



February 2022 MLS Statistical Report

Interesting statistics:

- Inventory is down by 34% (Residential down by 36%, Lots / Land down by 34% and Commercial down by 20%).
- Interesting, there are only 78 residential listings that are priced at less than \$400K and only 35 of these properties are on the Outer Banks between Corolla and Hatteras.
- Sales are down by 17% (Residential down by 20%, Lots / Land down by 8% and Commercial up by 218%).
- Total Volume Sold up by 14% (Residential up by 14%, Lots / Land by 11% and Commercial up by 218% - The increase can be attributed to two large sales).
- Under Contract Listings for February are down by 14% when compared with February 2021.

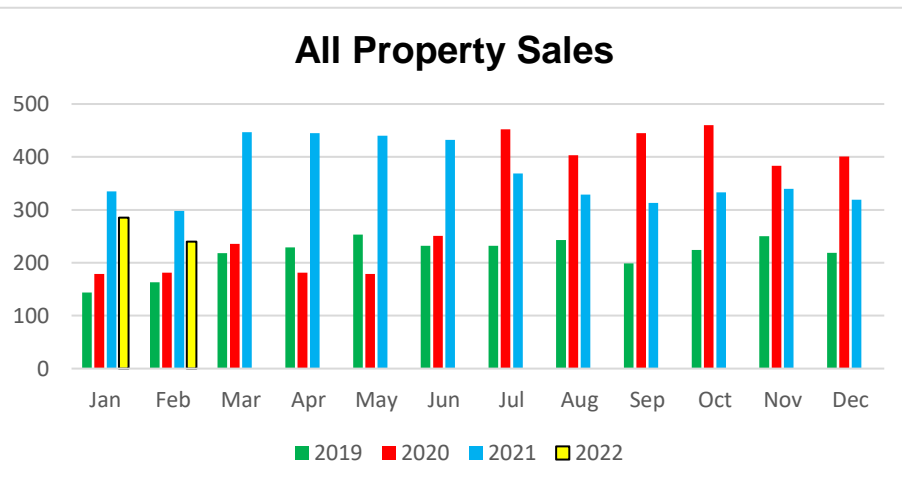
All Inventory

Month / Year	Count	%Chg
Feb'22	694	-34%
Feb'21	1050	-50%
Feb'20	2121	-10%



All Property Sales

Month / Year	Count	%Chg
Feb'22	525	-17%
Feb'21	633	76%
Feb'20	360	17%



Data Obtained: March 4, 2022

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

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Residential

YTD Residential Sales

Month / Year	Count	%Chg
2022	401	-20%
2021	500	70%
2020	294	21%

Residential Median Sale Price

Month / Year	Count	%Chg
2022	\$570,000	27%
2021	\$450,000	27%
2020	\$332,000	36%

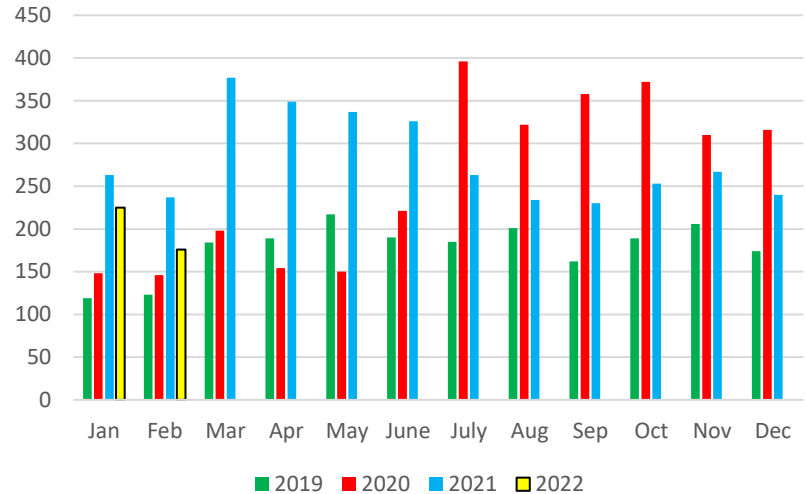
Residential Inventory

Month / Year	Count	%Chg
Feb'22	261	-37%
Feb'21	413	-69%
Feb'20	1324	-14%

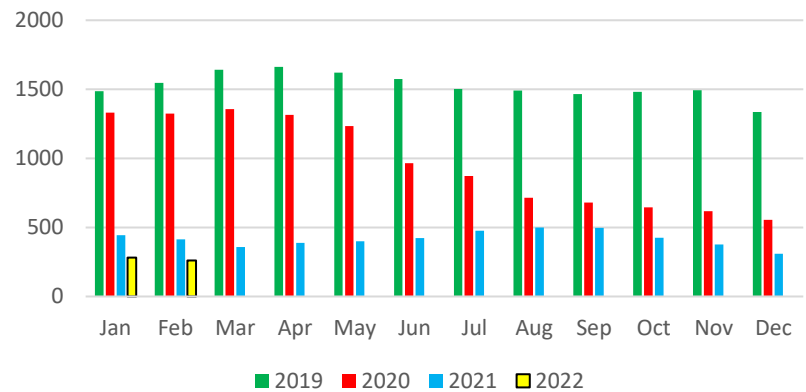
Residential Average Days on Market

YTD	2021	2022
	82	43

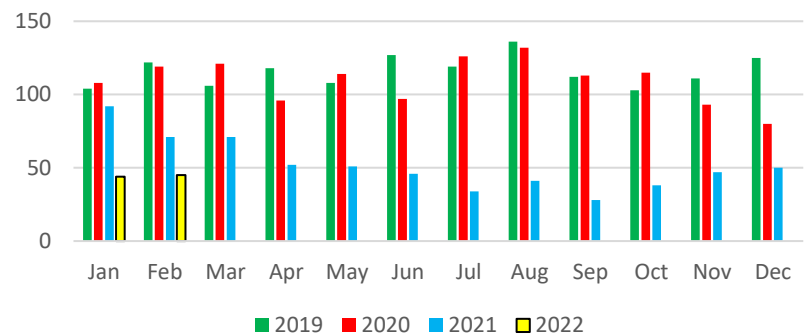
Residential Unit Sales



Residential Inventory



Residential Days on the Market



Lots / Land

Lots / Land Yearly Sales

Month / Year	Count	%Chg
2022	115	-7%
2021	123	98%
2020	62	7%

Lots / Land Median Price

Month / Year	Count	%Chg
2021	\$110,242	15%
2020	\$95,766	16%
2019	\$82,563	-12%

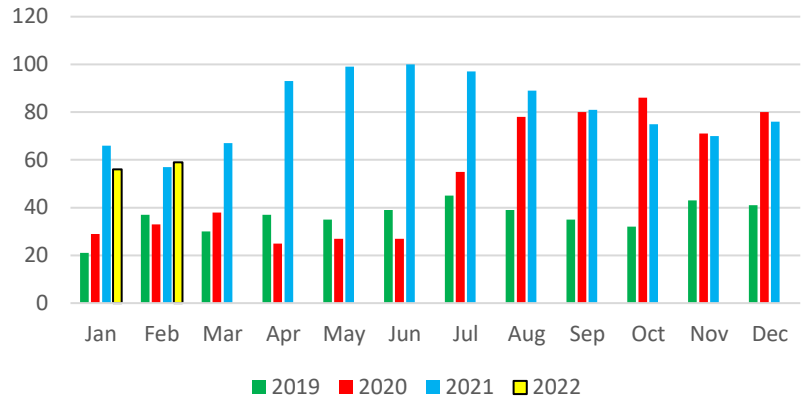
Lots / Land Inventory

Month / Year	Count	%Chg
Feb'22	385	-34%
Feb'21	586	-22%
Feb'20	752	-1%

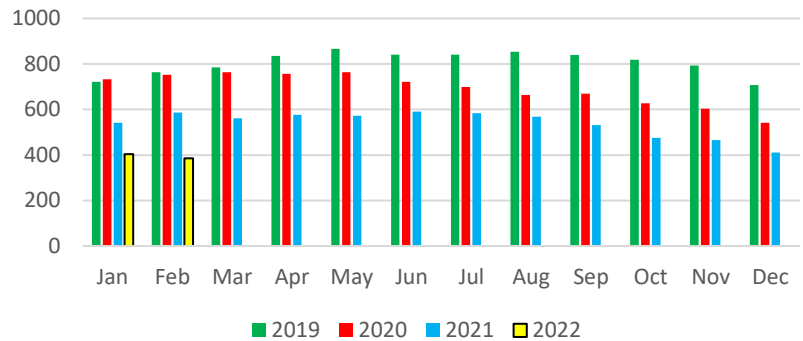
Lots / Land Average Days on Market

YTD	2021	2022
	193	155

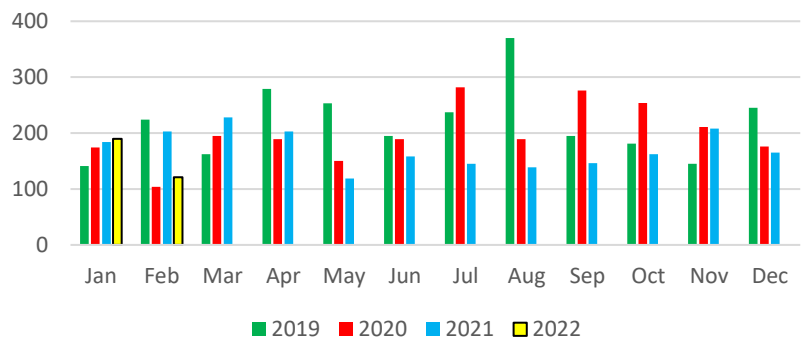
Lots / Land Units Sold



Lots / Land Inventory



Lots / Land Days on Market

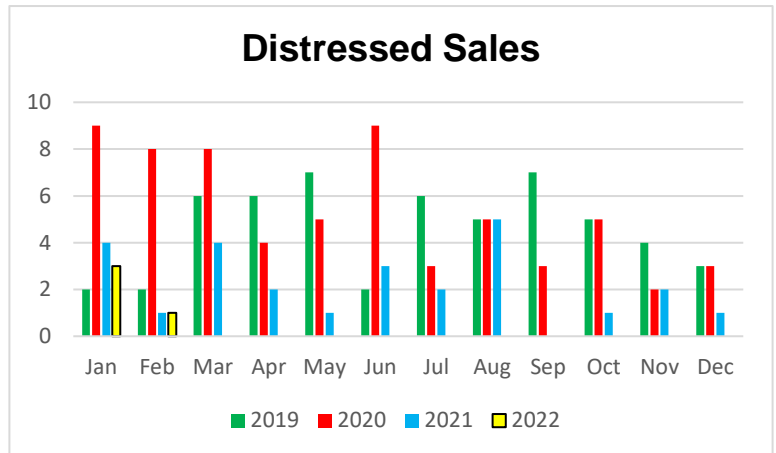


Distressed Sales

MLS Listed Short Sales / Bank Owned Properties

Dare County & Surrounding Areas Year to Date Distressed Sales

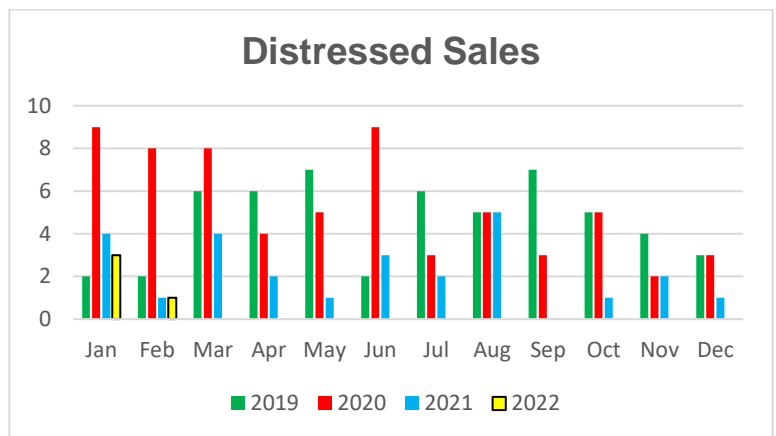
Month / Year	Count	%Chg
Feb'22	1	0%
Feb'21	1	-88%
Feb'20	8	300%



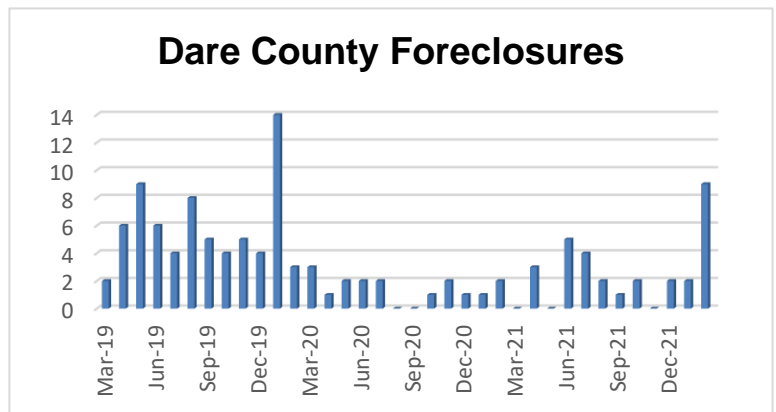
Distressed Inventory

Dare County & Surrounding Areas Year to Date Distressed Inventory

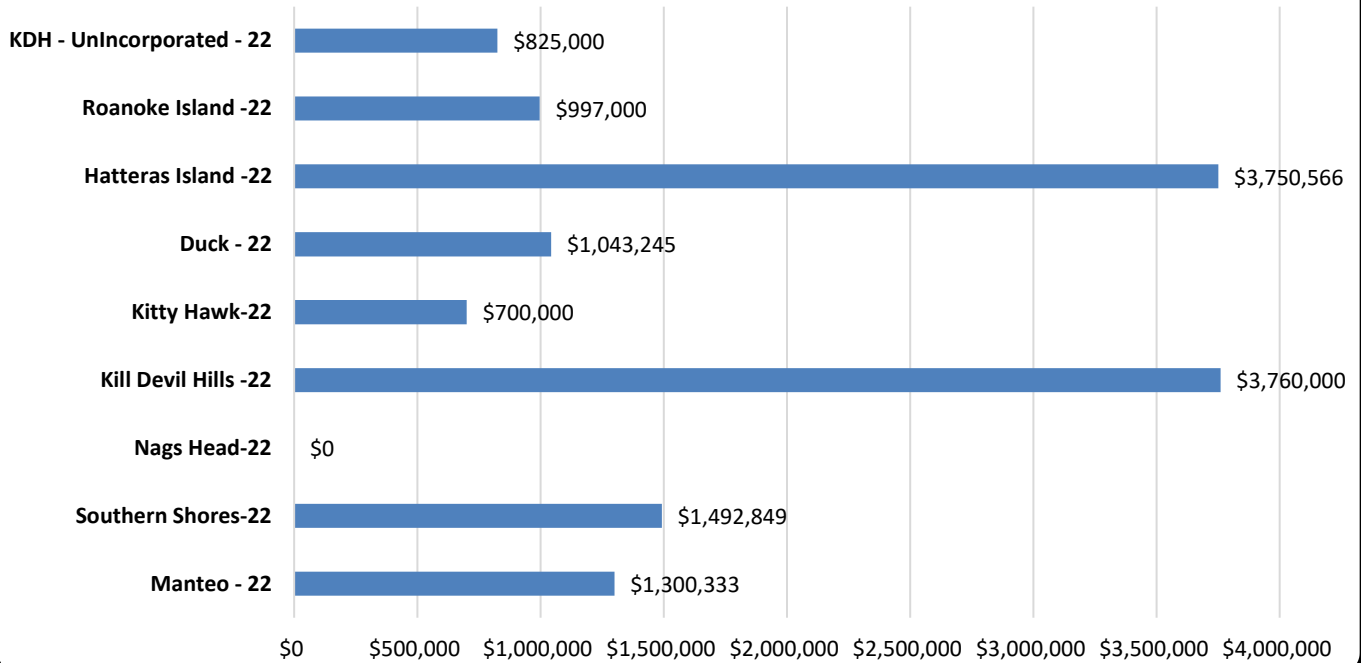
Month / Year	Count	%Chg
Feb'22	3	-50%
Feb'21	6	-63%
Feb'20	16	-27%



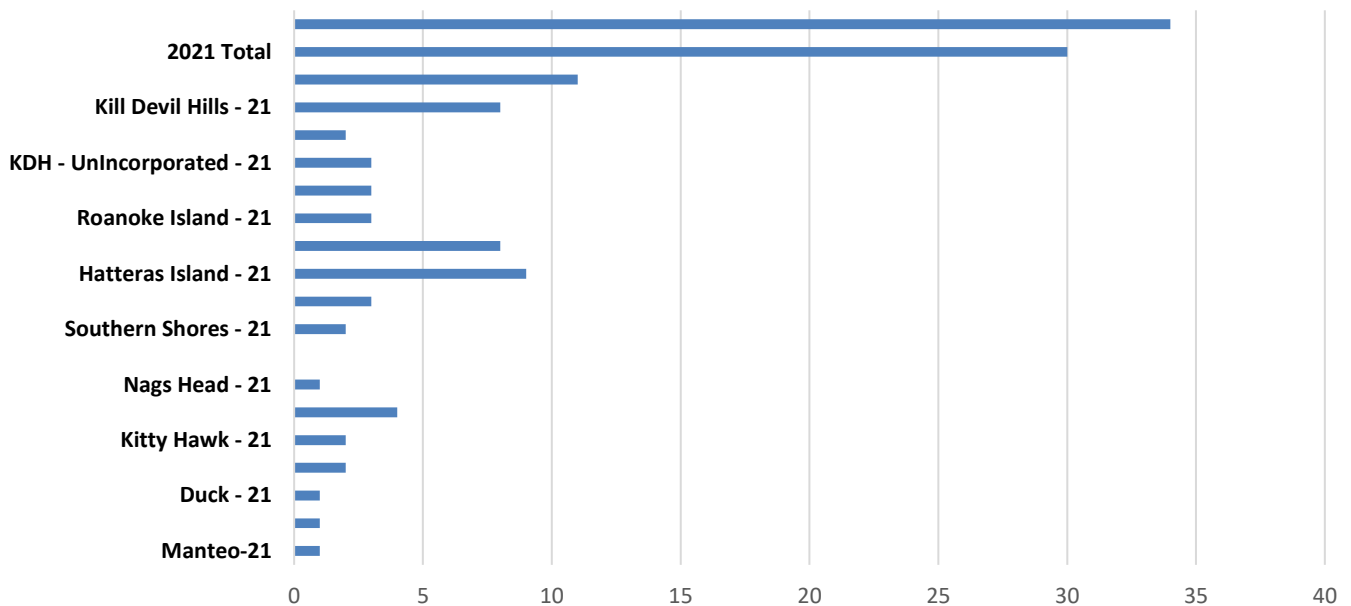
Dare County Only Foreclosures *Court Ordered Foreclosures



Dare Couty Building Permit Value - 2022



Dare County Building Permits - 2022 vs 2021

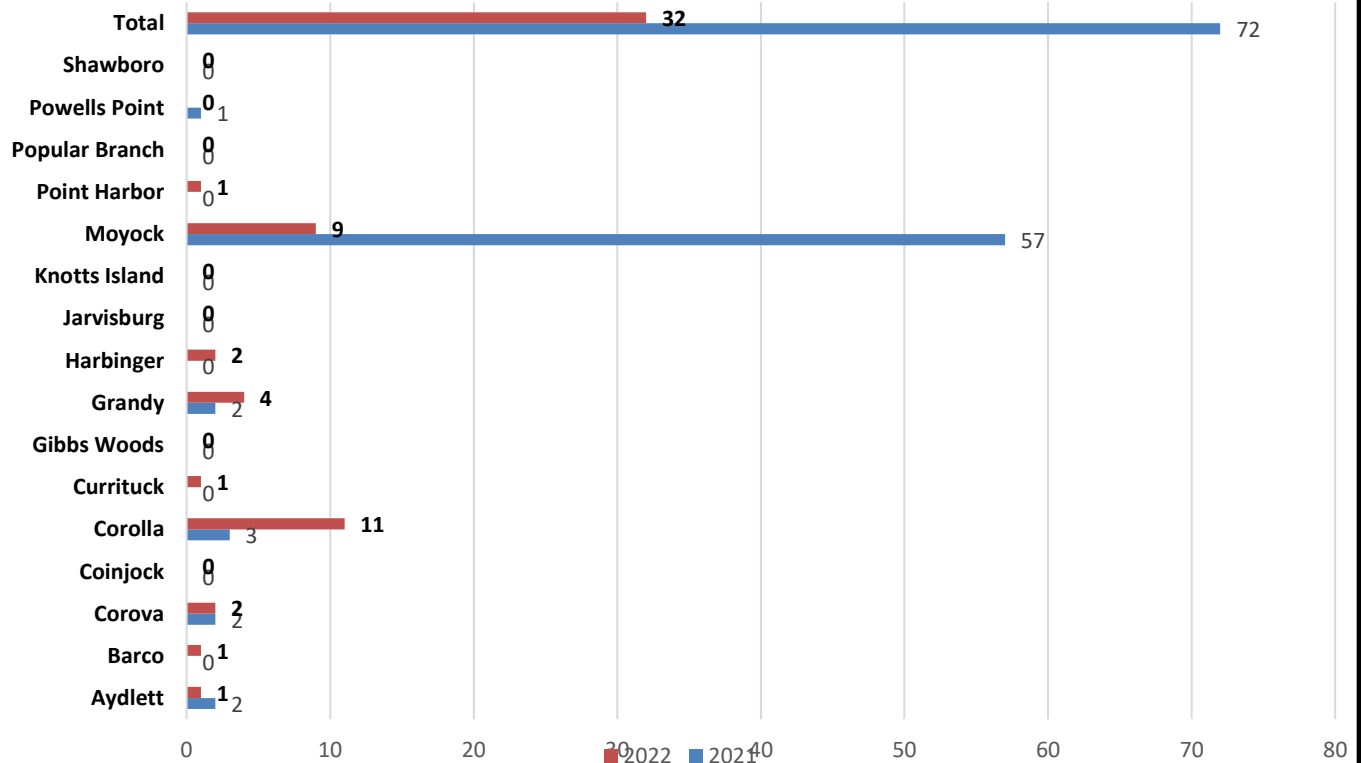


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Currituck County Work Permit Value 2022 vs 2021



Total Currituck Count Building Permits 2022 vs 2021



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Outer Banks Towns / Areas

Corolla

Average DOM - YTD	
2021	2022
179	47

Year to Date Sales		
Month / Year	Count	%Chg
2022	54	-35%
2021	83	159%
2020	32	23%

Median Sales Price		
Month / Year	MSP	%Chg
2022	\$827,500	14%
2021	\$725,450	30%
2020	\$560,000	14%

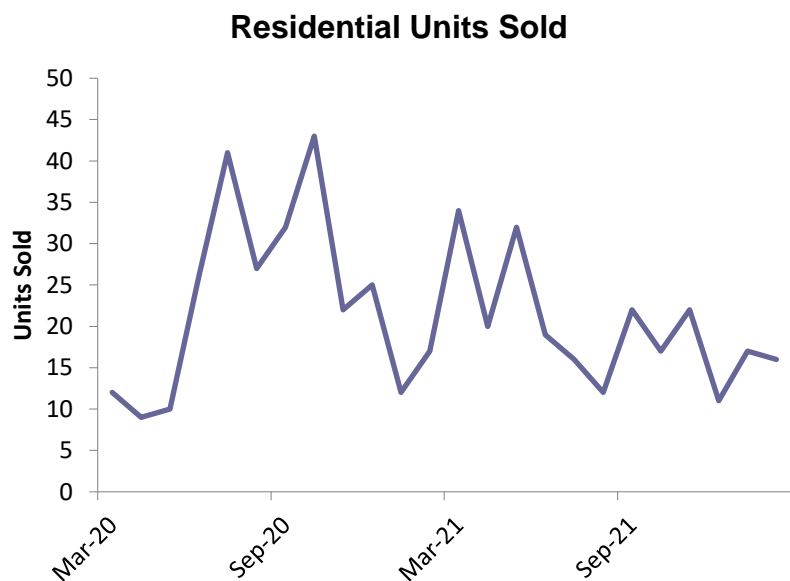


Duck

Average DOM - YTD	
2021	2022
33	42

Year to Date Sales		
Month / Year	Count	%Chg
2022	33	14%
2021	29	21%
2020	24	71%

Median Sales Price		
Month / Year	MSP	%Chg
2022	\$879,000	35%
2021	\$650,000	25%
2020	\$520,000	5%



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Southern Shores

Average DOM - YTD	
2021	2022
67	43

Year to Date Sales		
Month / Year	Count	%Chg
2022	19	19%
2021	16	0%
2020	16	100%

Median Sales Price		
Month / Year	MSP	%Chg
2022	\$816,500	25%
2021	\$655,000	28%
2020	\$510,000	8%

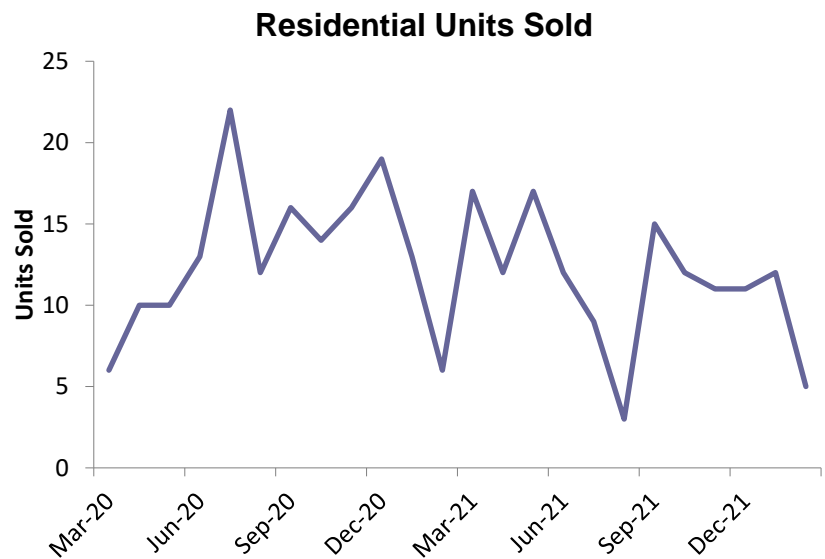


Kitty Hawk

Average DOM - YTD	
2021	2022
46	20

Year to Date Sales		
Month / Year	Count	%Chg
2022	17	-11%
2021	19	58%
2020	12	-25%

Median Sales Price		
Month / Year	MSP	%Chg
2022	\$444,000	-11%
2021	\$500,000	27%
2020	\$394,032	5%



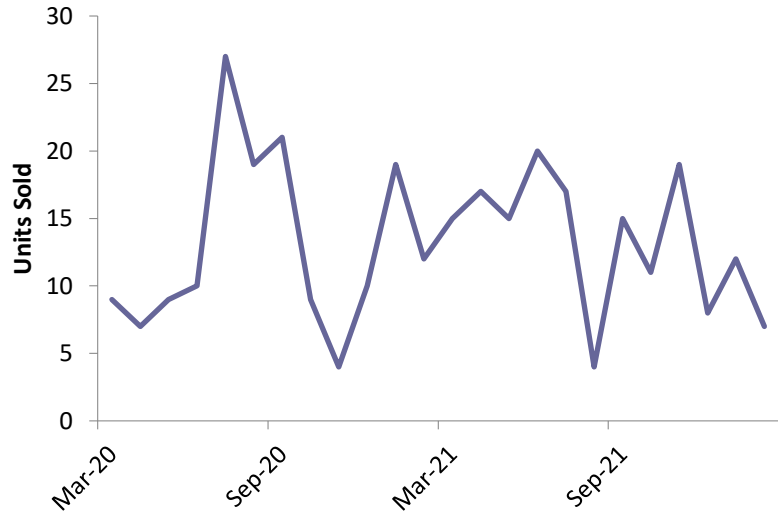
Colington

Average DOM - YTD	
2021	2022
33	23

Year to Date Sales		
Month / Year	Count	%Chg
2022	19	-39%
2021	31	94%
2020	16	0%

Median Sales Price		
Month / Year	MSP	%Chg
2022	\$449,000	25%
2021	\$360,000	20%
2020	\$299,000	10%

Residential Units Sold



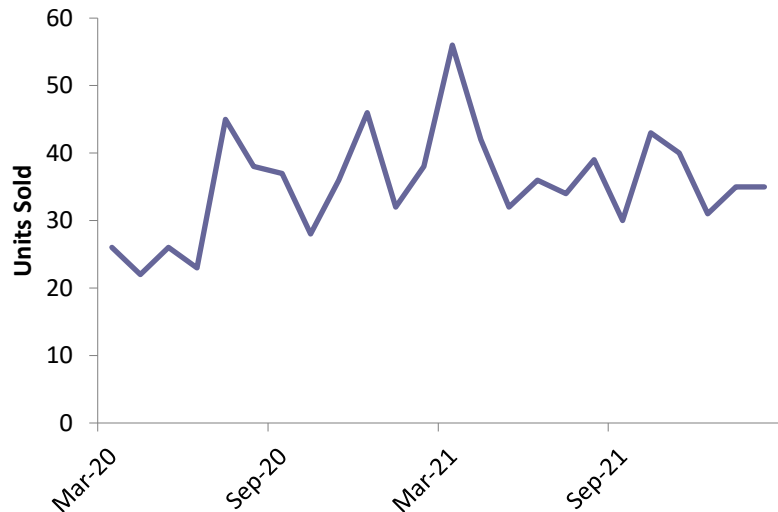
Kill Devil Hills

Average DOM - YTD	
2021	2022
41	31

Year to Date Sales		
Month / Year	Count	%Chg
2022	70	0%
2021	70	75%
2020	40	25%

Median Sales Price		
Month / Year	MSP	%Chg
2022	\$436,000	6%
2021	\$410,000	24%
2020	\$330,000	16%

Residential Units Sold



Nags Head

Average DOM - YTD	
2021	2022
92	42

Year to Date Sales		
Month / Year	Count	%Chg
2022	40	-29%
2021	56	70%
2020	33	27%

Median Sales Price		
Month / Year	MSP	%Chg
2022	\$792,500	27%
2021	\$625,000	30%
2020	\$480,000	20%



All Hatteras

Average DOM - YTD	
2021	2022
189	66

Year to Date Sales		
Month / Year	Count	%Chg
2022	65	-23%
2021	84	133%
2020	36	-8%

Median Sales Price		
Month / Year	MSP	%Chg
2022	\$519,000	-1%
2021	\$523,000	39%
2020	\$375,000	10%



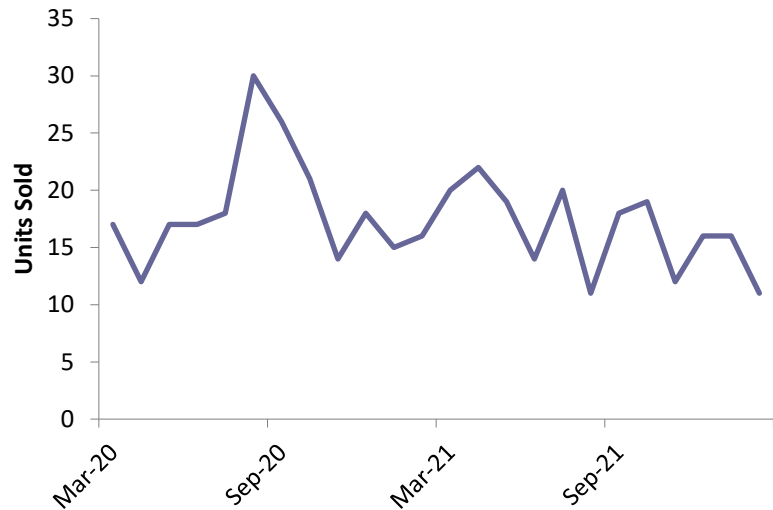
Roanoke Island

Average DOM - YTD	
2021	2022
66	42

Year to Date Sales		
Month / Year	Count	%Chg
2022	27	-13%
2021	31	55%
2020	20	54%

Median Sales Price		
Month / Year	MSP	%Chg
2022	\$475,000	11%
2021	\$427,500	20%
2020	\$354,925	12%

Residential Units Sold



Currutuck Mainland

Average DOM - YTD	
2021	2022
40	24

Year to Date Sales		
Month / Year	Count	%Chg
2022	26	-28%
2021	36	20%
2020	30	7%

Median Sales Price		
Month / Year	MSP	%Chg
2022	\$355,000	7%
2021	\$333,022	21%
2020	\$276,260	5%

Residential Units Sold



Ocracoke Island

Average DOM - YTD	
2021	2022
66	99

Year to Date Sales		
Month / Year	Count	%Chg
2022	5	0%
2021	5	150%
2020	2	-

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

Residential Units Sold

