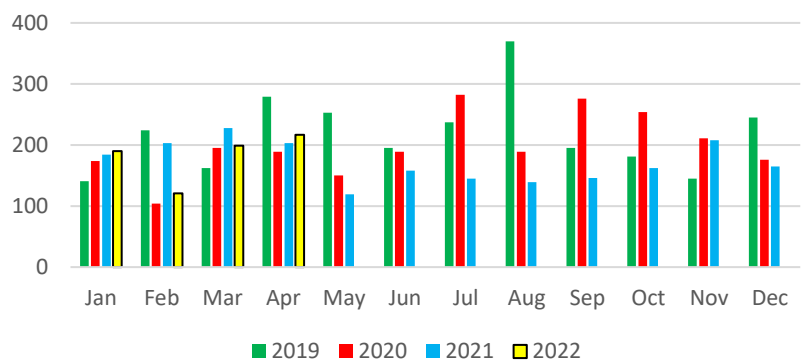
Lots / Land Units Sold



Lots / Land Inventory



Lots / Land Days on Market

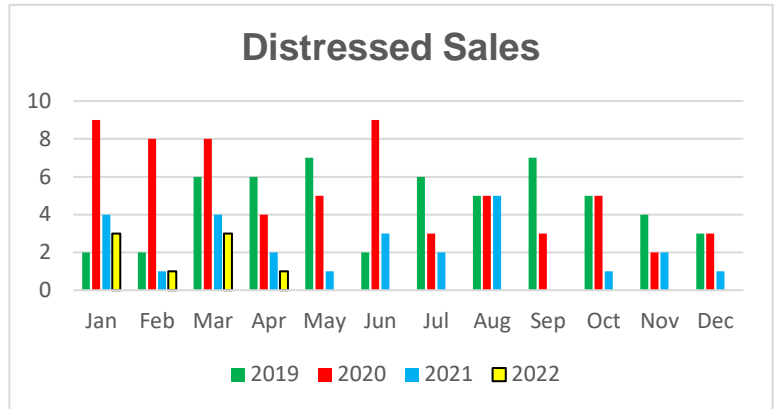


Distressed Sales

MLS Listed Short Sales / Bank Owned Properties

Dare County & Surrounding Areas Year to Date Distressed Sales

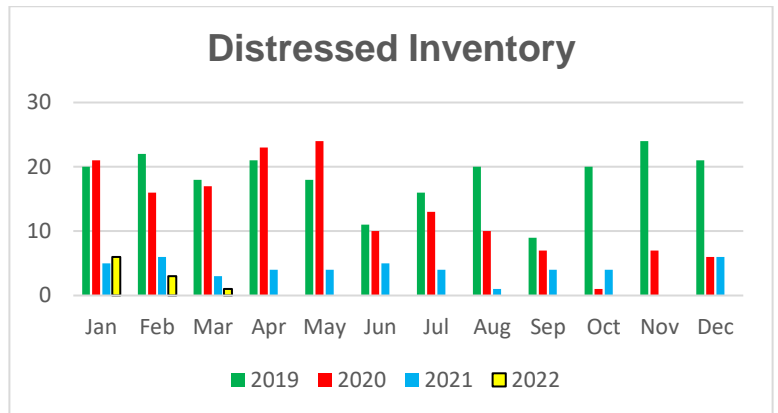
Month / Year	Count	%Chg
2022	8	-27%
2021	11	-62%
2020	29	81%



Distressed Inventory

Dare County & Surrounding Areas Year to Date Distressed Inventory

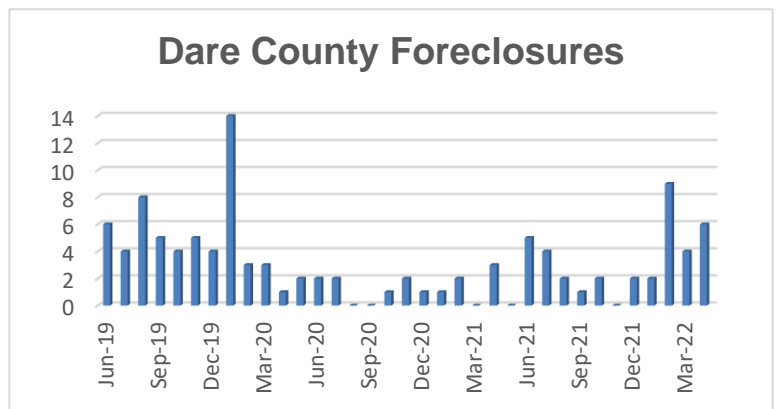
Month / Year	Count	%Chg
Apr'22	0	-100%
Apr'21	4	-83%
Apr'20	23	10%



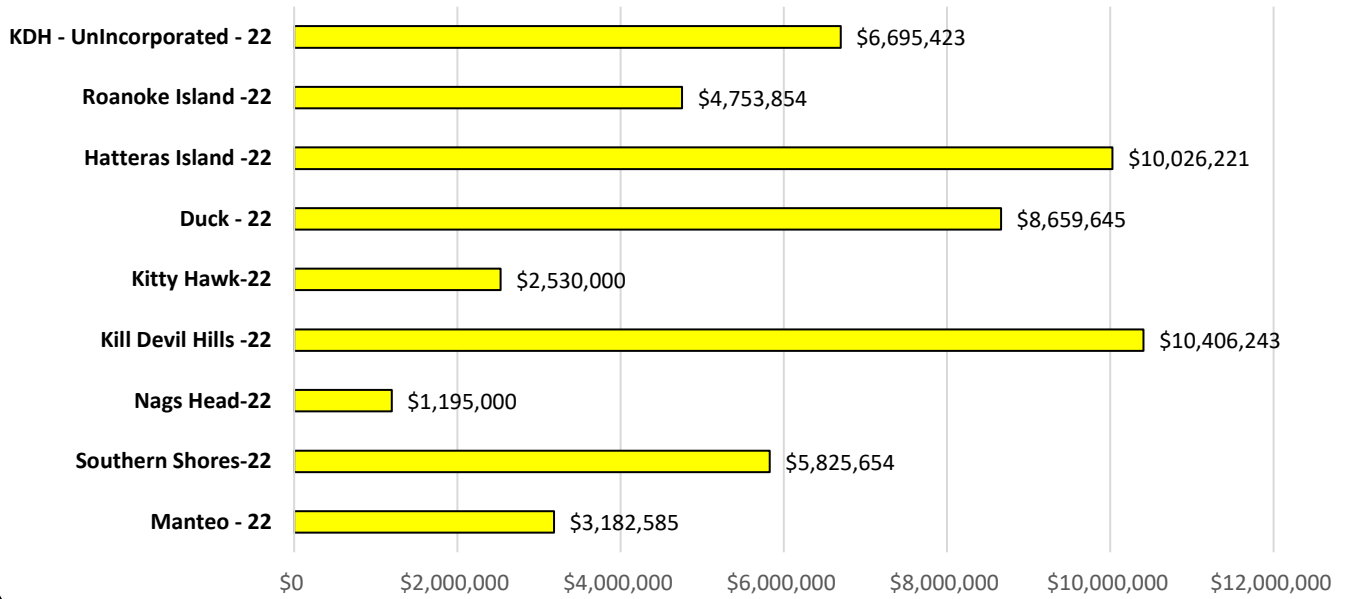
Dare County Foreclosures

Dare County Only Foreclosures

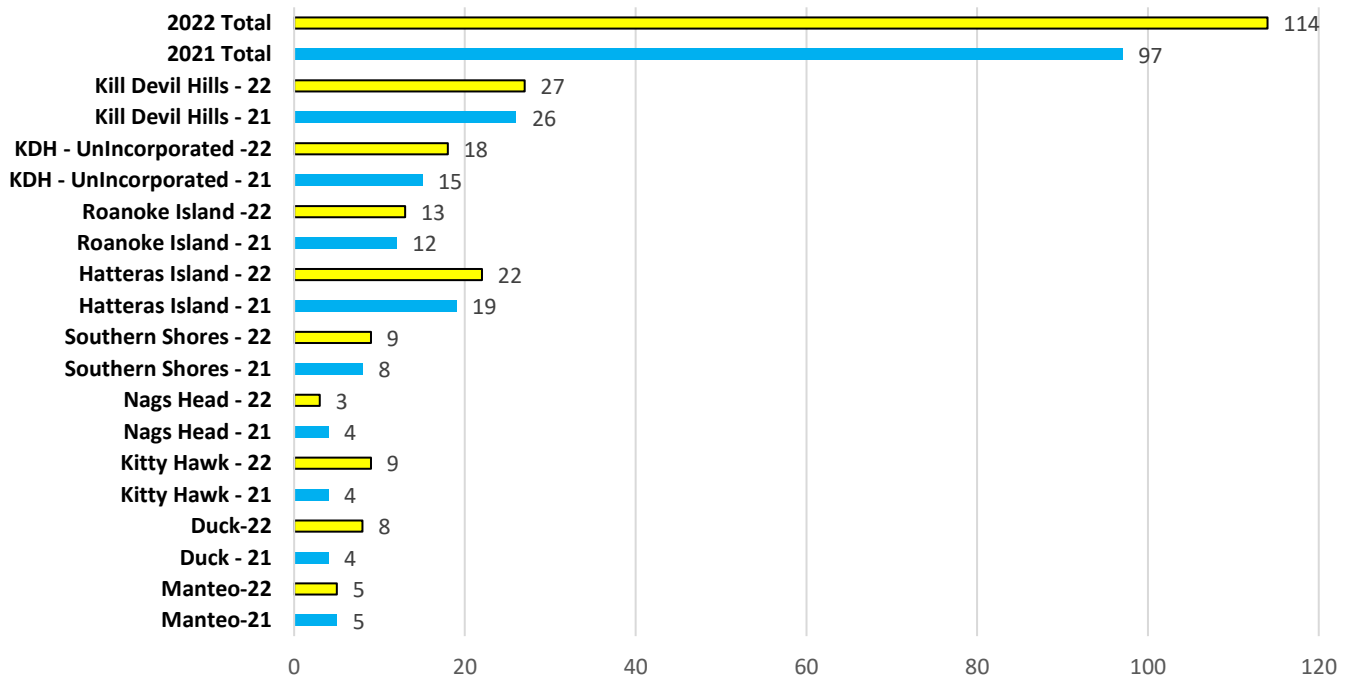
*Court Ordered Foreclosures



Dare Couty Building Permit Value - 2022

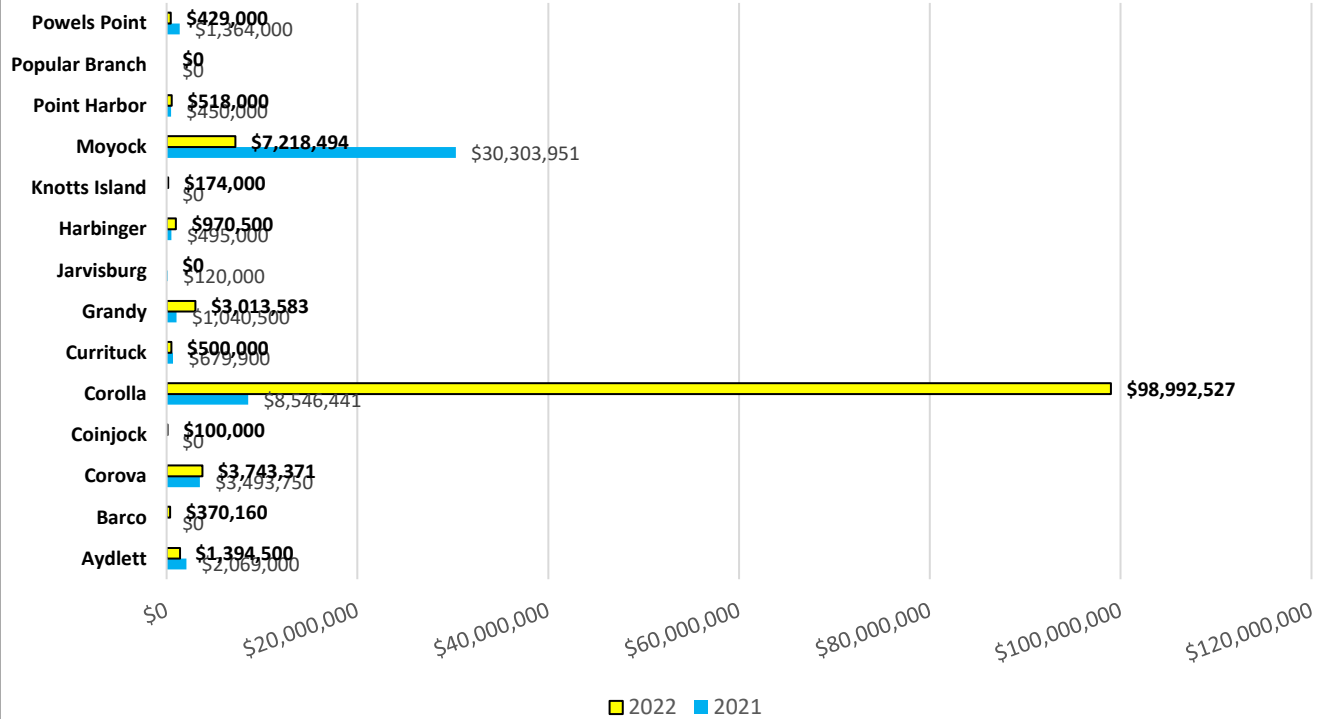


Dare County Building Permits - 2021 vs 2022

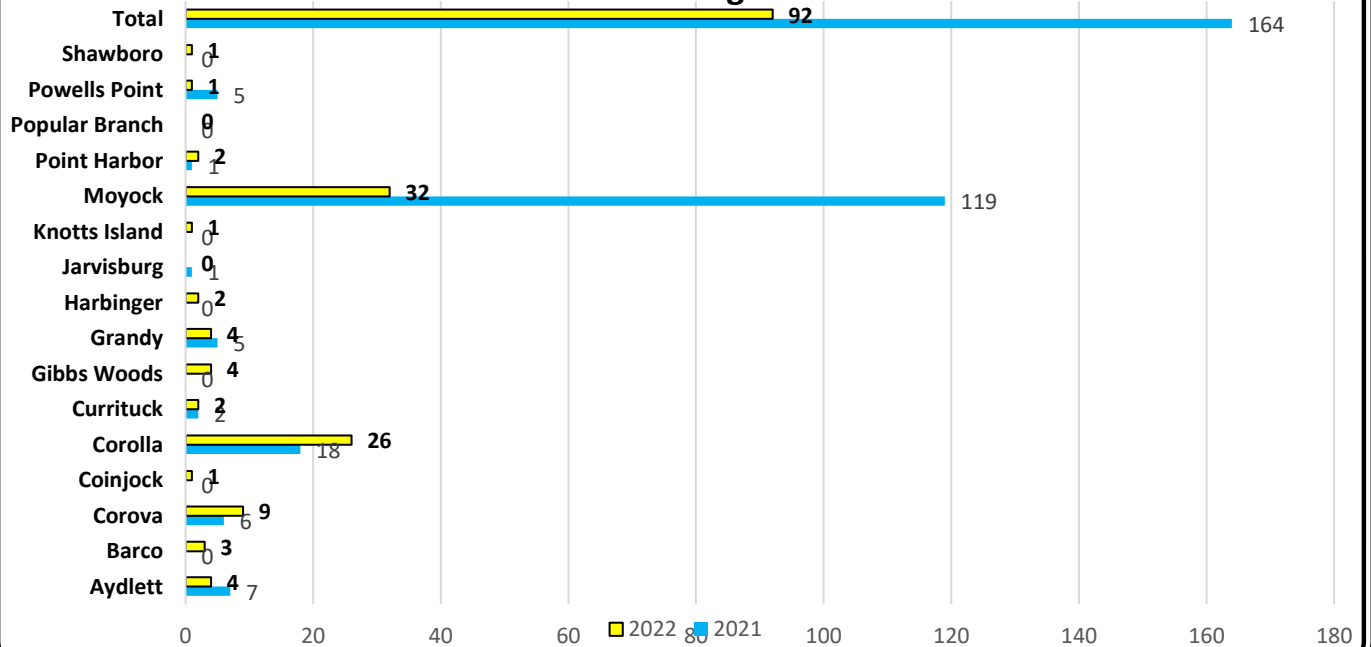


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Currituck County Work Permit Value 21 vs 22



Total Currituck Count Building Permits 2022 vs 2021



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Outer Banks Towns / Areas

Corolla

Average DOM - YTD	
2021	2022
58	41

Year to Date Sales		
Month / Year	Count	%Chg
2022	116	-46%
2021	213	184%
2020	75	-7%

Median Sales Price		
Month / Year	MSP	%Chg
2022	\$897,250	24%
2021	\$725,450	30%
2020	\$560,000	14%

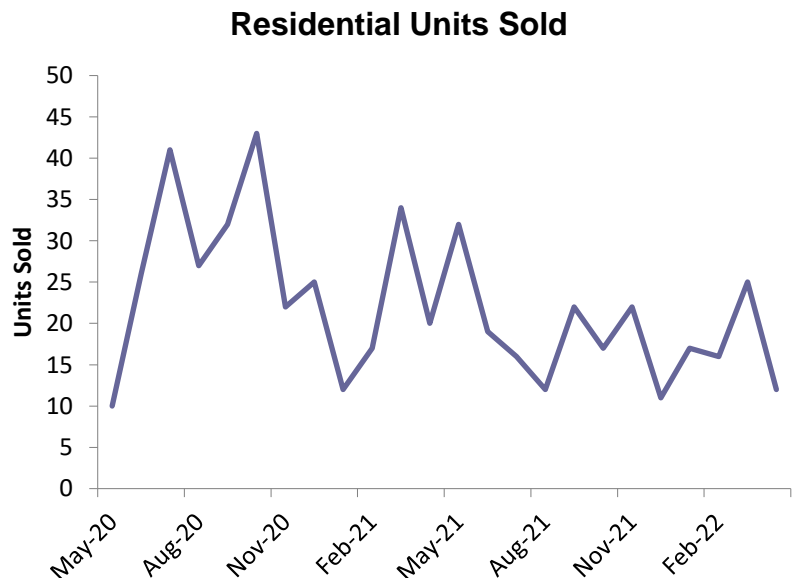


Duck

Average DOM - YTD	
2021	2022
85	40

Year to Date Sales		
Month / Year	Count	%Chg
2022	70	-16%
2021	83	84%
2020	45	-6%

Median Sales Price		
Month / Year	MSP	%Chg
2022	\$897,500	38%
2021	\$650,000	25%
2020	\$520,000	5%

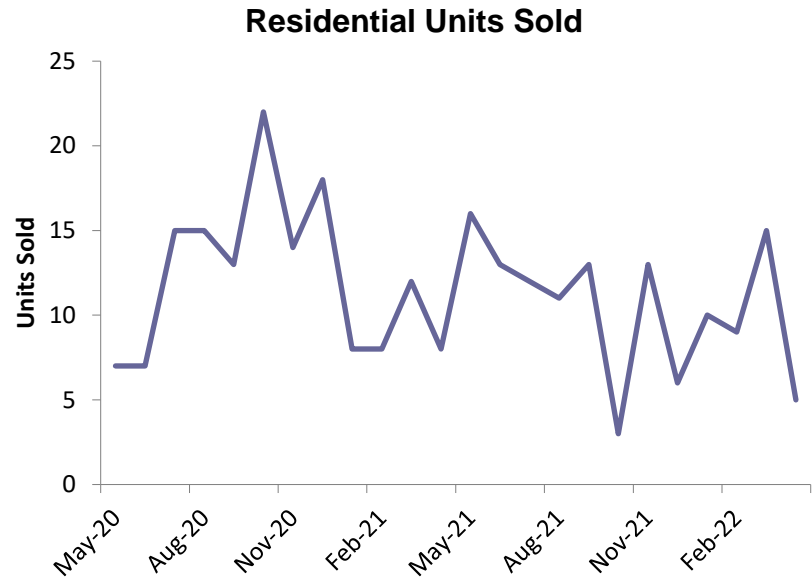


Southern Shores

Average DOM - YTD	
2021	2022
51	32

Year to Date Sales		
Month / Year	Count	%Chg
2022	39	8%
2021	36	20%
2020	30	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
28	22

Year to Date Sales		
Month / Year	Count	%Chg
2022	46	-4%
2021	48	71%
2020	28	-18%

Median Sales Price		
Month / Year	MSP	%Chg
2022	\$500,000	0%
2021	\$500,000	27%
2020	\$394,032	5%



Colington

Average DOM - YTD

2021	2022
39	28

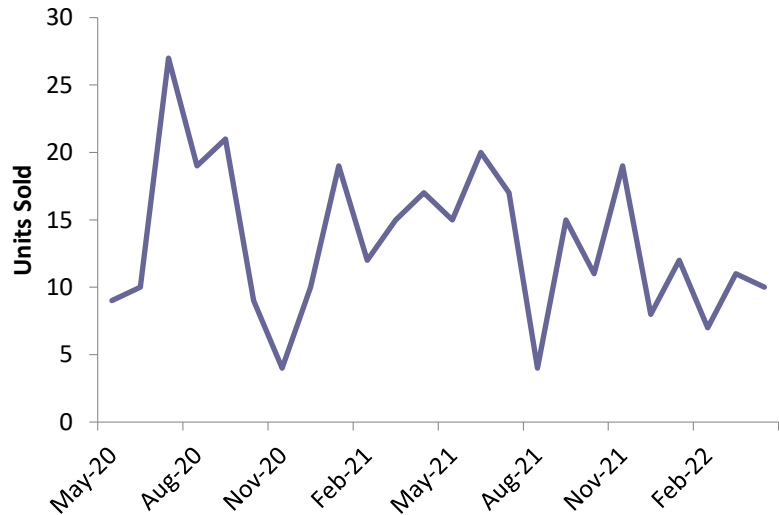
Year to Date Sales

Month / Year	Count	%Chg
2022	40	-37%
2021	63	97%
2020	32	-14%

Median Sales Price

Month / Year	MSP	%Chg
2022	\$475,000	32%
2021	\$360,000	20%
2020	\$299,000	10%

Residential Units Sold



Kill Devil Hills

Average DOM - YTD

2021	2022
33	29

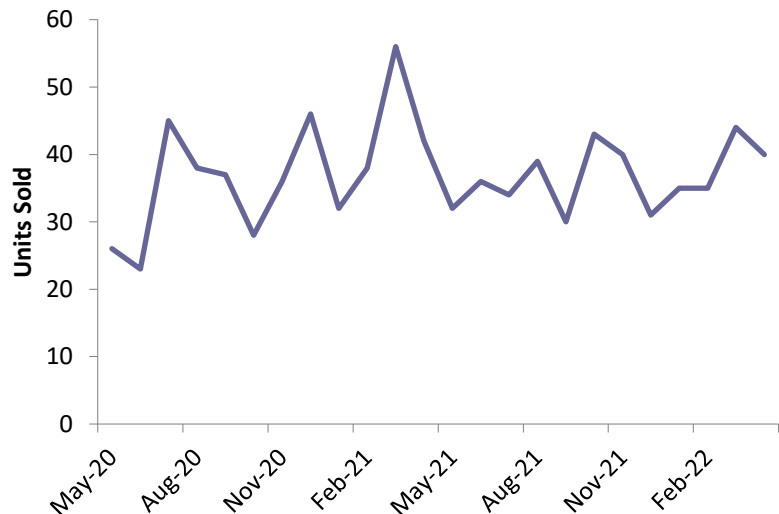
Year to Date Sales

Month / Year	Count	%Chg
2022	154	-8%
2021	168	91%
2020	88	-3%

Median Sales Price

Month / Year	MSP	%Chg
2022	\$480,250	17%
2021	\$410,000	24%
2020	\$330,000	16%

Residential Units Sold



Nags Head

Average DOM - YTD	
2021	2022
65	31

Year to Date Sales		
Month / Year	Count	%Chg
2022	95	-23%
2021	124	85%
2020	67	14%

Median Sales Price		
Month / Year	MSP	%Chg
2022	\$800,000	28%
2021	\$625,000	30%
2020	\$480,000	20%



All Hatteras

Average DOM - YTD	
2021	2022
135	57

Year to Date Sales		
Month / Year	Count	%Chg
2022	167	-23%
2021	218	134%
2020	93	15%

Median Sales Price		
Month / Year	MSP	%Chg
2022	\$591,000	13%
2021	\$523,000	39%
2020	\$375,000	10%



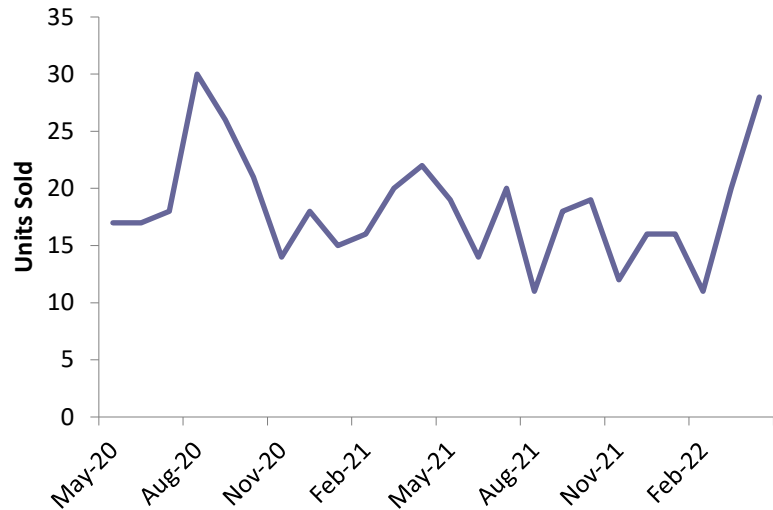
Roanoke Island

Average DOM - YTD	
2021	2022
49	43

Year to Date Sales		
Month / Year	Count	%Chg
2022	75	3%
2021	73	49%
2020	49	20%

Median Sales Price		
Month / Year	MSP	%Chg
2022	\$469,000	10%
2021	\$427,500	20%
2020	\$354,925	12%

Residential Units Sold



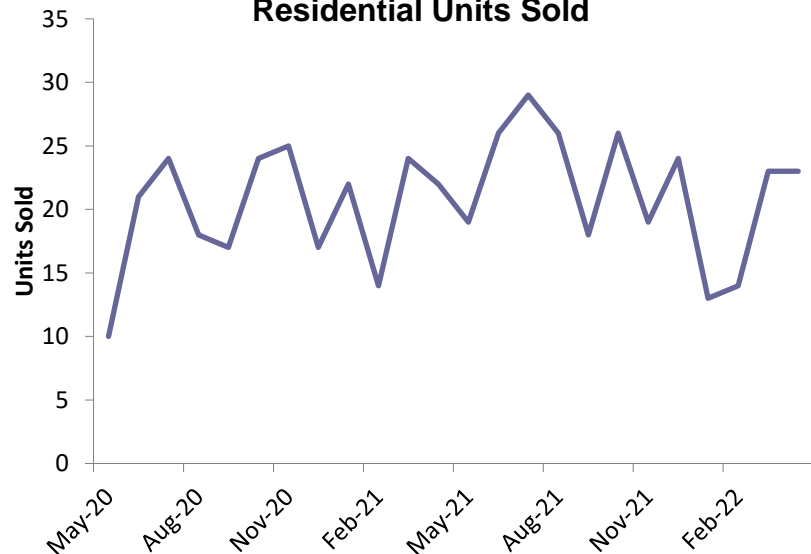
Currituck Mainland

Average DOM - YTD	
2021	2022
43	41

Year to Date Sales		
Month / Year	Count	%Chg
2022	73	-11%
2021	82	14%
2020	72	47%

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
316	196

Year to Date Sales		
Month / Year	Count	%Chg
2022	9	-31%
2021	13	550%
2020	2	-60%

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

