



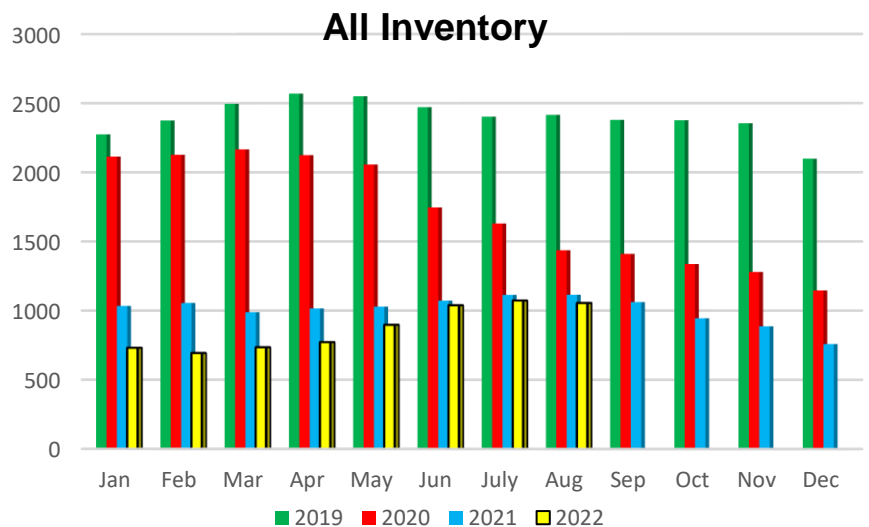
August 2022 MLS Statistical Report

In August, inventory declined (-5%) for the first time in 5 months; however, when looking at the prevailing trend over the last 10 years, this decline is not unexpected. We will need to keep an eye on this statistic.

Property sales, which had been on a declining trend since March, and overall sales for 2022 are down by 23%, sales for August showed a marked increase over July sales (261 units vs 233 units). It will be interesting to see if this trend continues into September.

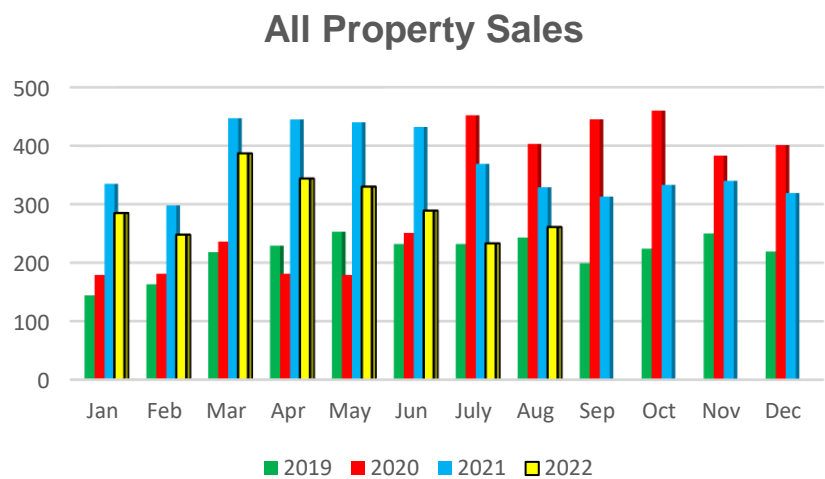
All Inventory

Month / Year	Count	%Chg
Aug'22	1055	-5%
Aug'21	1115	-22%
Aug'20	1436	-41%



All Property Sales

Month / Year	Count	%Chg
2022	2377	-23%
2021	3095	50%
2020	2062	20%



Data Obtained: September 7, 2022

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

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Residential

YTD Residential Sales

Month / Year	Count	%Chg
2022	1822	-24%
2021	2386	38%
2020	1735	23%

Residential Median Sale Price

Month / Year	Count	%Chg
2022	\$510,000	2%
2021	\$500,000	21%
2020	\$412,500	32%

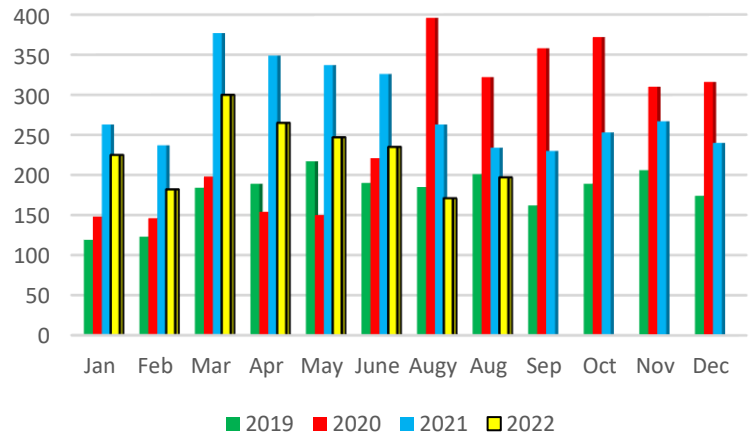
Residential Inventory

Month / Year	Count	%Chg
Aug'22	546	9%
Aug'21	500	-30%
Aug'20	715	-52%

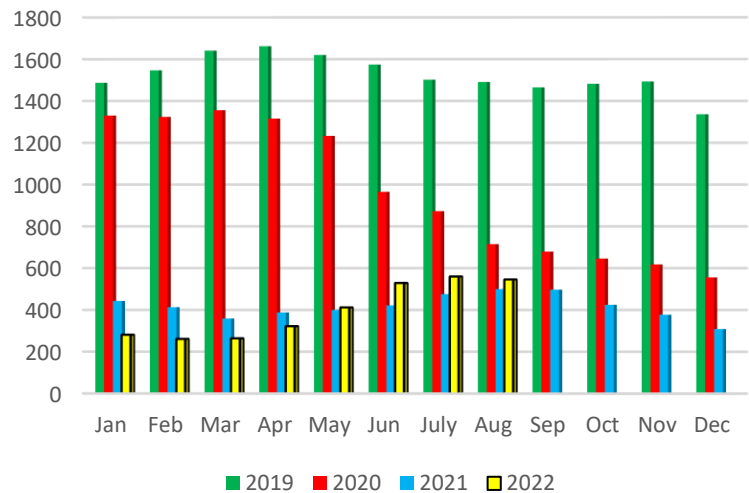
Residential Average Days on Market

YTD	2021	2022
	57	34

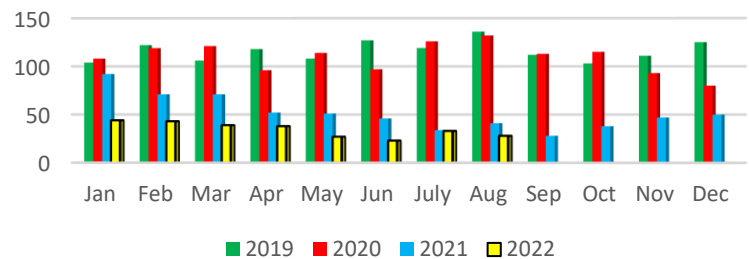
Residential Unit Sales



Residential Inventory



Residential Days on the Market



Lots / Land

Lots / Land Yearly Sales

Month / Year	Count	%Chg
2022	520	-22%
2021	668	114%
2020	312	10%

Lots / Land Median Price

Month / Year	Count	%Chg
2022	\$124,529	21%
2021	\$102,929	9%
2020	\$94,327	26%

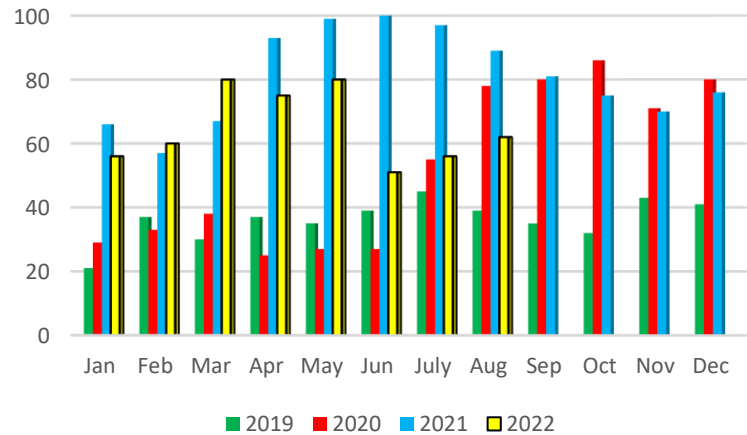
Lots / Land Inventory

Month / Year	Count	%Chg
Aug'22	470	-17%
Aug'21	568	-14%
Aug'20	664	-22%

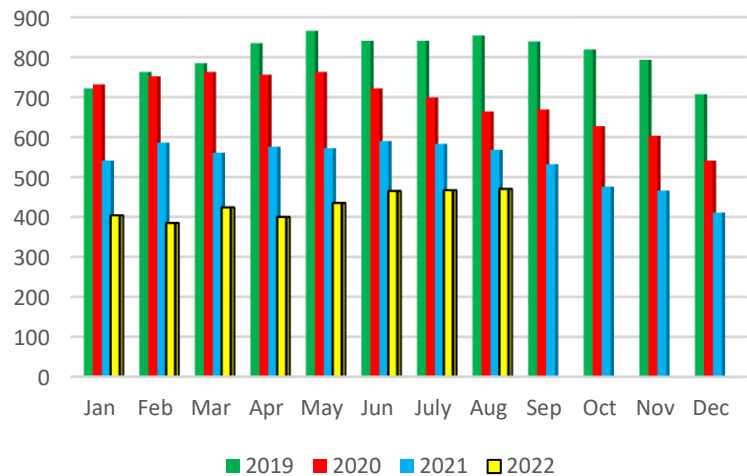
Lots / Land Average Days on Market

YTD	2021	2022
	173	155

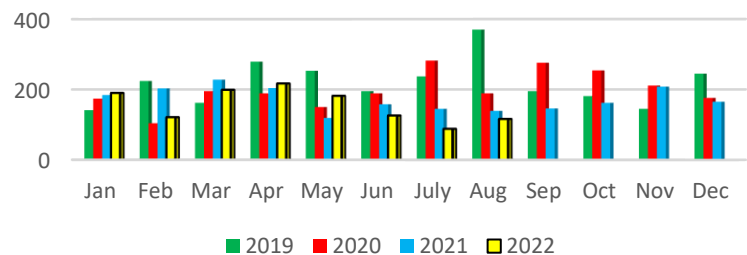
Lots / Land Units Sold



Lots / Land Inventory



Lots / Land Days on Market

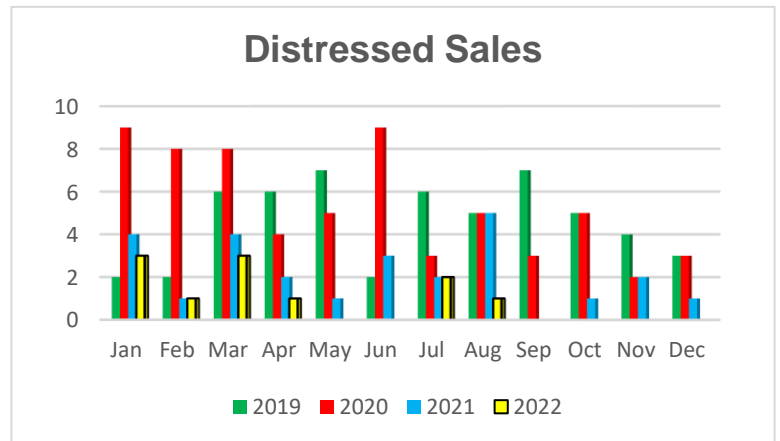


Distressed Sales

MLS Listed Short Sales / Bank Owned Properties

Dare County & Surrounding Areas Year to Date Distressed Sales

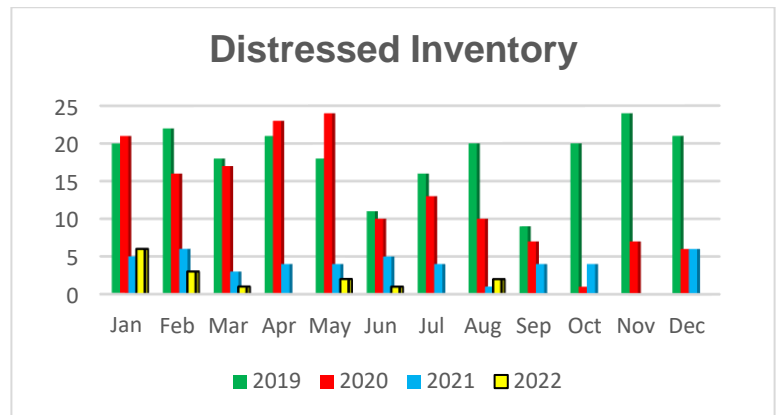
Month / Year	Count	%Chg
2022	11	-50%
2021	22	-57%
2020	51	42%



Distressed Inventory

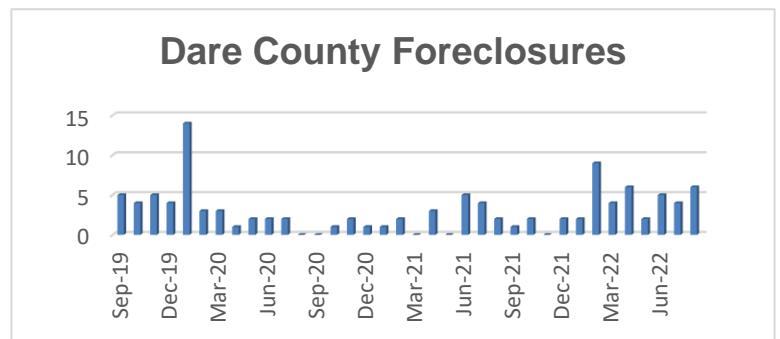
Dare County & Surrounding Areas Year to Date Distressed Inventory

Month / Year	Count	%Chg
Aug'22	2	100%
Aug'21	1	-90%
Aug'20	10	-50%

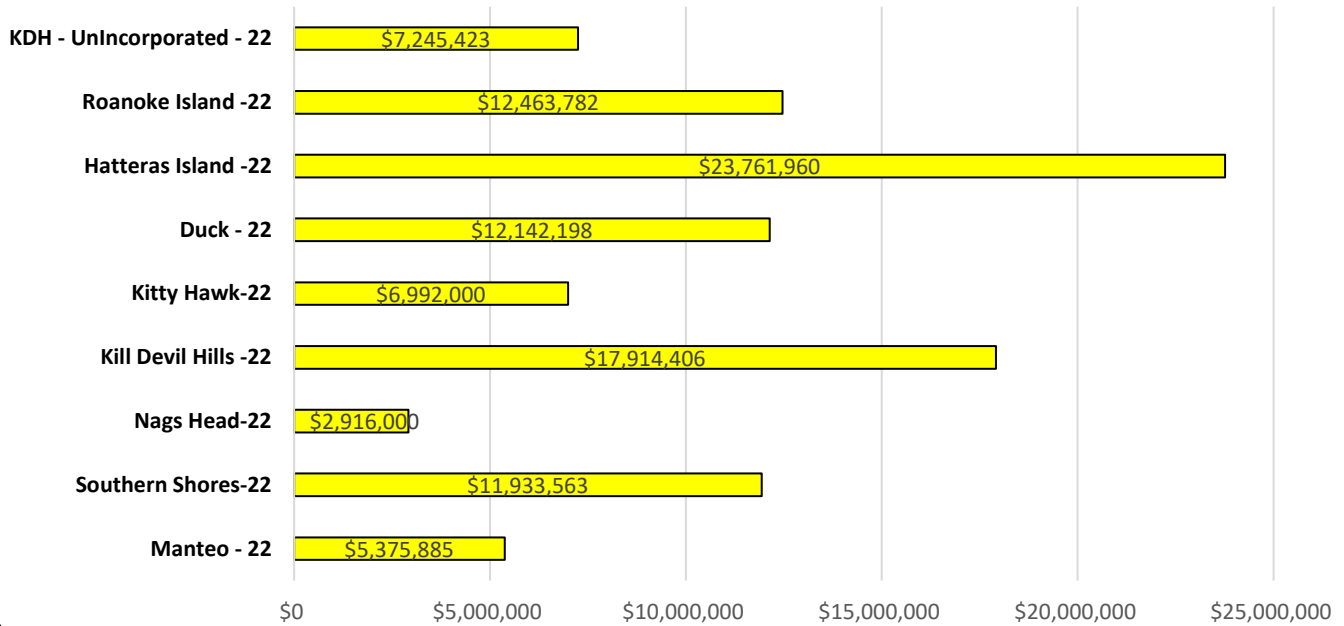


Dare County Only Foreclosures

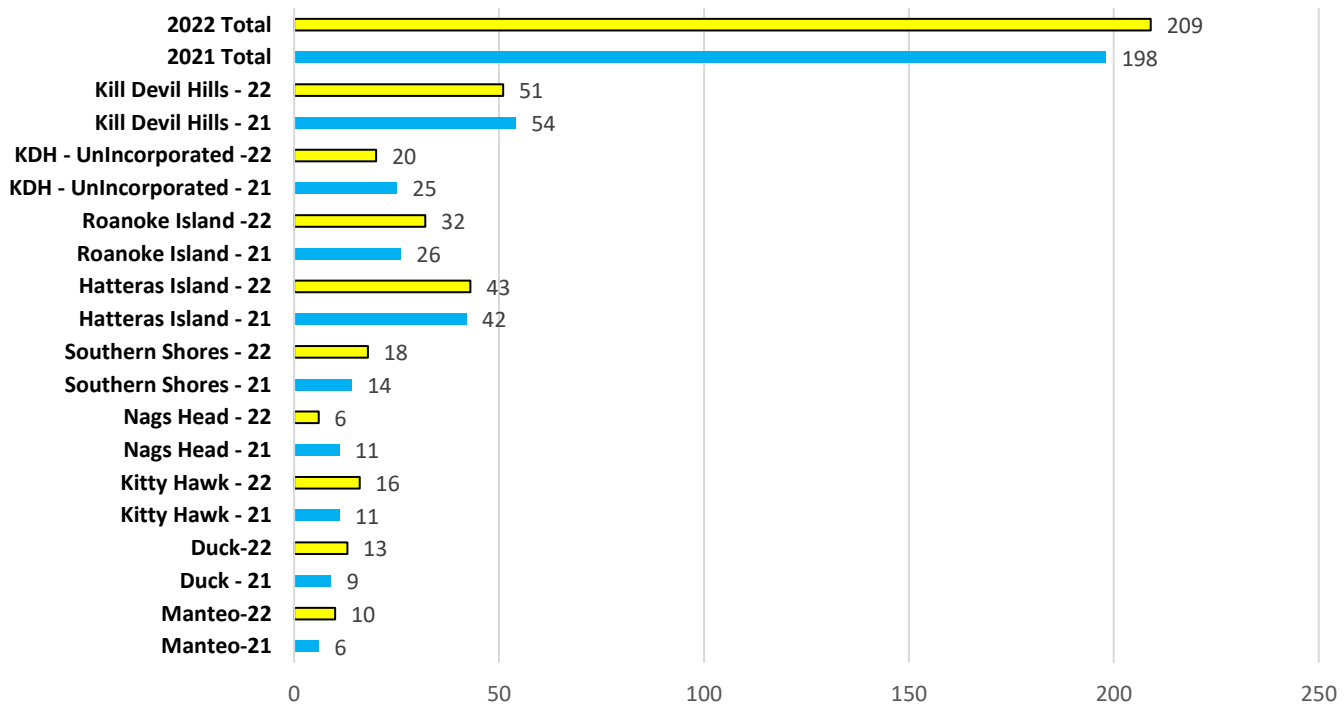
*Court Ordered Foreclosures



Dare County Building Permit Value

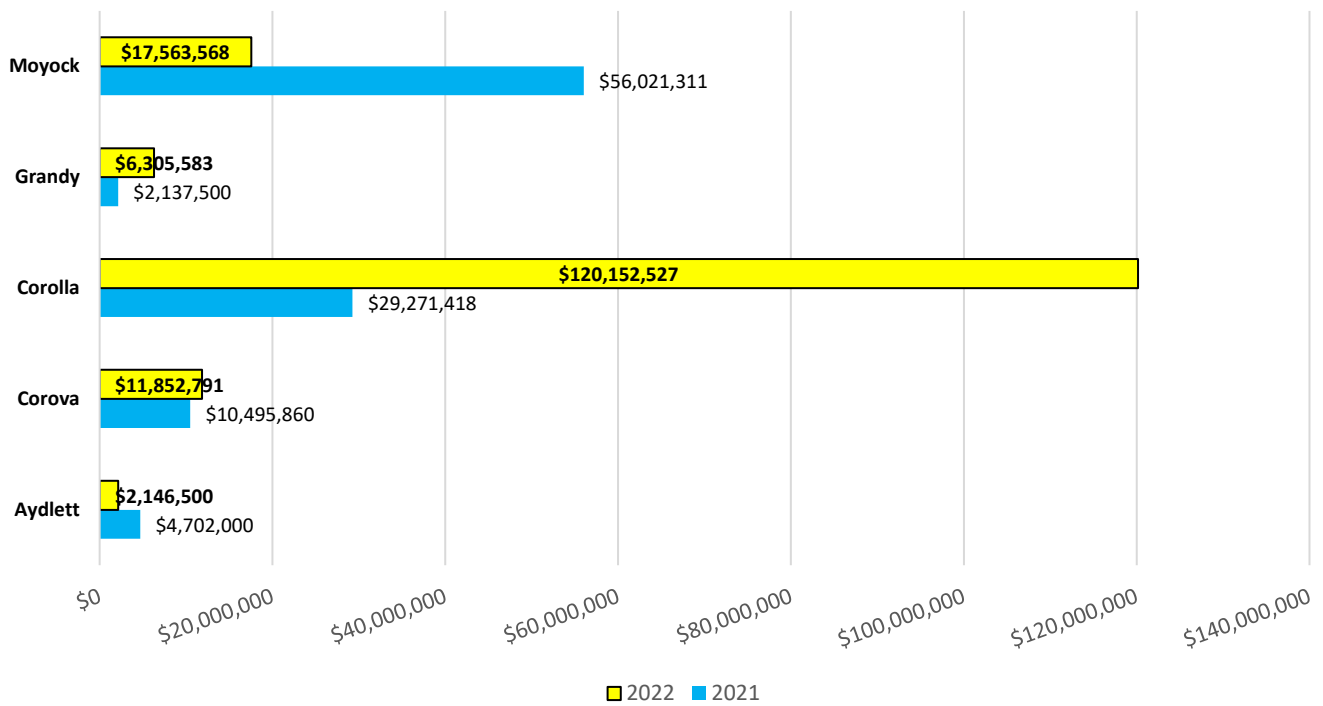


Dare County Building Permits - 2021 vs 2022

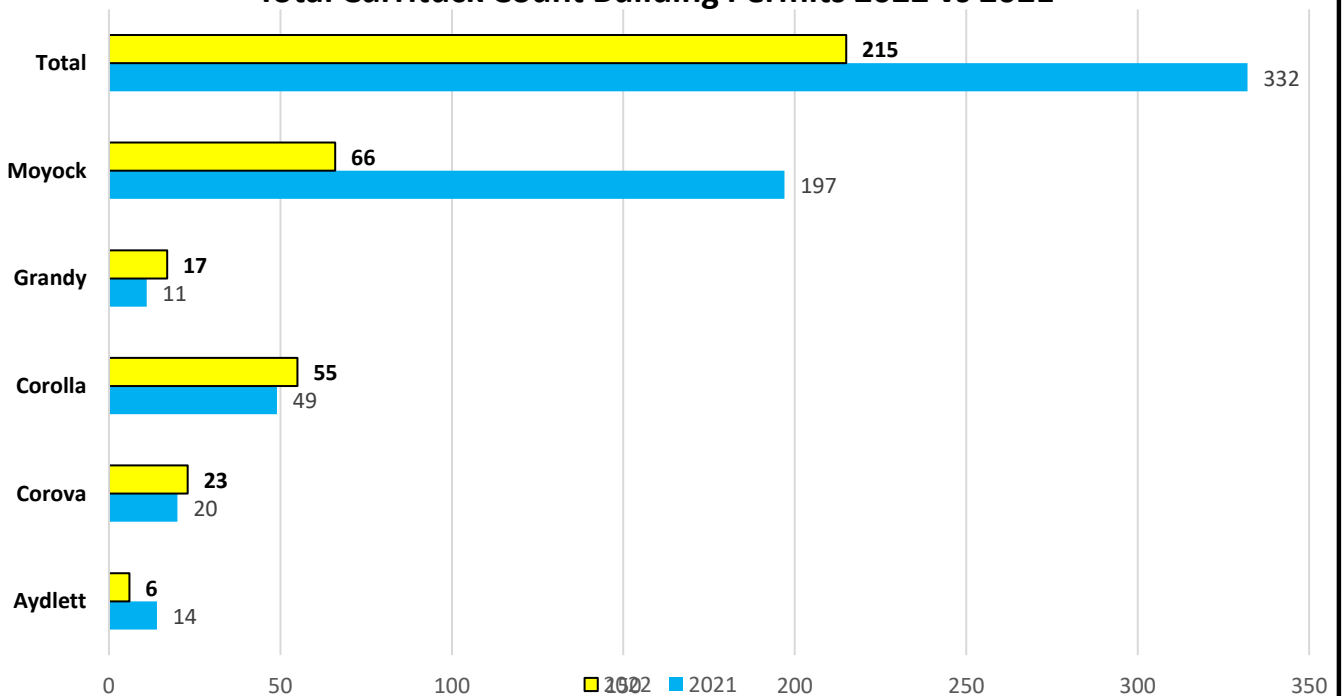


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Currituck County Work Permit Value 21 vs 22



Total Currituck Count Building Permits 2022 vs 2021



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Outer Banks Towns / Areas

Corolla

Average DOM - YTD	
2021	2022
47	32

Year to Date Sales		
Month / Year	Count	%Chg
2022	225	-42%
2021	388	48%
2020	263	70%

Median Sales Price		
Month / Year	MSP	%Chg
2022	\$890,000	23%
2021	\$725,450	30%
2020	\$560,000	14%

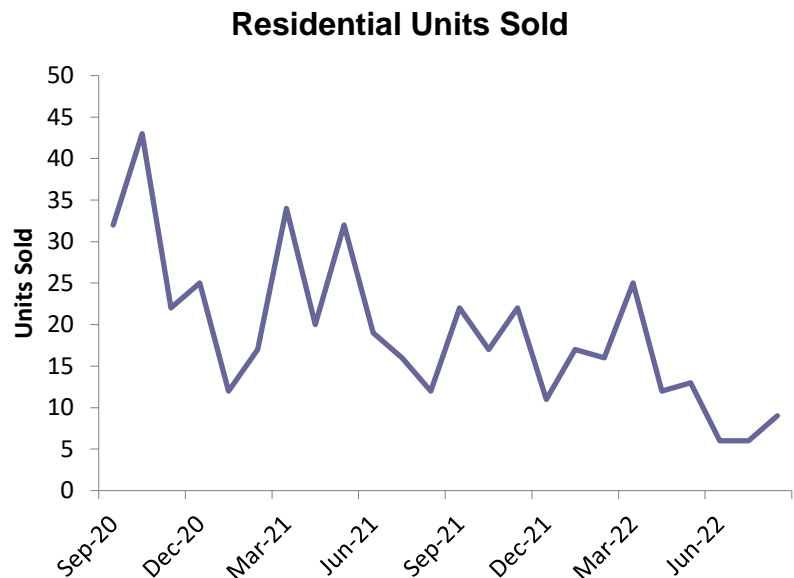


Duck

Average DOM - YTD	
2021	2022
96	34

Year to Date Sales		
Month / Year	Count	%Chg
2022	104	-36%
2021	162	9%
2020	149	69%

Median Sales Price		
Month / Year	MSP	%Chg
2022	\$908,750	40%
2021	\$650,000	25%
2020	\$520,000	5%

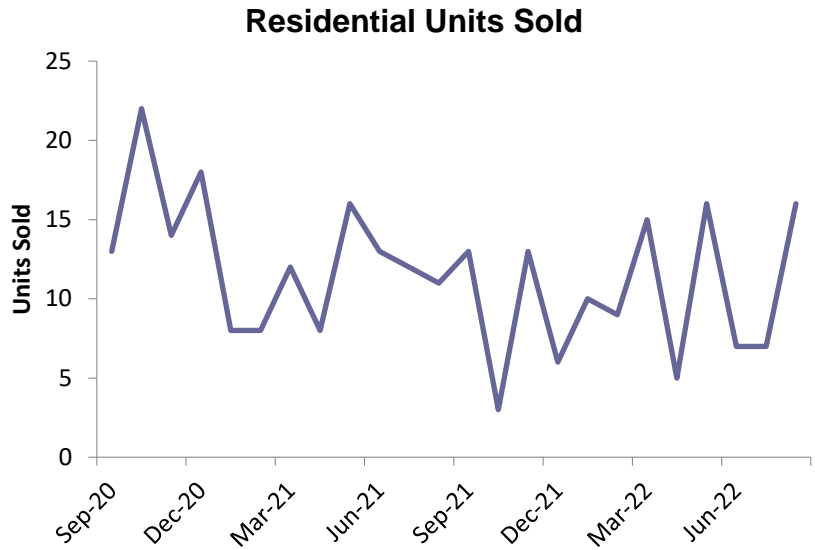


Southern Shores

Average DOM - YTD	
2021	2022
39	26

Year to Date Sales		
Month / Year	Count	%Chg
2022	85	-3%
2021	88	19%
2020	74	7%

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

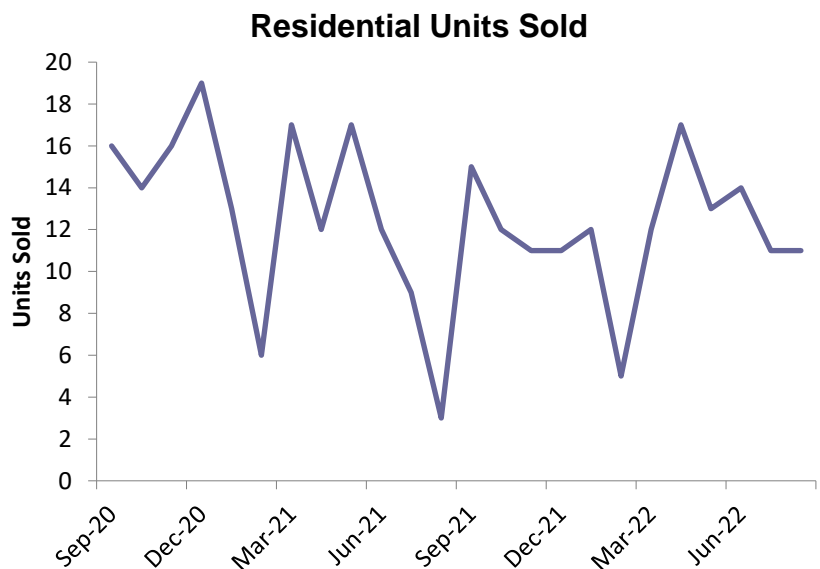


Kitty Hawk

Average DOM - YTD	
2021	2022
23	20

Year to Date Sales		
Month / Year	Count	%Chg
2022	95	7%
2021	89	5%
2020	85	2%

Median Sales Price		
Month / Year	MSP	%Chg
2022	\$579,000	16%
2021	\$500,000	27%
2020	\$394,032	5%



Colington

Average DOM - YTD

2021	2022
32	21

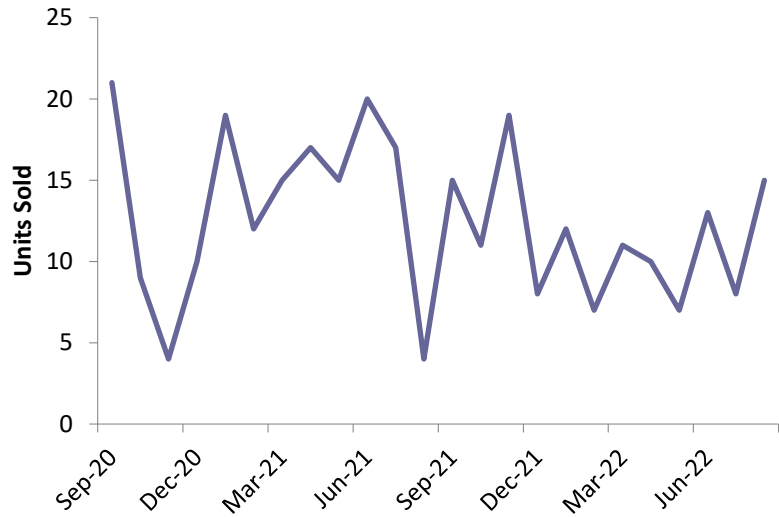
Year to Date Sales

Month / Year	Count	%Chg
2022	83	-30%
2021	119	23%
2020	97	-4%

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
26	24

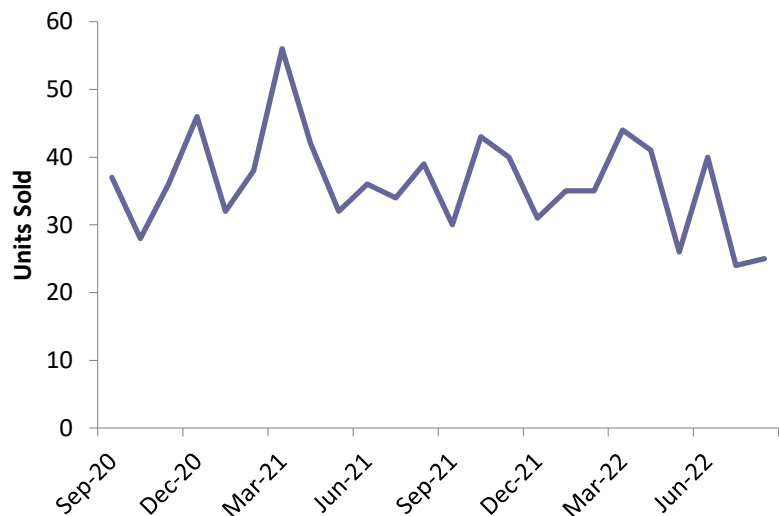
Year to Date Sales

Month / Year	Count	%Chg
2022	270	-13%
2021	309	40%
2020	220	-3%

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
48	27

Year to Date Sales		
Month / Year	Count	%Chg
2022	167	-31%
2021	242	53%
2020	158	15%

Median Sales Price		
Month / Year	MSP	%Chg
2022	\$771,000	23%
2021	\$625,000	30%
2020	\$480,000	20%

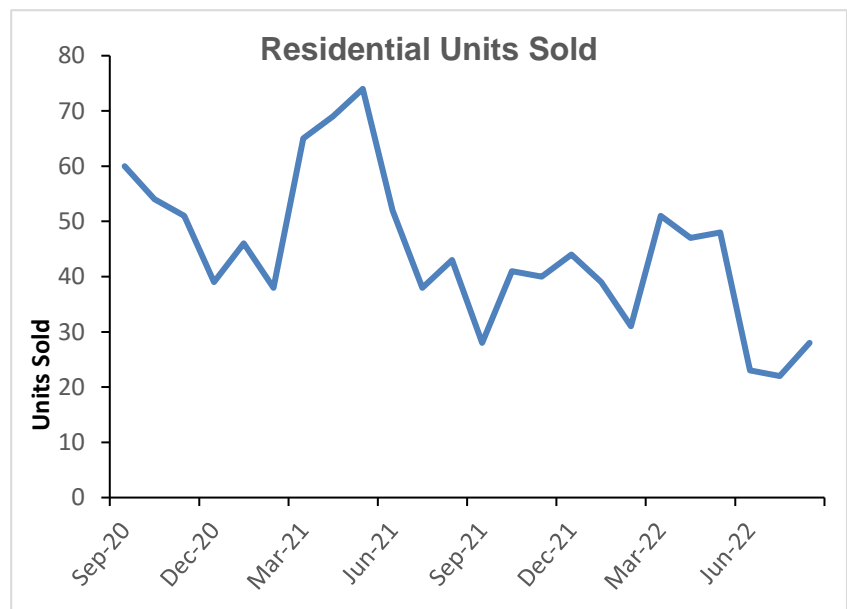


All Hatteras

Average DOM - YTD	
2021	2022
104	48

Year to Date Sales		
Month / Year	Count	%Chg
2022	289	-32%
2021	425	79%
2020	237	29%

Median Sales Price		
Month / Year	MSP	%Chg
2022	\$620,000	19%
2021	\$523,000	39%
2020	\$375,000	10%



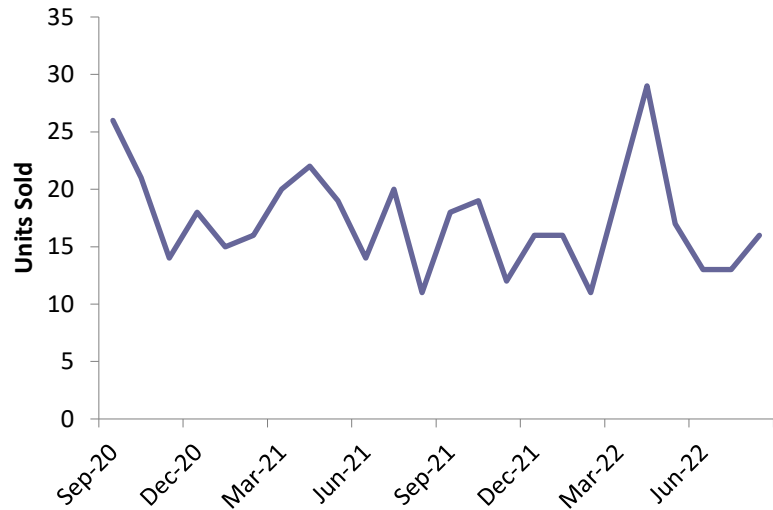
Roanoke Island

Average DOM - YTD	
2021	2022
52	39

Year to Date Sales		
Month / Year	Count	%Chg
2022	135	-1%
2021	137	5%
2020	131	62%

Median Sales Price		
Month / Year	MSP	%Chg
2022	\$450,000	5%
2021	\$427,500	20%
2020	\$354,925	12%

Residential Units Sold



Currituck Mainland

Average DOM - YTD	
2021	2022
33	33

Year to Date Sales		
Month / Year	Count	%Chg
2022	162	-11%
2021	182	26%
2020	145	15%

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
230	138

Year to Date Sales		
Month / Year	Count	%Chg
2022	25	-22%
2021	32	300%
2020	8	-53%

Median Sales Price		
Month / Year	MSP	%Chg
2022	\$540,000	25%
2021	\$431,750	22%
2020	\$355,000	1%

Residential Units Sold

