



March 2022 MLS Statistical Report

Interesting statistics for March. With low inventory and higher interest rates the market appears to be cooling off; however, there are still plenty of sales out there.

- Inventory is down by 24% (Residential down by 30%, Lots / Land down by 24% and Commercial down by 4%).
- Interesting, in the entire MLS, there are only 50 residential listings that are priced less than \$400K and only 19 of these properties are on the Outer Banks between Corolla and Hatteras.
- Sales are down by 16% (Residential down by 20%, Lots / Land sales are stable and Commercial up by 45%).
- Total Volume Sold is up by 8% (Residential up by 7%, Lots / Land down by 2% and Commercial up by 45% (The increase in commercial sales can be attributed to three large sales).

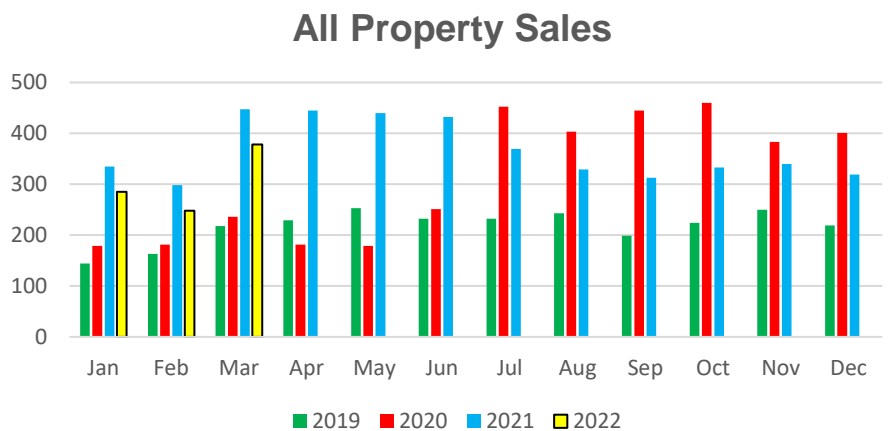
All Inventory

Month / Year	Count	%Chg
Mar'22	733	-24%
Mar'21	966	-55%
Mar'20	2162	-13%



All Property Sales

Month / Year	Count	%Chg
2022	911	-16%
2021	1080	81%
2020	596	14%



Data Obtained: April 6, 2022

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

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Residential

YTD Residential Sales

Month / Year	Count	%Chg
2022	703	-20%
2021	877	78%
2020	492	15%

Residential Median Sale Price

Month / Year	Count	%Chg
2022	\$575,000	27%
2021	\$453,000	32%
2020	\$342,250	7%

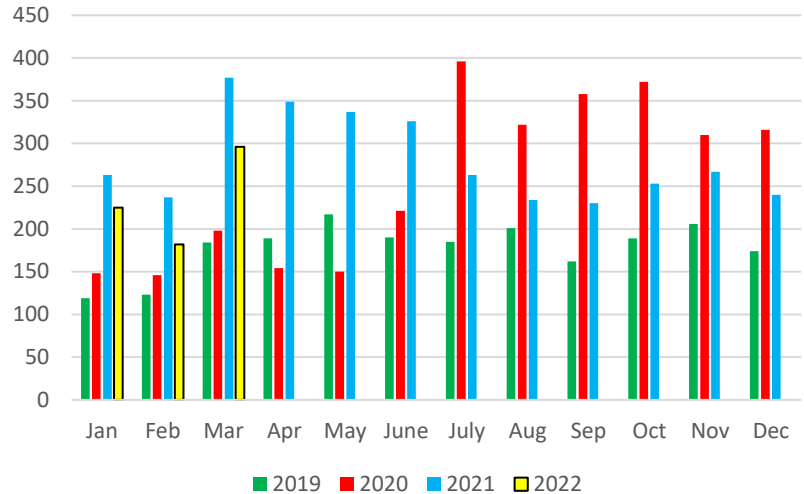
Residential Inventory

Month / Year	Count	%Chg
Mar'22	266	-30%
Mar'21	380	-72%
Mar'20	1360	-18%

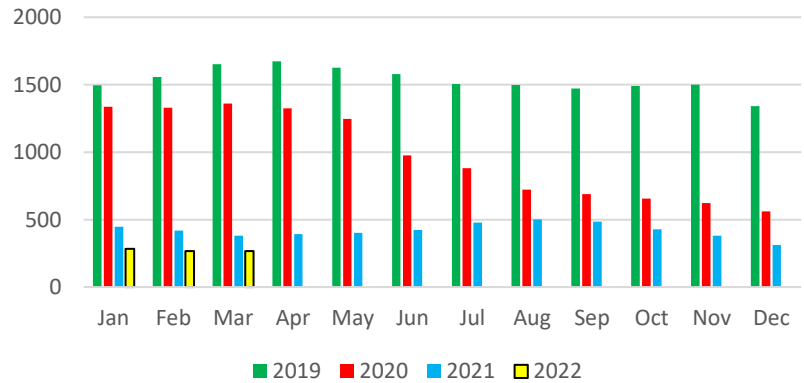
Residential Average Days on Market

YTD	2021	2022
	78	42

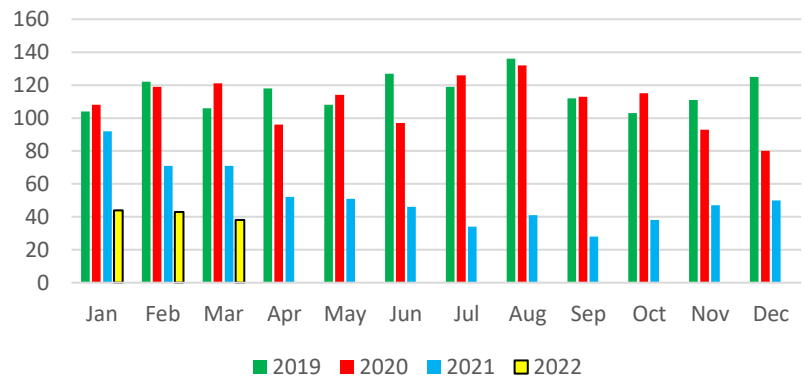
Residential Unit Sales



Residential Inventory



Residential Days on the Market



Lots / Land

Lots / Land Yearly Sales

Month / Year	Count	%Chg
2022	190	0%
2021	190	90%
2020	100	14%

Lots / Land Median Price

Month / Year	Count	%Chg
2022	\$116,417	7%
2021	\$108,833	16%
2020	\$93,930	8%

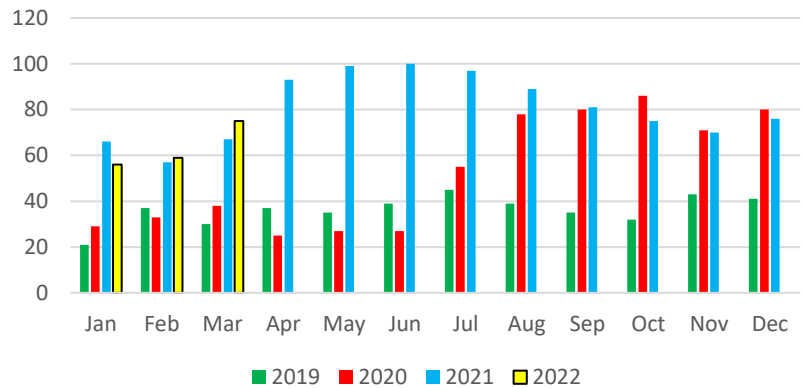
Lots / Land Inventory

Month / Year	Count	%Chg
Mar'22	424	-24%
Mar'21	561	-26%
Mar'20	763	-3%

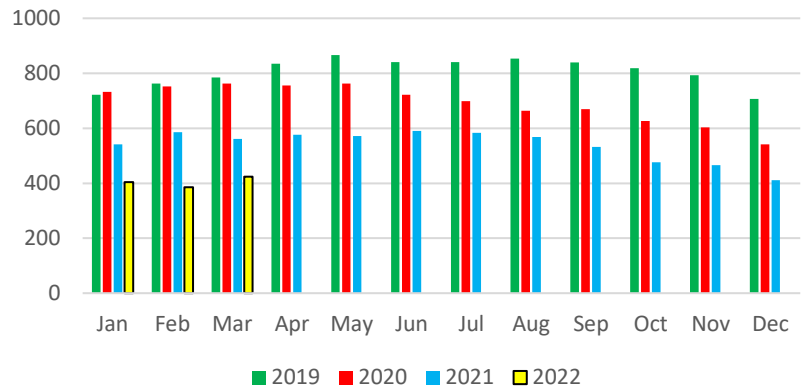
Lots / Land Average Days on Market

YTD	2021	2022
	205	160

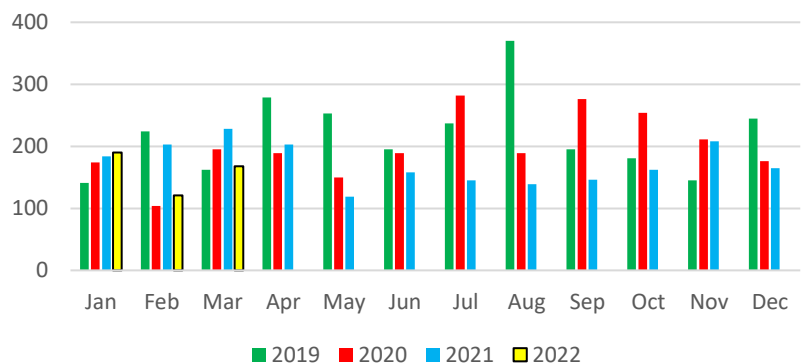
Lots / Land Units Sold



Lots / Land Inventory



Lots / Land Days on Market



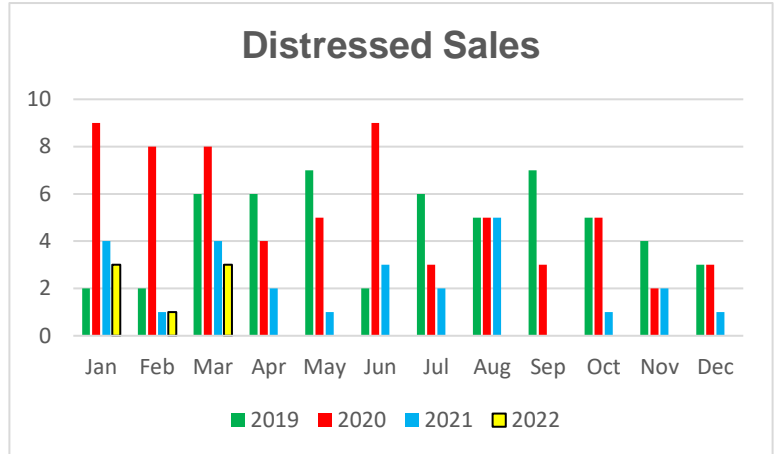
Distressed Sales

MLS Listed Short Sales / Bank Owned Properties

Dare County & Surrounding Areas

Year to Date Distressed Sales

Month / Year	Count	%Chg
2022	7	-22%
2021	9	-64%
2020	25	150%

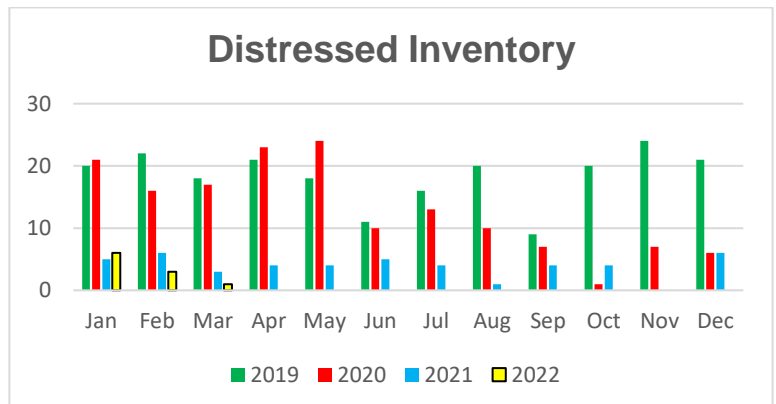


Distressed Inventory

Dare County & Surrounding Areas

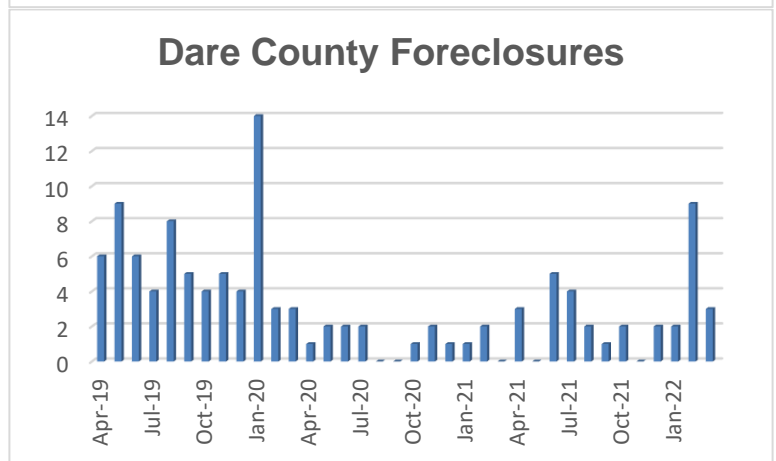
Year to Date Distressed Inventory

Month / Year	Count	%Chg
Mar'22	1	-67%
Mar'21	3	-82%
Mar'20	17	-6%

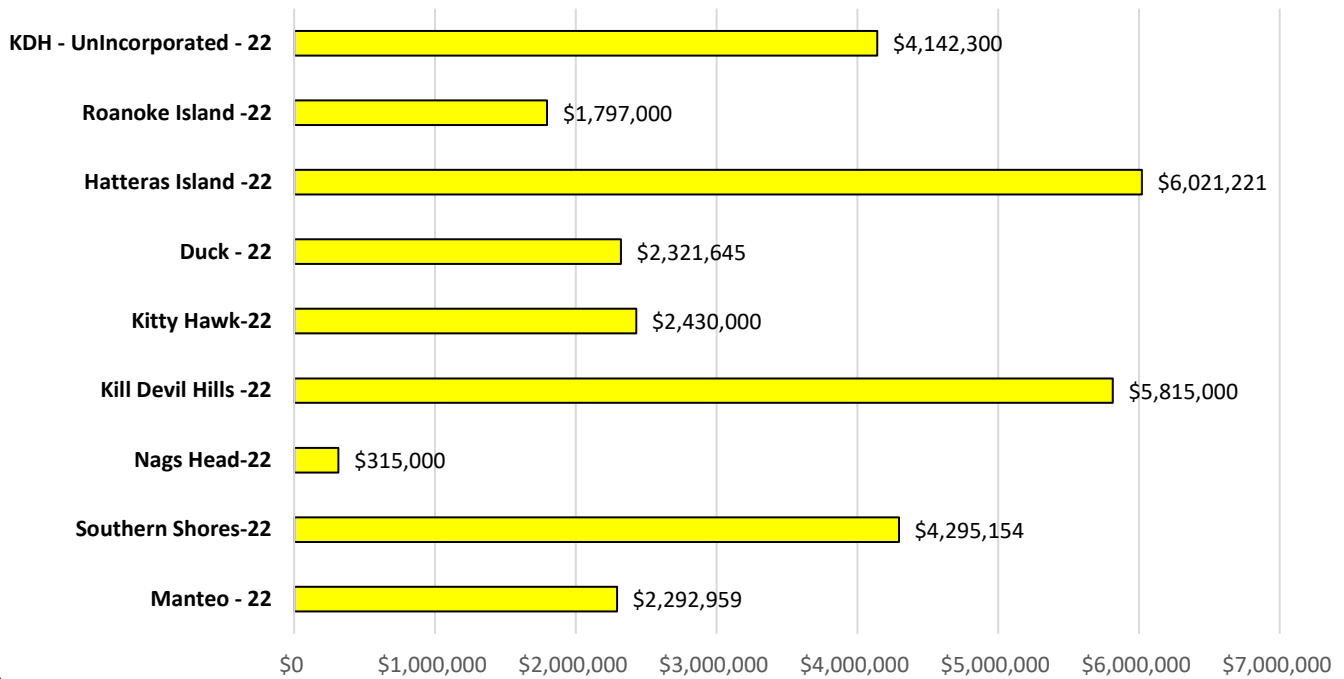


Dare County Only Foreclosures

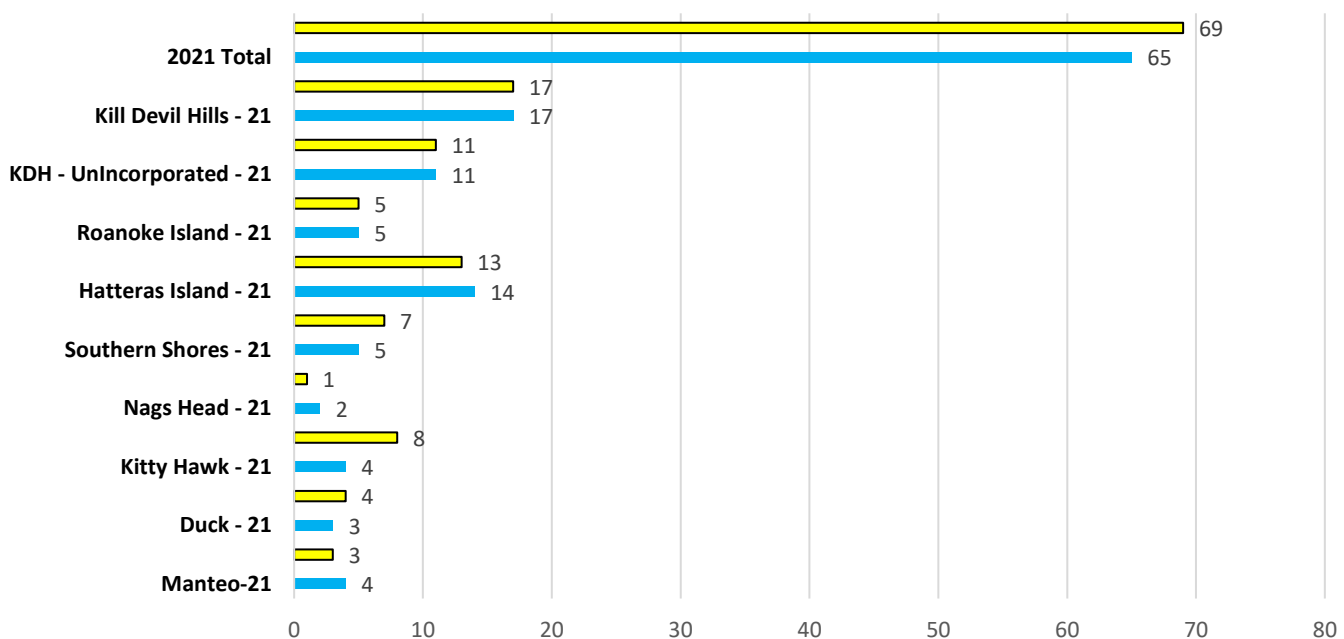
*Court Ordered Foreclosures



Dare Couty Building Permit Value - 2022

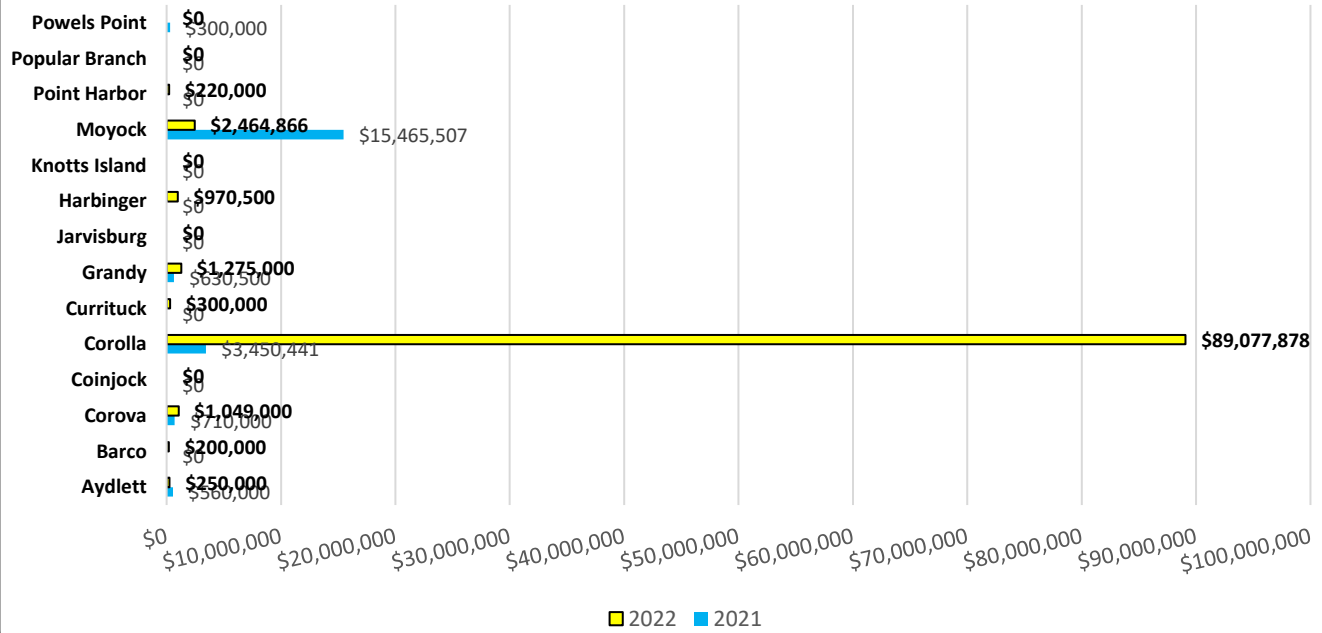


Dare County Building Permits - 2021 vs 2022

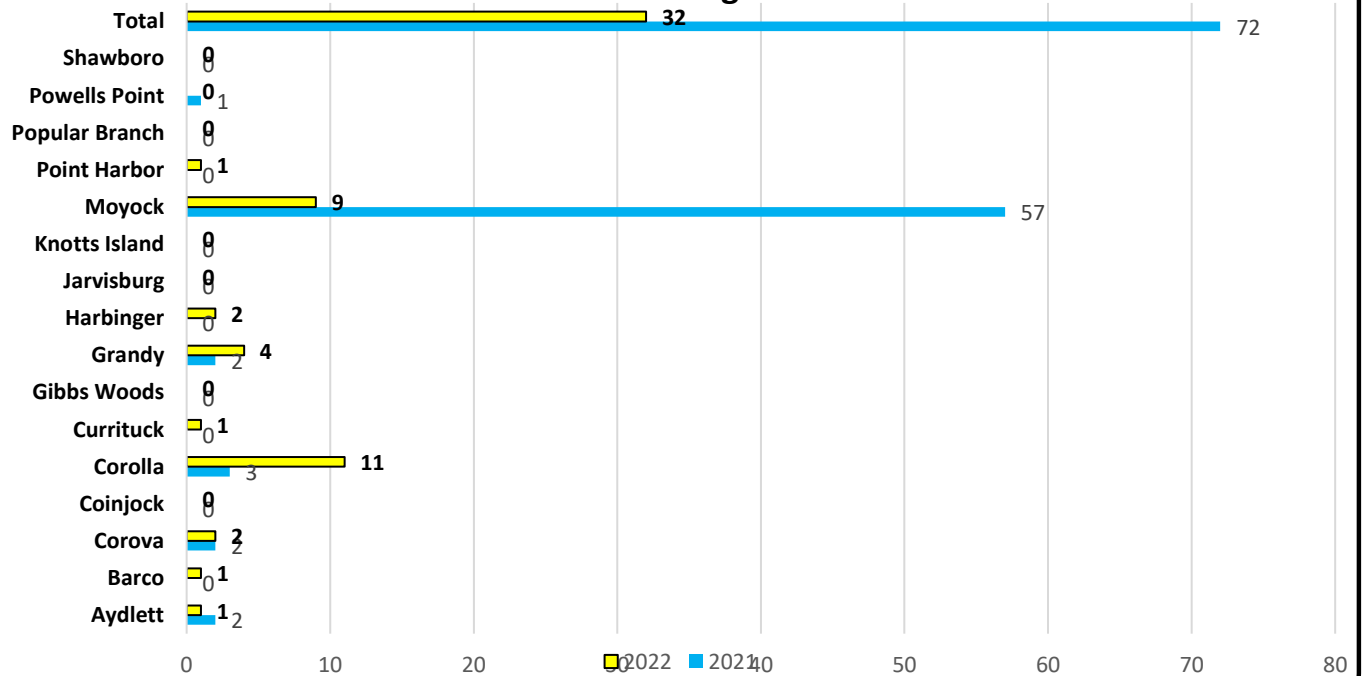


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Currituck County Work Permit Value 21 vs 22



Total Currituck Count Building Permits 2022 vs 2021



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Outer Banks Towns / Areas

Corolla

Average DOM - YTD	
2021	2022
71	47

Year to Date Sales		
Month / Year	Count	%Chg
2022	91	-38%
2021	147	183%
2020	52	-7%

Median Sales Price		
Month / Year	MSP	%Chg
2022	\$835,000	15%
2021	\$725,450	30%
2020	\$560,000	14%

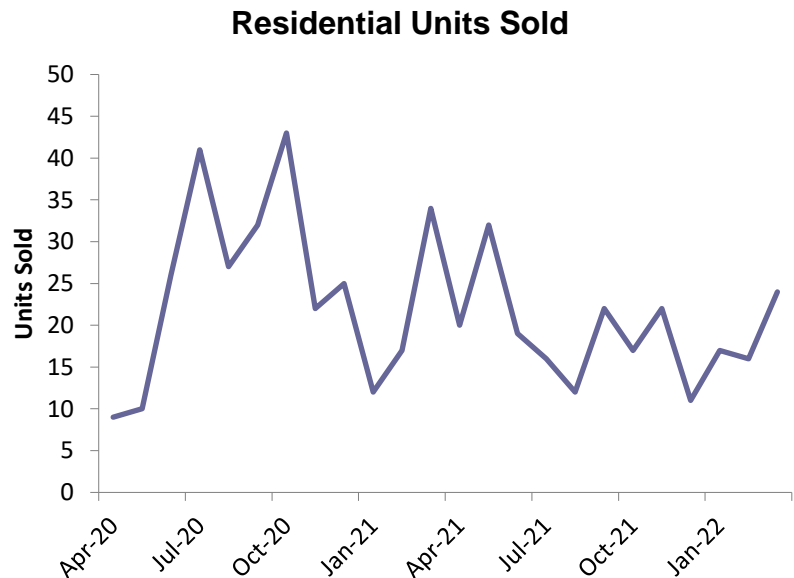


Duck

Average DOM - YTD	
2021	2022
80	57

Year to Date Sales		
Month / Year	Count	%Chg
2022	57	-10%
2021	63	75%
2020	36	13%

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

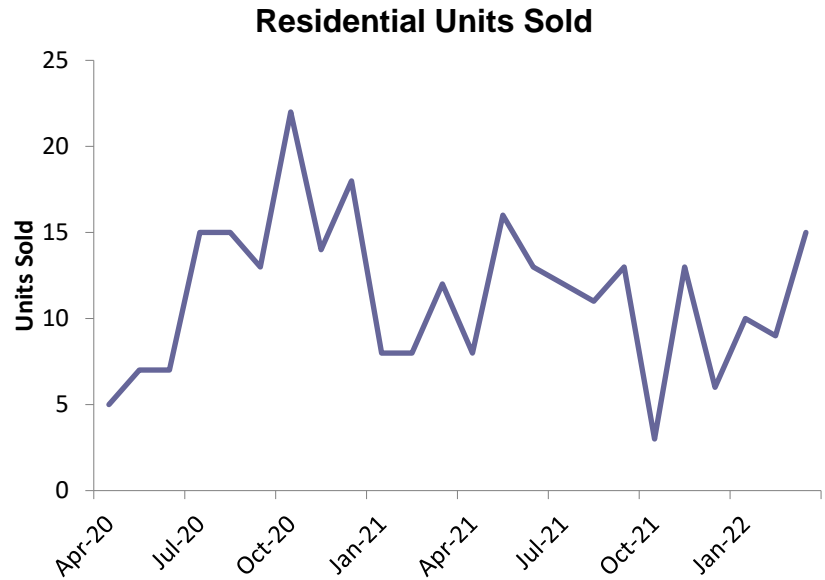


Southern Shores

Average DOM - YTD	
2021	2022
50	34

Year to Date Sales		
Month / Year	Count	%Chg
2022	34	21%
2021	28	12%
2020	25	19%

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

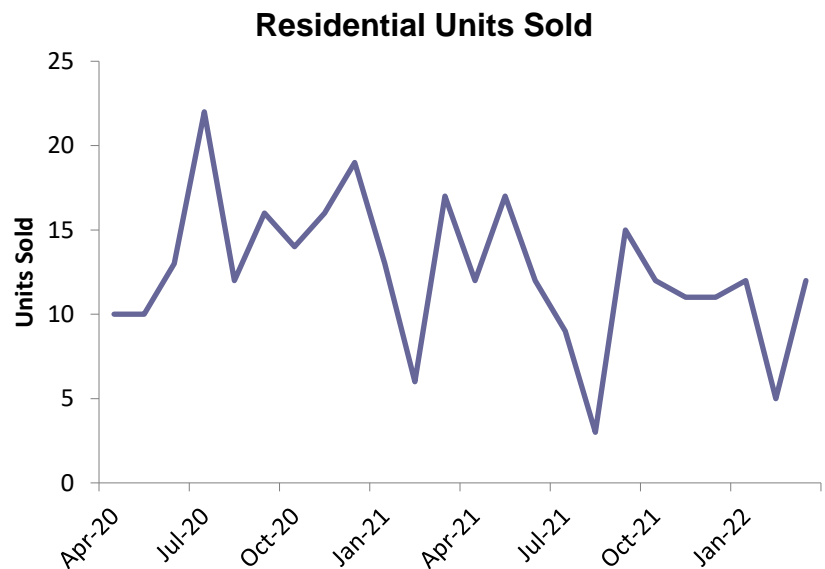


Kitty Hawk

Average DOM - YTD	
2021	2022
30	22

Year to Date Sales		
Month / Year	Count	%Chg
2022	29	-19%
2021	36	100%
2020	18	-33%

Median Sales Price		
Month / Year	MSP	%Chg
2022	\$450,000	-10%
2021	\$500,000	27%
2020	\$394,032	5%



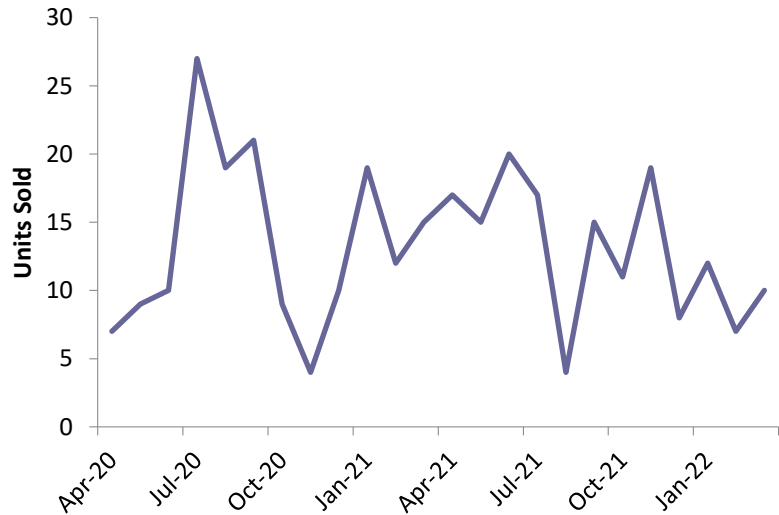
Colington

Average DOM - YTD	
2021	2022
35	29

Year to Date Sales		
Month / Year	Count	%Chg
2022	29	-37%
2021	46	84%
2020	25	-4%

Median Sales Price		
Month / Year	MSP	%Chg
2022	\$450,000	25%
2021	\$360,000	20%
2020	\$299,000	10%

Residential Units Sold



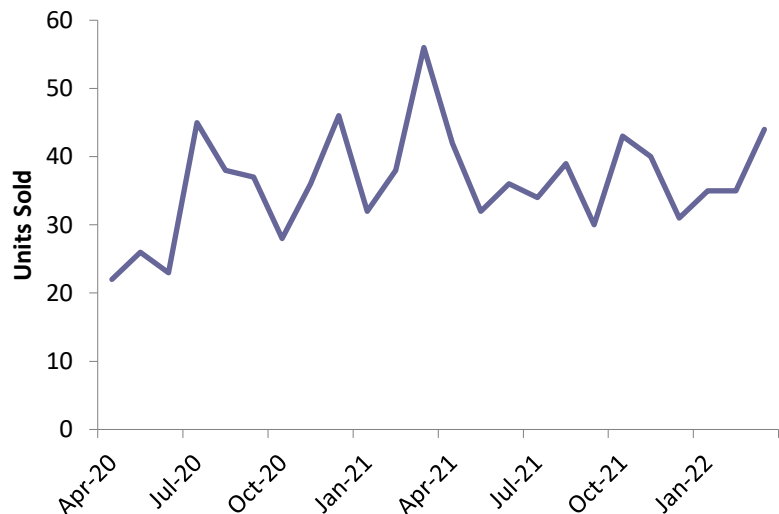
Kill Devil Hills

Average DOM - YTD	
2021	2022
39	29

Year to Date Sales		
Month / Year	Count	%Chg
2022	114	-10%
2021	126	91%
2020	66	10%

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

Residential Units Sold



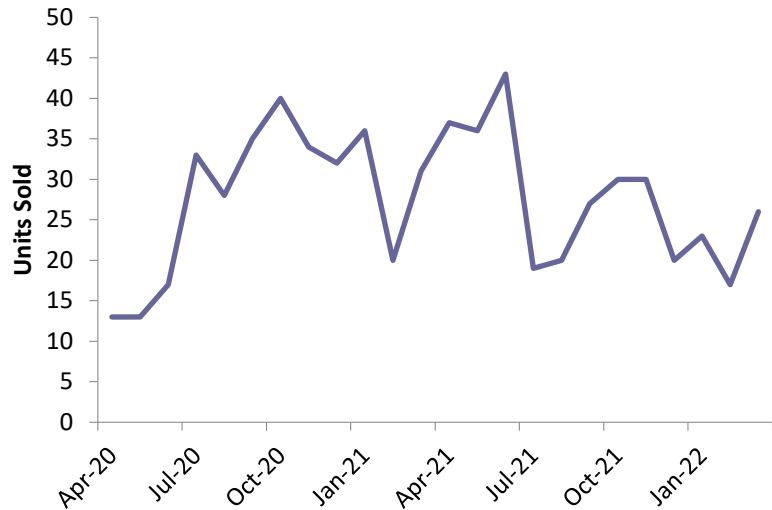
Nags Head

Average DOM - YTD	
2021	2022
78	30

Year to Date Sales		
Month / Year	Count	%Chg
2022	66	-24%
2021	87	61%
2020	54	50%

Median Sales Price		
Month / Year	MSP	%Chg
2022	\$781,250	25%
2021	\$625,000	30%
2020	\$480,000	20%

Residential Units Sold



All Hatteras

Average DOM - YTD	
2021	2022
154	58

Year to Date Sales		
Month / Year	Count	%Chg
2022	119	-20%
2021	149	119%
2020	68	11%

Median Sales Price		
Month / Year	MSP	%Chg
2022	\$530,000	1%
2021	\$523,000	39%
2020	\$375,000	10%

Residential Units Sold



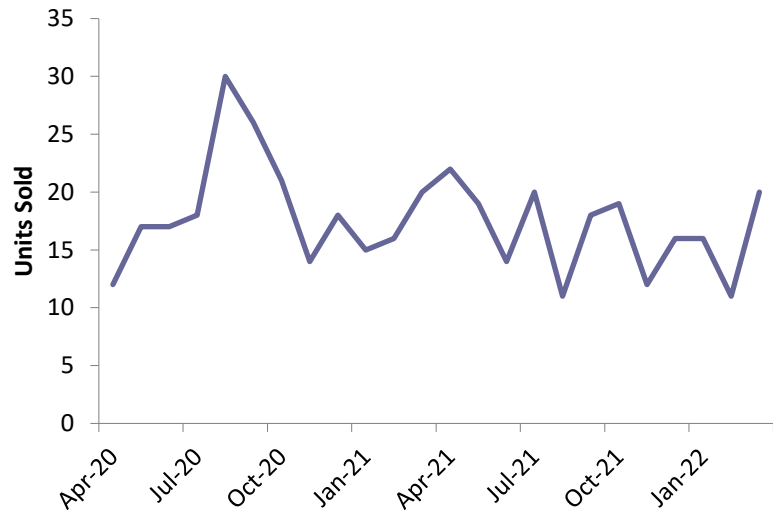
Roanoke Island

Average DOM - YTD	
2021	2022
56	38

Year to Date Sales		
Month / Year	Count	%Chg
2022	47	-8%
2021	51	38%
2020	37	37%

Median Sales Price		
Month / Year	MSP	%Chg
2022	\$462,500	8%
2021	\$427,500	20%
2020	\$354,925	12%

Residential Units Sold



Currituck Mainland

Average DOM - YTD	
2021	2022
45	35

Year to Date Sales		
Month / Year	Count	%Chg
2022	50	-17%
2021	60	5%
2020	57	58%

Median Sales Price		
Month / Year	MSP	%Chg
2022	\$371,225	11%
2021	\$333,022	21%
2020	\$276,260	5%

Residential Units Sold



Ocracoke Island

Average DOM - YTD	
2021	2022
315	88

Year to Date Sales		
Month / Year	Count	%Chg
2022	6	-40%
2021	10	900%
2020	1	-67%

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

Residential Units Sold

