



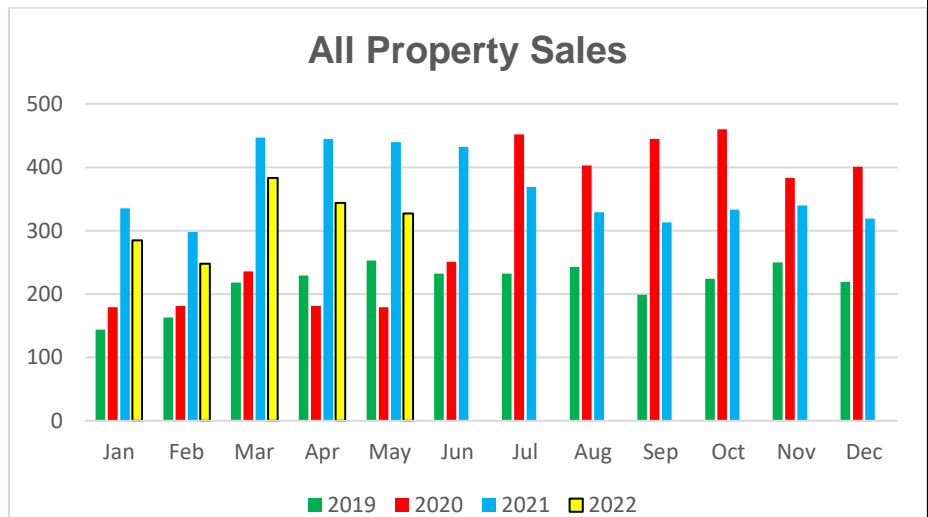
May 2022 MLS Statistical Report

For the last three months, sales have been in the decline; however, the statistics show that buyers are still willing to pay the big bucks for access to property on the Outer Banks. The MLS notes that although sales have declined the median sale price is up 26% for residential class and 24% in the Lots / Land class.

- Total unit sales for 2022 are down 19% (Residential down by 22%, Lots / Land down by 9% and Commercial down by 28%).
- Inventory is down by 12% when compared to 2021; however, residential inventory continues to climb (up by 3%).

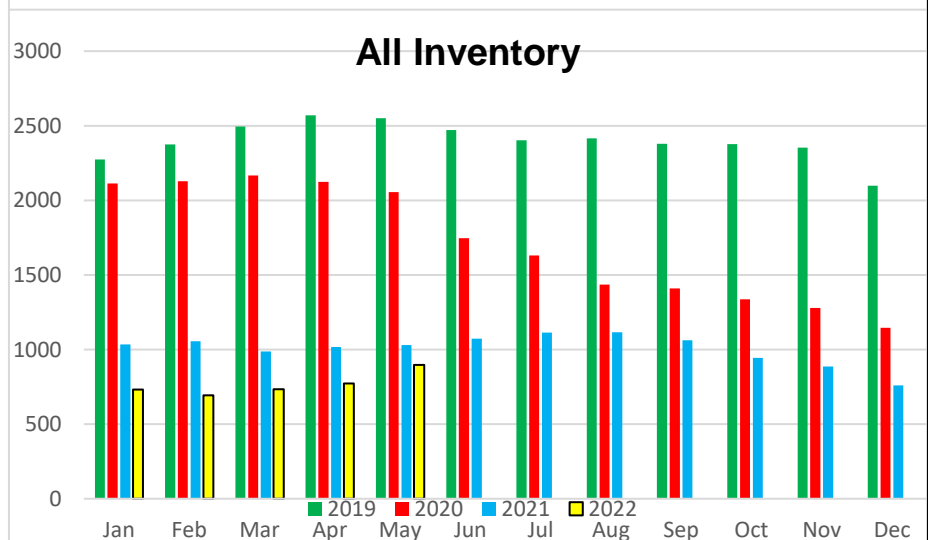
All Property Sales

Month / Year	Count	%Chg
2022	1587	-19%
2021	1965	106%
2020	956	-5%



All Inventory

Month / Year	Count	%Chg
May'22	896	-13%
May'21	1029	-50%
May'20	2056	-19%



Data Obtained: June 7, 2022

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

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Residential

YTD Residential Sales

Month / Year	Count	%Chg
2022	1214	-22%
2021	1563	96%
2020	796	-4%

Residential Median Sale Price

Month / Year	Count	%Chg
2022	\$606,250	29%
2021	\$470,000	41%
2020	\$332,500	-17%

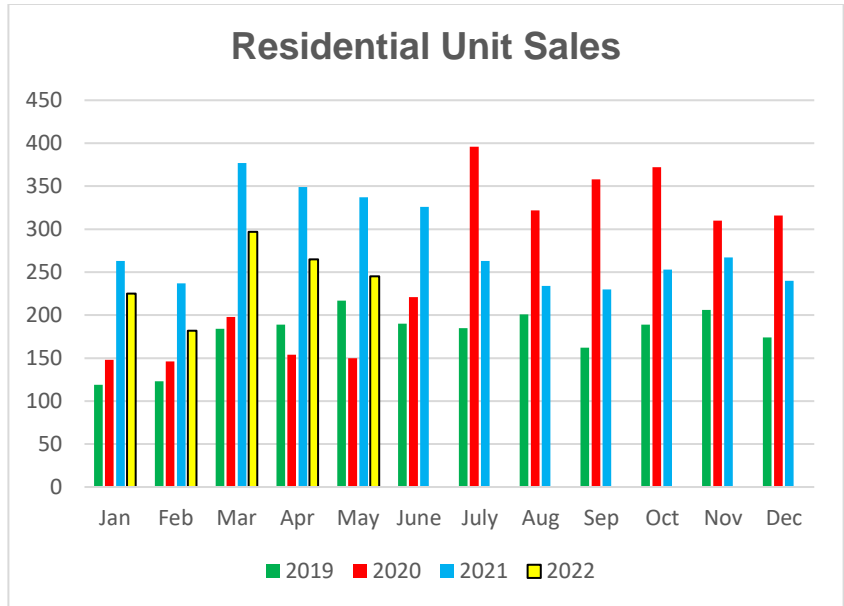
Residential Inventory

Month / Year	Count	%Chg
May'22	412	3%
May'21	400	-68%
May'20	1233	-24%

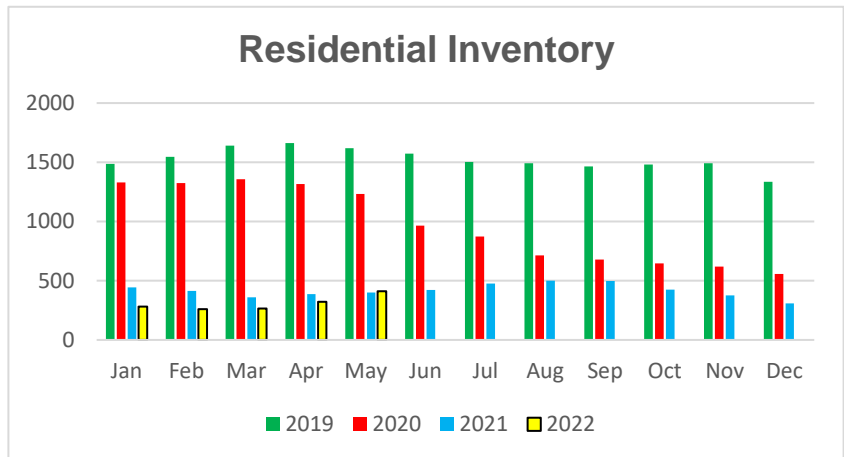
Residential Average Days on Market

YTD	2021	2022
	66	37

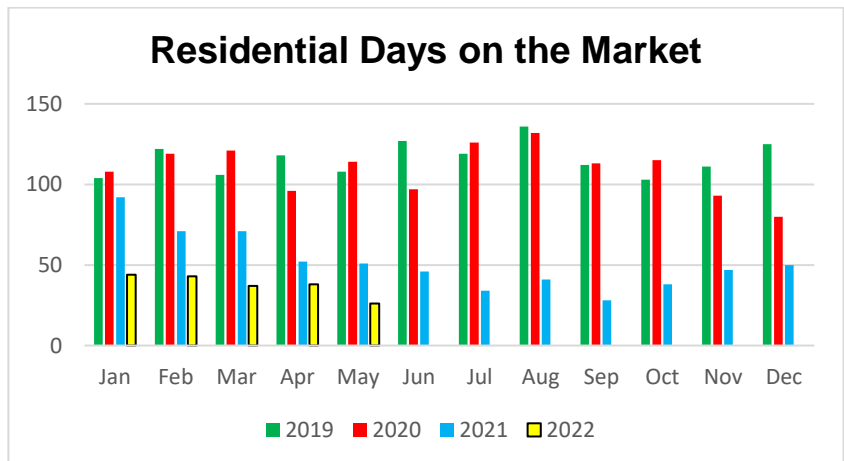
Residential Unit Sales



Residential Inventory



Residential Days on the Market



Lots / Land

Lots / Land Yearly Sales

Month / Year	Count	%Chg
2022	348	-9%
2021	382	151%
2020	152	-5%

Lots / Land Median Price

Month / Year	Count	%Chg
2022	\$121,730	17%
2021	\$104,100	6%
2020	\$97,858	29%

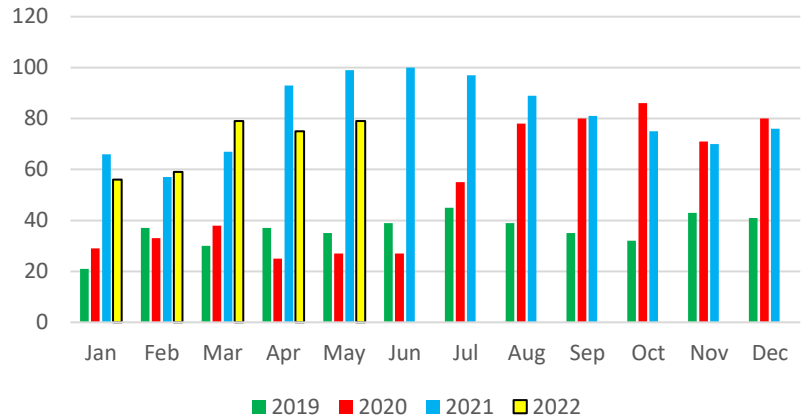
Lots / Land Inventory

Month / Year	Count	%Chg
May'22	435	-24%
May'21	572	-25%
May'20	763	-12%

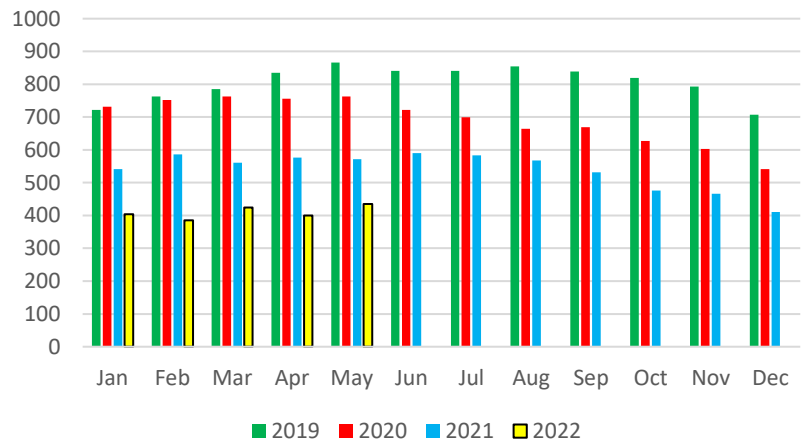
Lots / Land Average Days on Market

YTD	2021	2022
	182	184

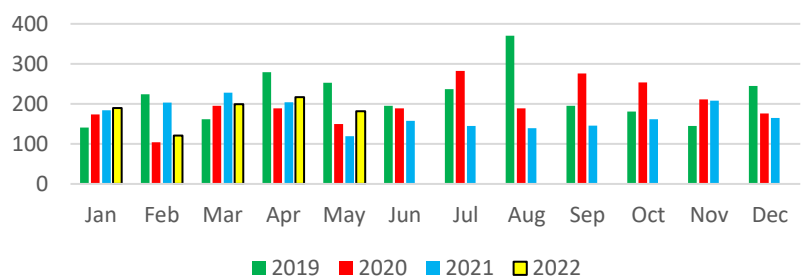
Lots / Land Units Sold



Lots / Land Inventory



Lots / Land Days on Market

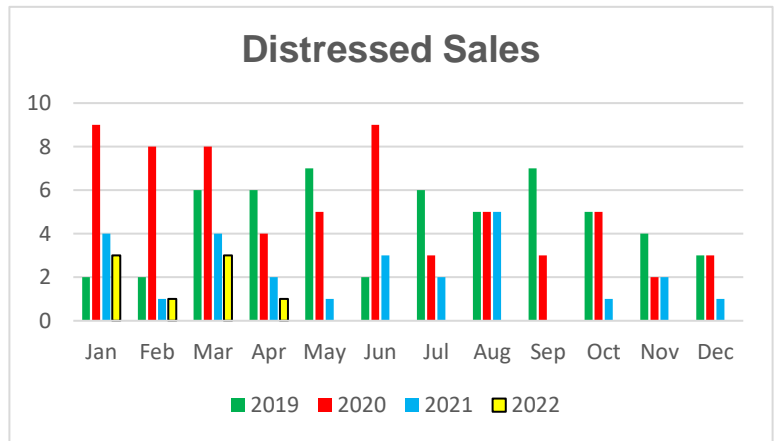


Distressed Sales

MLS Listed Short Sales / Bank Owned Properties

Dare County & Surrounding Areas Year to Date Distressed Sales

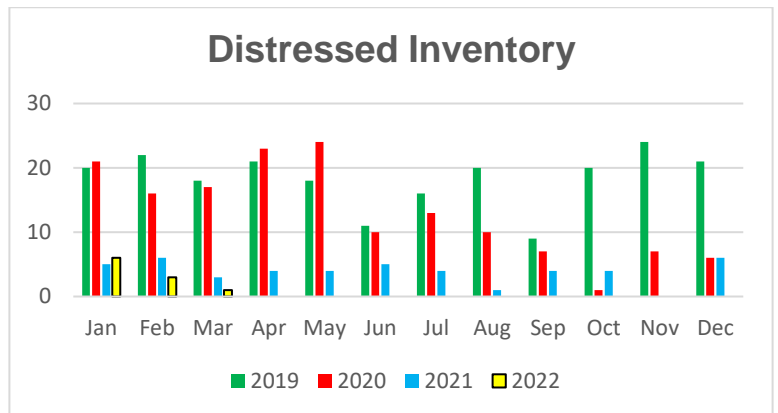
Month / Year	Count	%Chg
2022	8	-33%
2021	12	-65%
2020	34	48%



Distressed Inventory

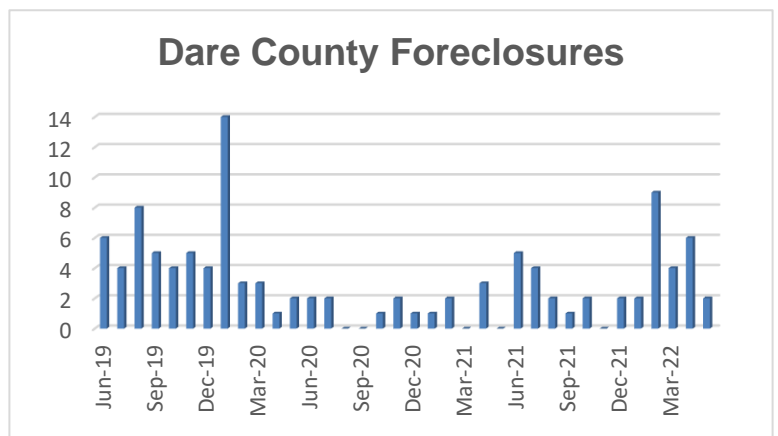
Dare County & Surrounding Areas Year to Date Distressed Inventory

Month / Year	Count	%Chg
May'22	2	-50%
May'21	4	-83%
May'20	24	33%

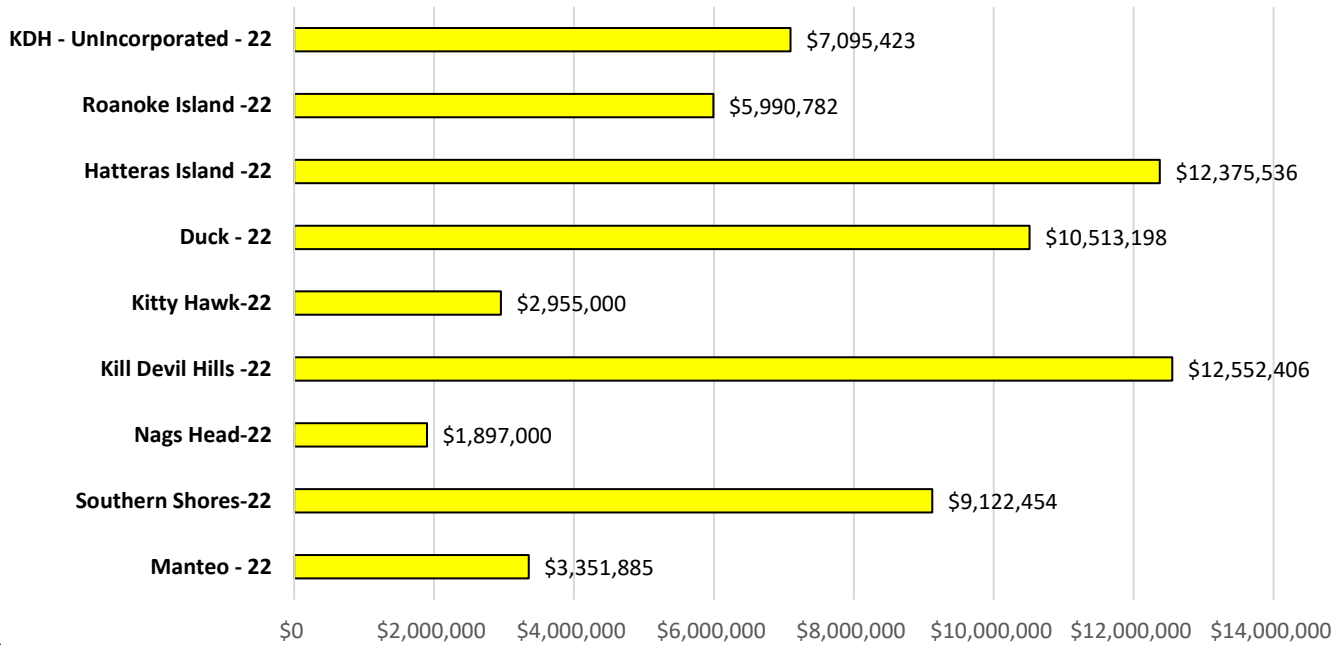


Dare County Only Foreclosures

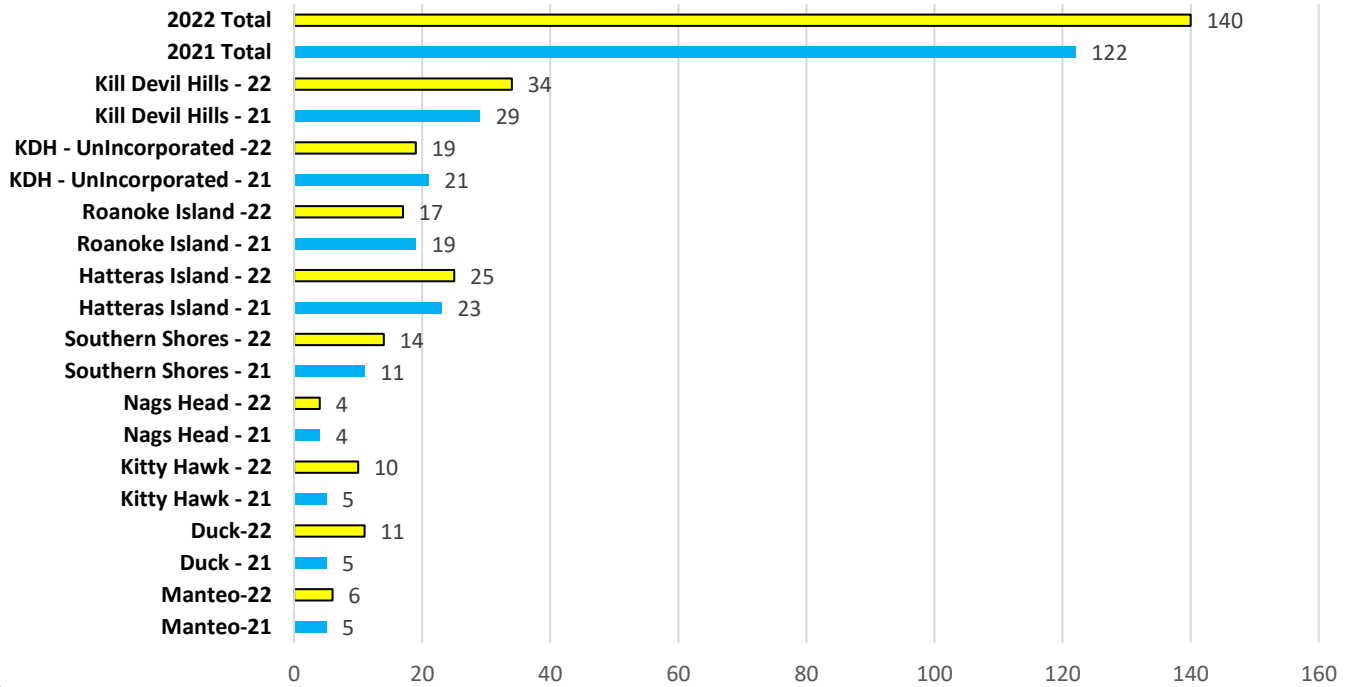
*Court Ordered Foreclosures



Dare County Building Permit Value - 2022

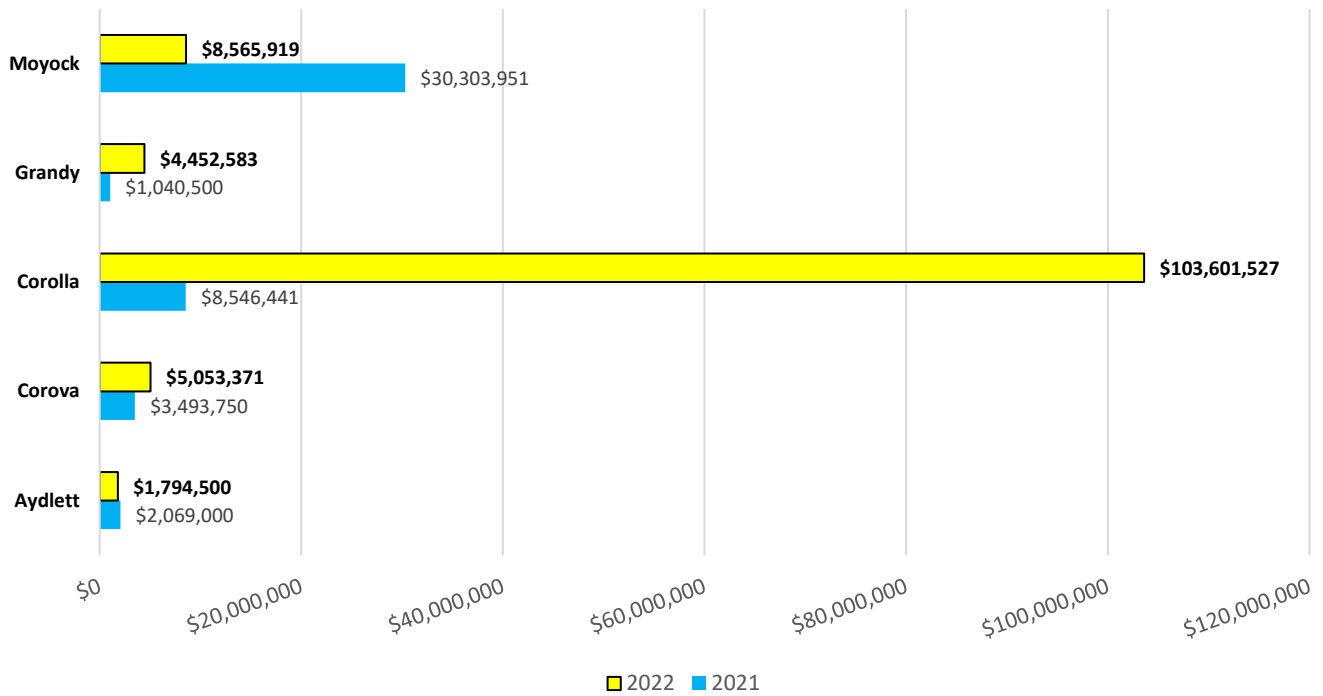


Dare County Building Permits - 2021 vs 2022

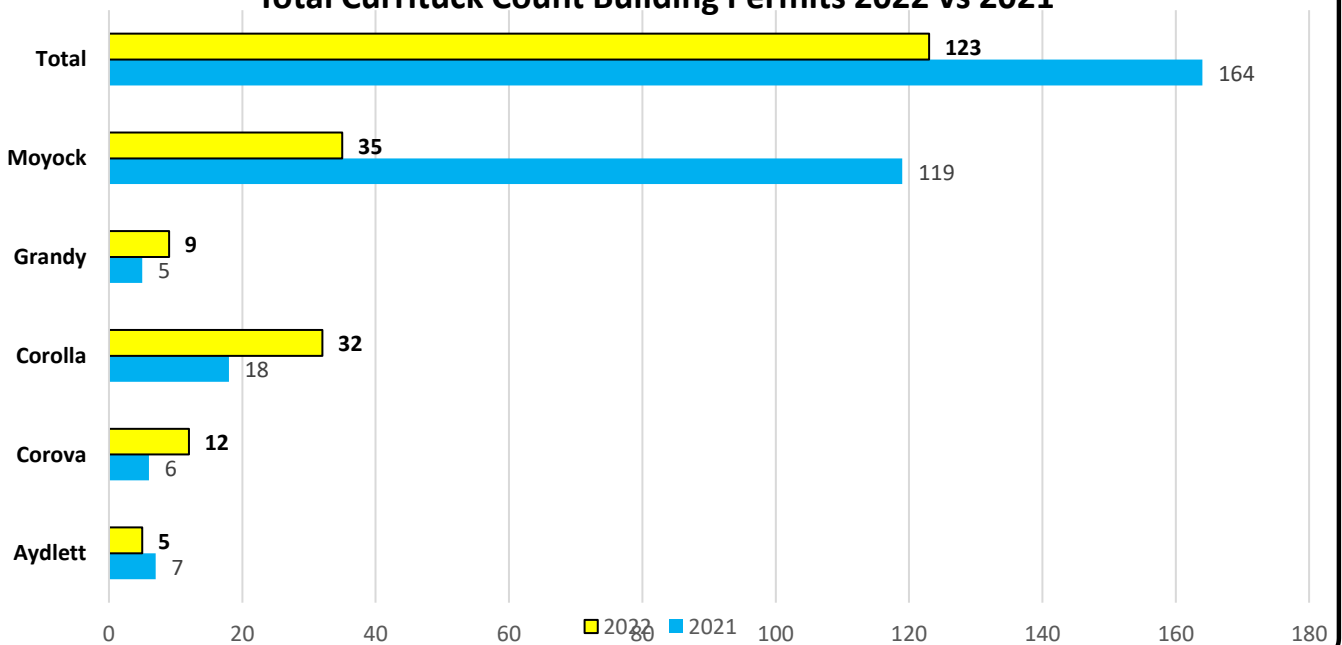


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Currituck County Work Permit Value 21 vs 22



Total Currituck Count Building Permits 2022 vs 2021



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Outer Banks Towns / Areas

Corolla

Average DOM - YTD	
2021	2022
55	34

Year to Date Sales		
Month / Year	Count	%Chg
2022	150	-43%
2021	263	183%
2020	93	-15%

Median Sales Price		
Month / Year	MSP	%Chg
2022	\$892,250	23%
2021	\$725,450	30%
2020	\$560,000	14%

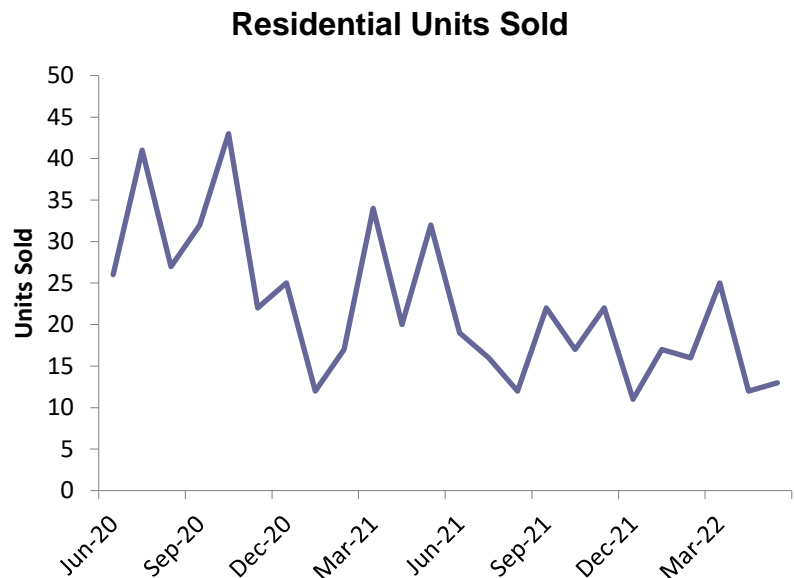


Duck

Average DOM - YTD	
2021	2022
101	39

Year to Date Sales		
Month / Year	Count	%Chg
2022	83	-28%
2021	115	109%
2020	55	-8%

Median Sales Price		
Month / Year	MSP	%Chg
2022	\$915,000	41%
2021	\$650,000	25%
2020	\$520,000	5%

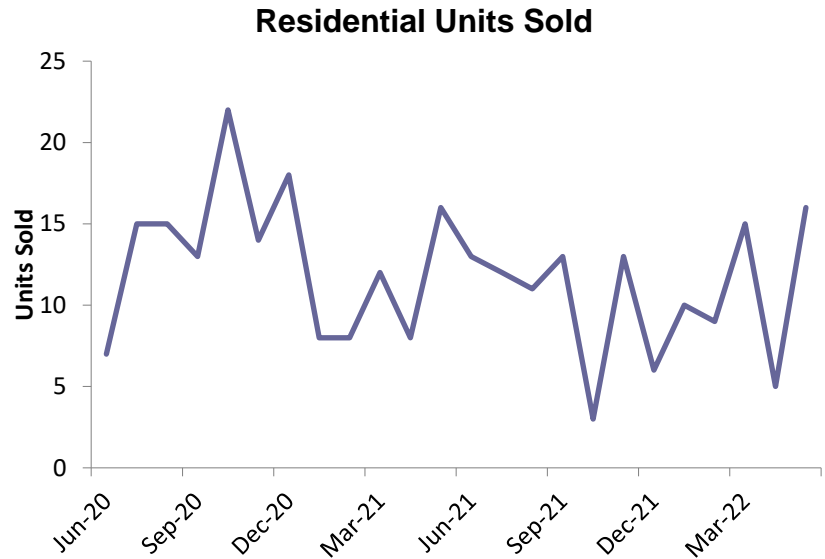


Southern Shores

Average DOM - YTD	
2021	2022
41	27

Year to Date Sales		
Month / Year	Count	%Chg
2022	55	6%
2021	52	41%
2020	37	-10%

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
25	24

Year to Date Sales		
Month / Year	Count	%Chg
2022	59	-9%
2021	65	71%
2020	38	-22%

Median Sales Price		
Month / Year	MSP	%Chg
2022	\$550,000	10%
2021	\$500,000	27%
2020	\$394,032	5%



Colington

Average DOM - YTD

2021	2022
35	25

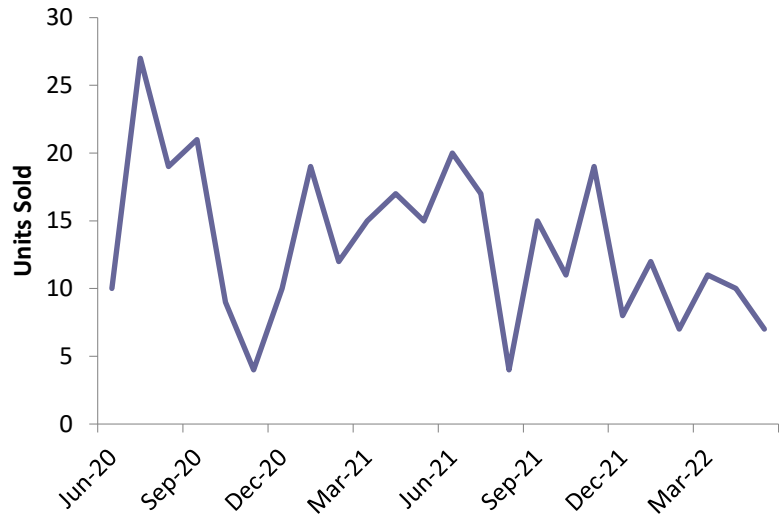
Year to Date Sales

Month / Year	Count	%Chg
2022	47	-40%
2021	78	90%
2020	41	-21%

Median Sales Price

Month / Year	MSP	%Chg
2022	\$485,000	35%
2021	\$360,000	20%
2020	\$299,000	10%

Residential Units Sold



Kill Devil Hills

Average DOM - YTD

2021	2022
31	26

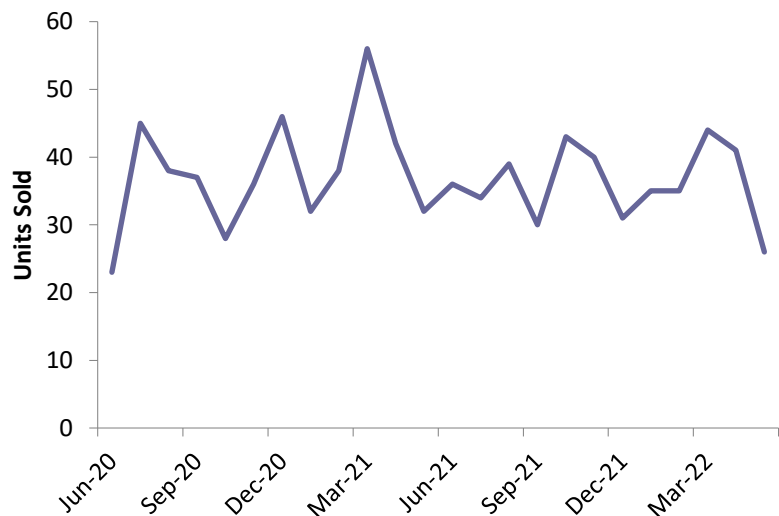
Year to Date Sales

Month / Year	Count	%Chg
2022	181	-10%
2021	200	75%
2020	114	-7%

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
56	31

Year to Date Sales		
Month / Year	Count	%Chg
2022	114	-29%
2021	160	100%
2020	80	4%

Median Sales Price		
Month / Year	MSP	%Chg
2022	\$799,250	28%
2021	\$625,000	30%
2020	\$480,000	20%



All Hatteras

Average DOM - YTD	
2021	2022
120	51

Year to Date Sales		
Month / Year	Count	%Chg
2022	216	-26%
2021	292	181%
2020	104	-4%

Median Sales Price		
Month / Year	MSP	%Chg
2022	\$621,500	19%
2021	\$523,000	39%
2020	\$375,000	10%



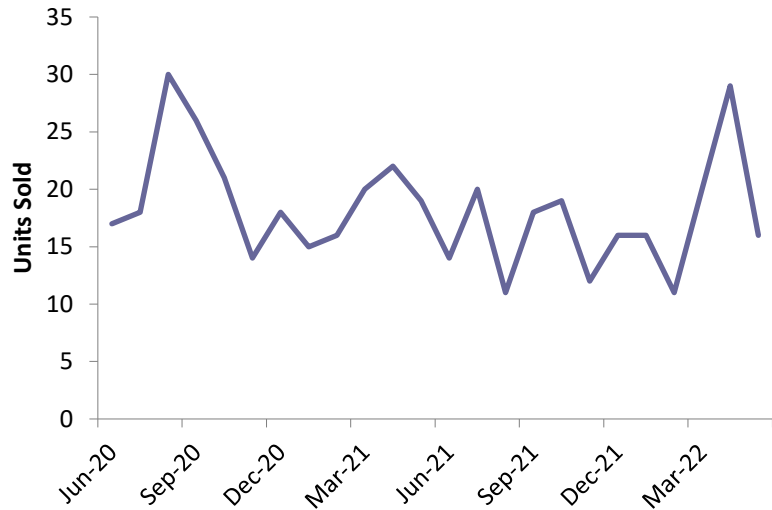
Roanoke Island

Average DOM - YTD	
2021	2022
49	40

Year to Date Sales		
Month / Year	Count	%Chg
2022	92	0%
2021	92	39%
2020	66	25%

Median Sales Price		
Month / Year	MSP	%Chg
2022	\$465,000	9%
2021	\$427,500	20%
2020	\$354,925	12%

Residential Units Sold



Currutuck Mainland

Average DOM - YTD	
2021	2022
37	37

Year to Date Sales		
Month / Year	Count	%Chg
2022	101	0%
2021	101	23%
2020	82	14%

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
263	182

Year to Date Sales		
Month / Year	Count	%Chg
2022	11	-35%
2021	17	325%
2020	4	-60%

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

Residential Units Sold

