



September 2022 MLS Statistical Report

Residential Median Sale Price - The good news in this month report is that the median sale price of residential listings is up 20% and for Lots / Land it's up 16%.

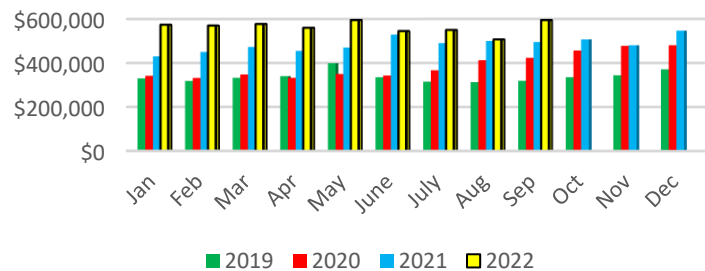
Inventory - Inventory has been relatively stable over the last 4 months; however, inventory has declined 6% from 2021. (Residential up by 5%, Lots / Land down by 15%).

Sales - Property sales did show a slight increase in August but overall sales declined in September. Yearly sales are down by 24%.

Residential Median Price

Month / Year	Count	%Chg
2022	\$595,000	20%
2021	\$495,000	17%
2020	\$423,200	33%

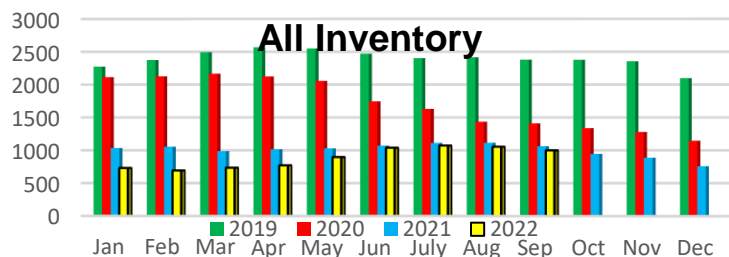
Median Sale Price



All Inventory

Month / Year	Count	%Chg
Sept'22	999	-6%
Sept'21	1062	-25%
Sept'20	1410	-41%

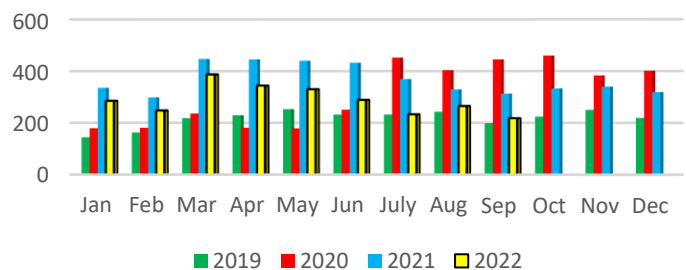
All Inventory



All Property Sales

Month / Year	Count	%Chg
2022	2601	-24%
2021	3408	36%
2020	2507	31%

All Property Sales



Data Obtained: October 5, 2022

Note: This report reflects corrections / updates to previous data

Residential

YTD Residential Sales

Month / Year	Count	%Chg
2022	1995	-24%
2021	2616	25%
2020	2093	33%

Residential Median Sale Price

Month / Year	Count	%Chg
2022	\$595,000	20%
2021	\$495,000	17%
2020	\$423,200	33%

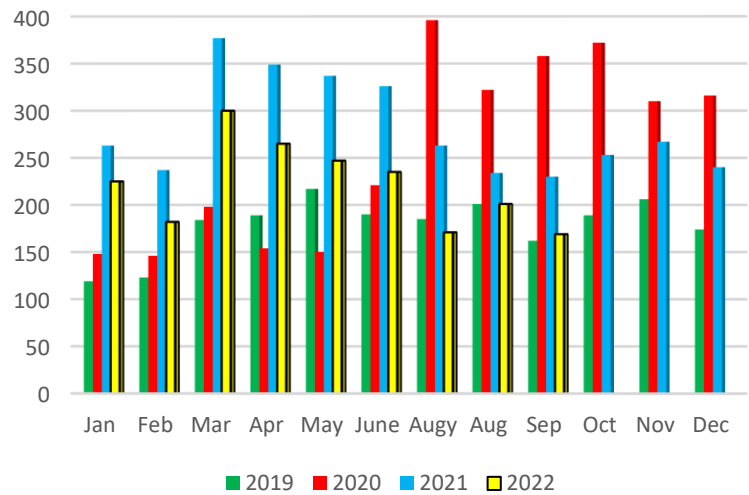
Residential Inventory

Month / Year	Count	%Chg
Sept'22	510	5%
Sept'21	484	-30%
Sept'20	689	-53%

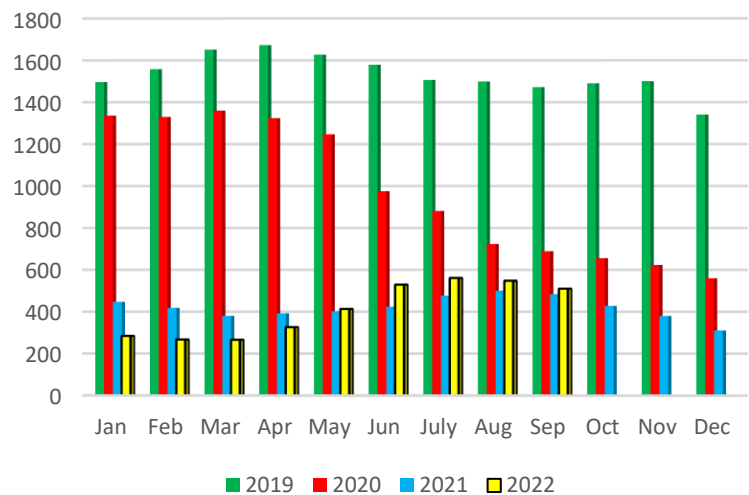
Residential Average Days on Market

YTD	2021	2022
	54	34

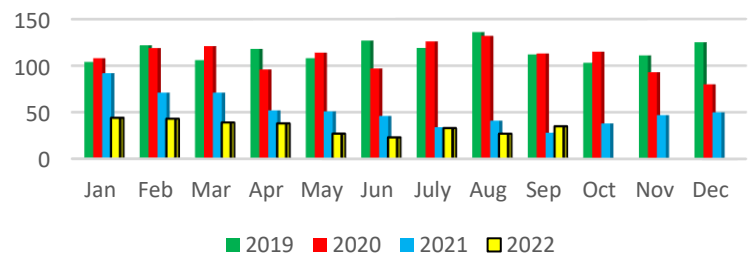
Residential Unit Sales



Residential Inventory



Residential Days on the Market



Lots / Land

Lots / Land Yearly Sales

Month / Year	Count	%Chg
2022	568	-24%
2021	749	91%
2020	392	23%

Lots / Land Median Price

Month / Year	Count	%Chg
2022	\$121,651	16%
2021	\$105,056	11%
2020	\$95,021	20%

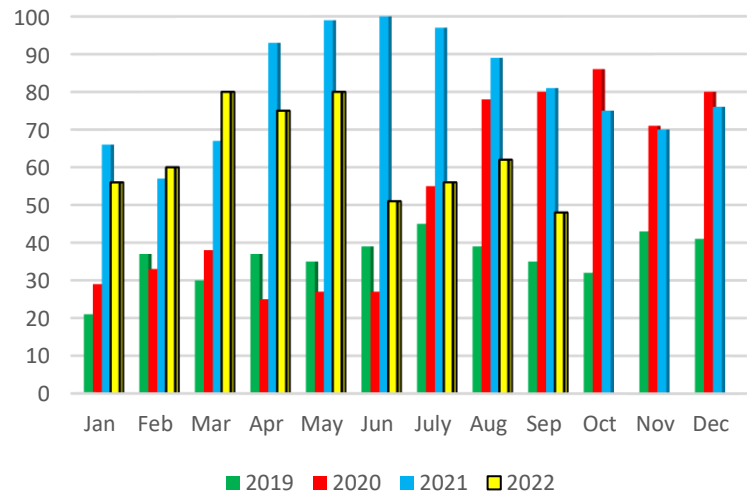
Lots / Land Inventory

Month / Year	Count	%Chg
Sept'22	451	-15%
Sept'21	532	-20%
Sept'20	669	-20%

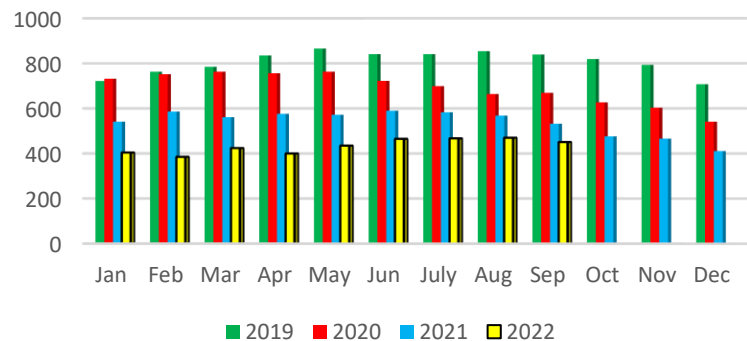
Lots / Land Average Days on Market

YTD	2021	2022
	170	147

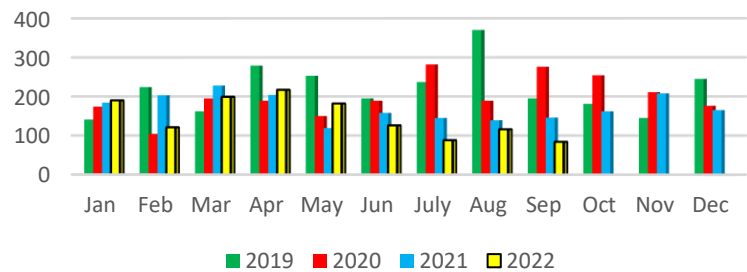
Lots / Land Units Sold



Lots / Land Inventory



Lots / Land Days on Market

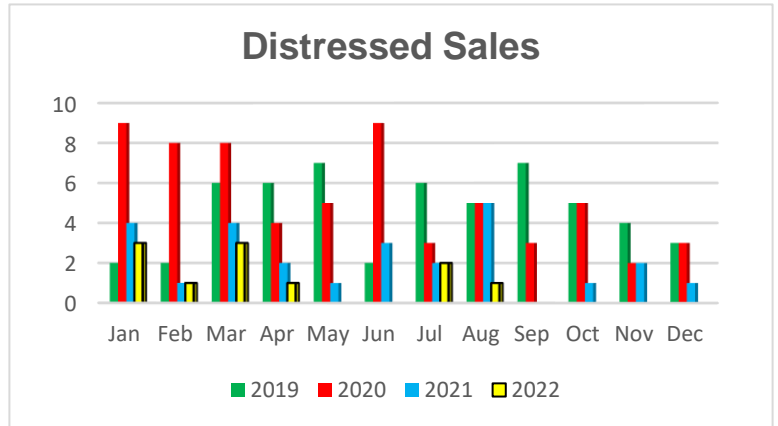


Distressed Sales

MLS Listed Short Sales / Bank Owned Properties

Dare County & Surrounding Areas Year to Date Distressed Sales

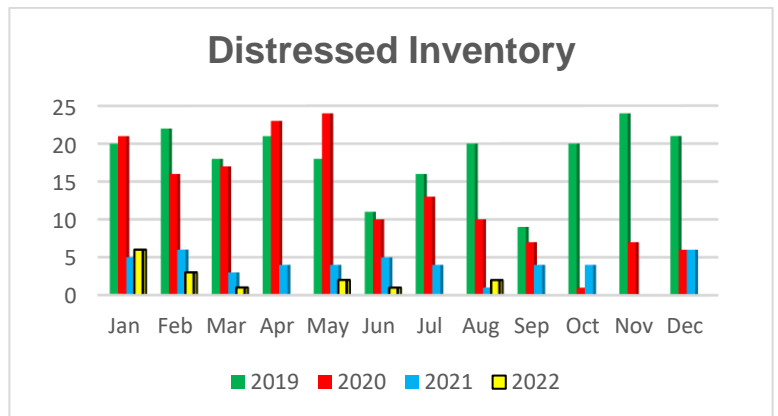
Month / Year	Count	%Chg
2022	11	-50%
2021	22	-59%
2020	54	-97%



Distressed Inventory

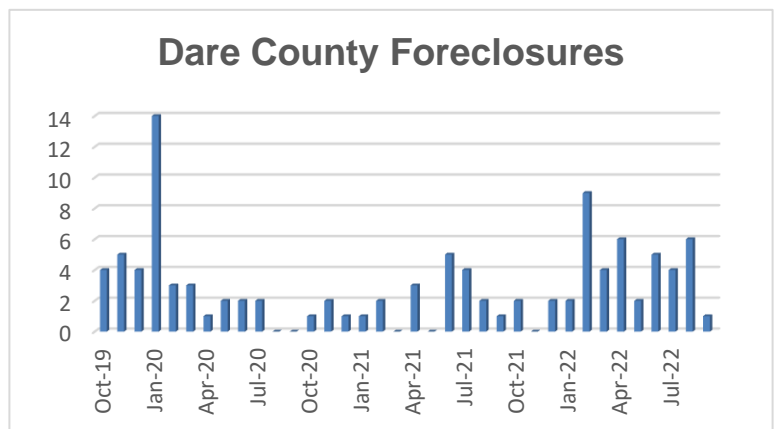
Dare County & Surrounding Areas Year to Date Distressed Inventory

Month / Year	Count	%Chg
Sept'22	0	-100%
Sept'21	4	-43%
Sept'20	7	-22%

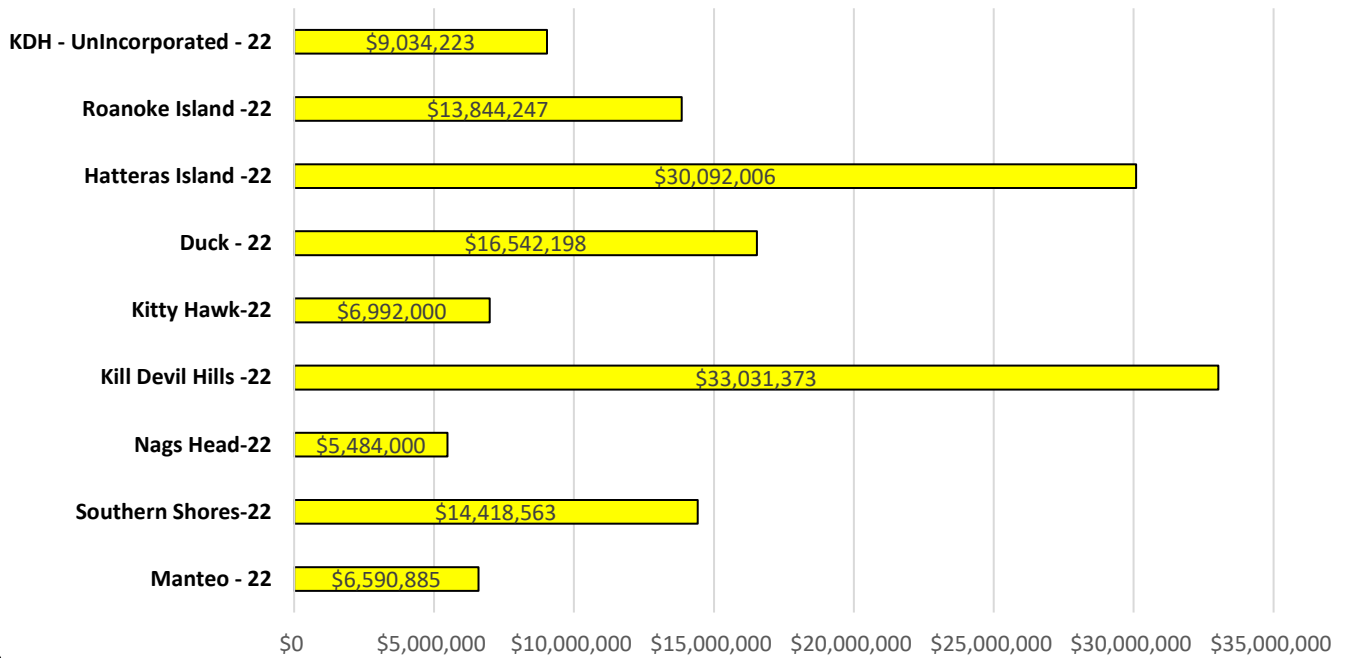


Dare County Only Foreclosures

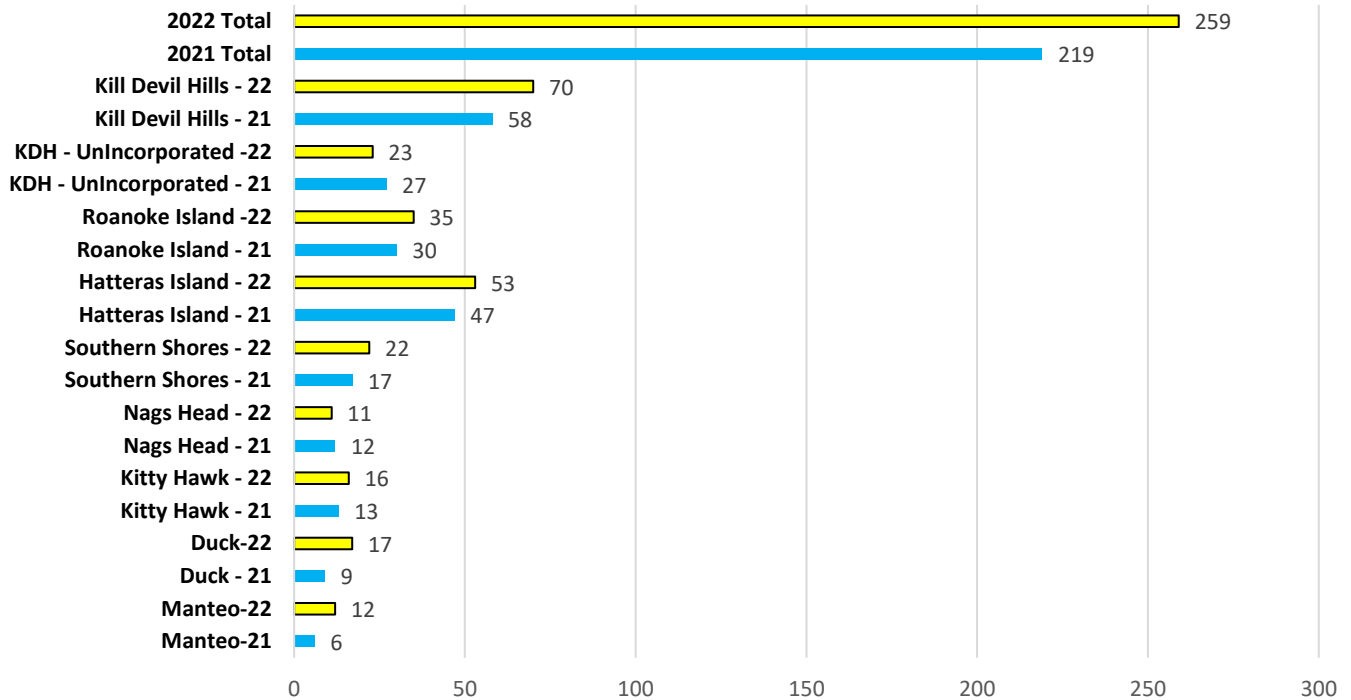
*Court Ordered Foreclosures



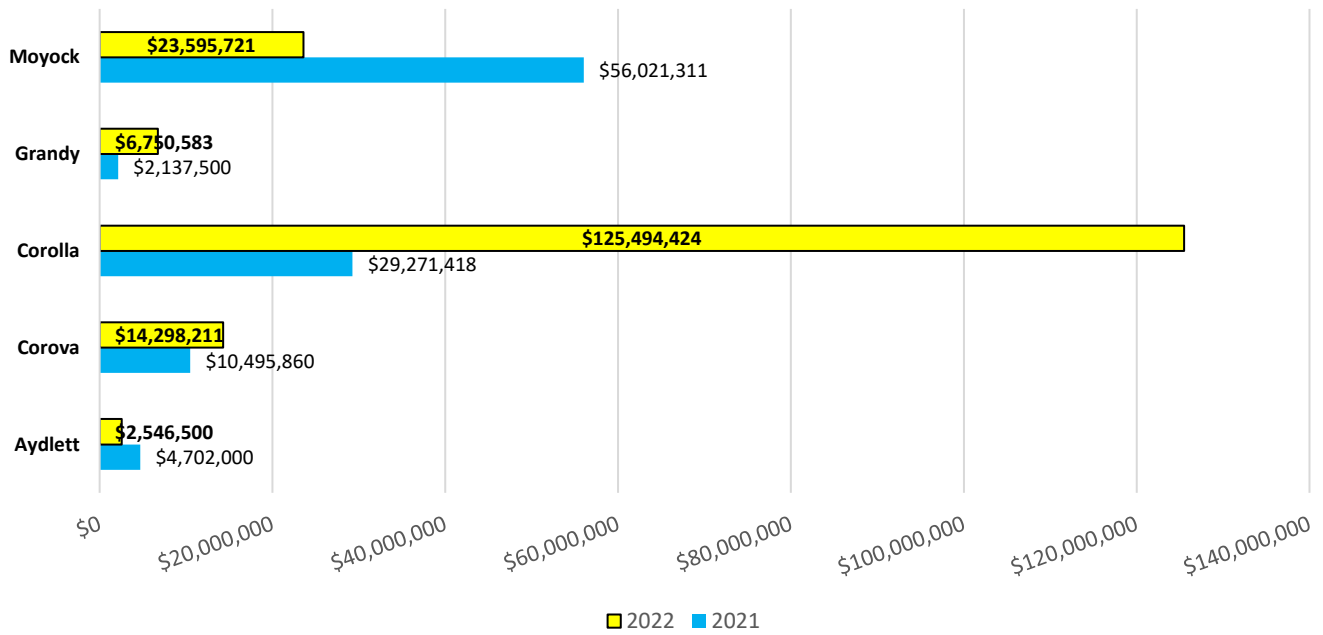
Dare County Building Permit Value



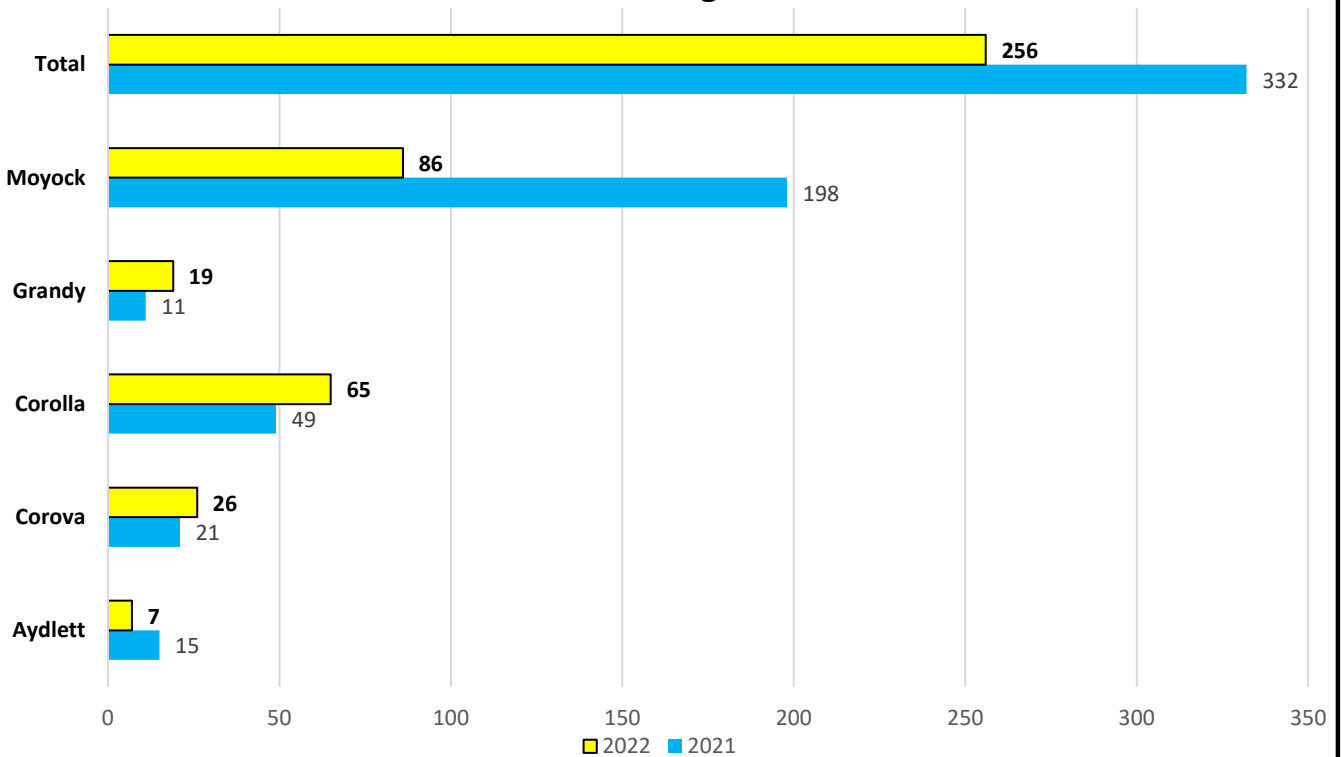
Dare County Building Permits - 2021 vs 2022



Currituck County Work Permit Value 21 vs 22



Total Currituck Count Building Permits 2022 vs 2021



Outer Banks Towns / Areas

Corolla

Average DOM - YTD	
2021	2022
46	31

Year to Date Sales		
Month / Year	Count	%Chg
2022	248	-39%
2021	409	21%
2020	337	97%

Median Sales Price		
Month / Year	MSP	%Chg
2022	\$889,000	23%
2021	\$725,450	30%
2020	\$560,000	14%

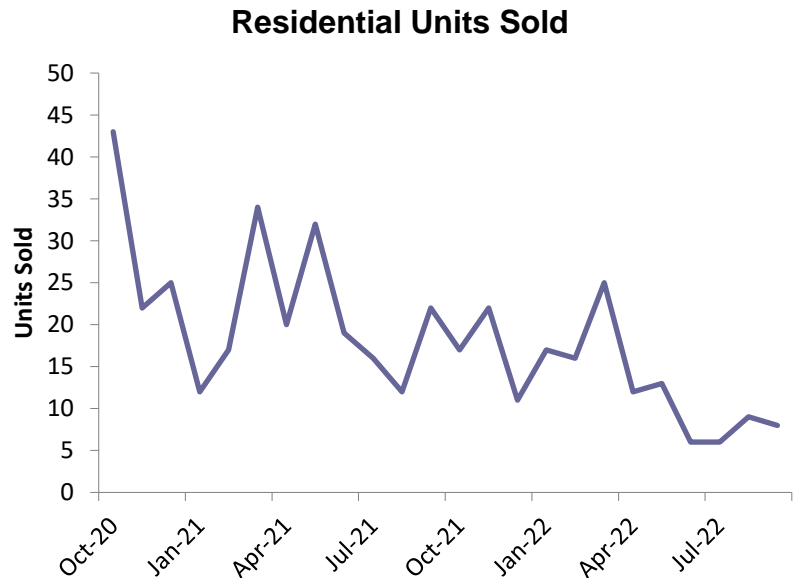


Duck

Average DOM - YTD	
2021	2022
90	34

Year to Date Sales		
2022	112	-39%
2021	184	2%
2020	181	93%
2022	112	-39%

Median Sales Price		
Month / Year	MSP	%Chg
2022	\$901,250	39%
2021	\$650,000	25%
2020	\$520,000	5%



Southern Shores

Average DOM - YTD	
2021	2022
38	27

Year to Date Sales		
Month / Year	Count	%Chg
2022	92	-9%
2021	101	16%
2020	87	14%

Median Sales Price		
Month / Year	MSP	%Chg
2022	\$766,000	17%
2021	\$655,000	28%
2020	\$510,000	8%

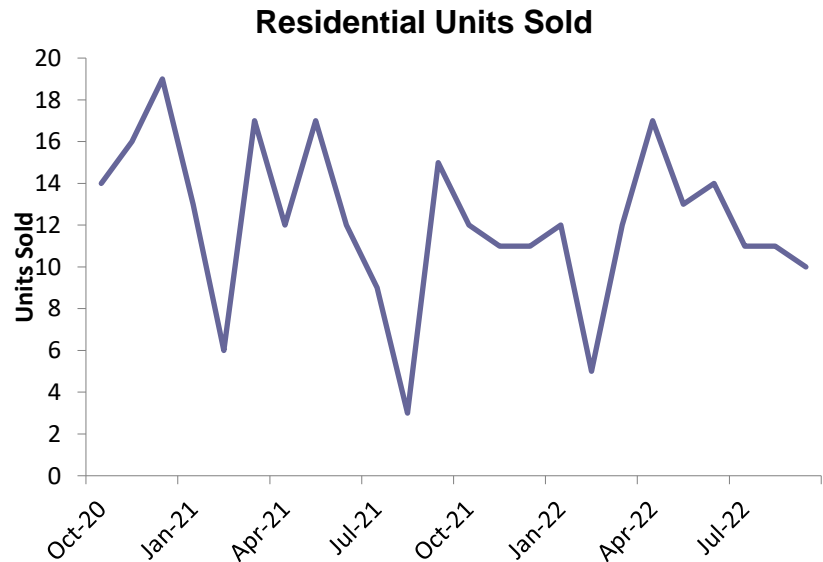


Kitty Hawk

Average DOM - YTD	
2021	2022
23	21

Year to Date Sales		
Month / Year	Count	%Chg
2022	105	1%
2021	104	3%
2020	101	4%

Median Sales Price		
Month / Year	MSP	%Chg
2022	\$575,000	15%
2021	\$500,000	27%
2020	\$394,032	5%



Colington

Average DOM - YTD

2021	2022
32	24

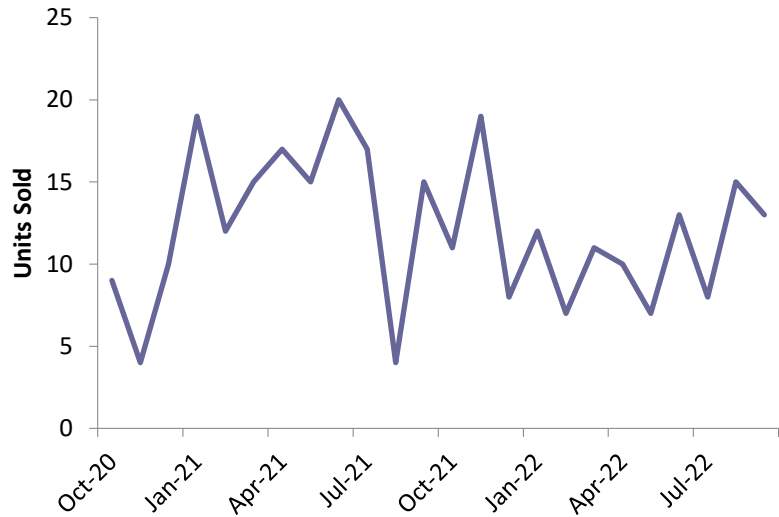
Year to Date Sales

Month / Year	Count	%Chg
2022	96	-28%
2021	134	14%
2020	118	5%

Median Sales Price

Month / Year	MSP	%Chg
2022	\$492,000	37%
2021	\$360,000	20%
2020	\$299,000	10%

Residential Units Sold



Kill Devil Hills

Average DOM - YTD

2021	2022
25	24

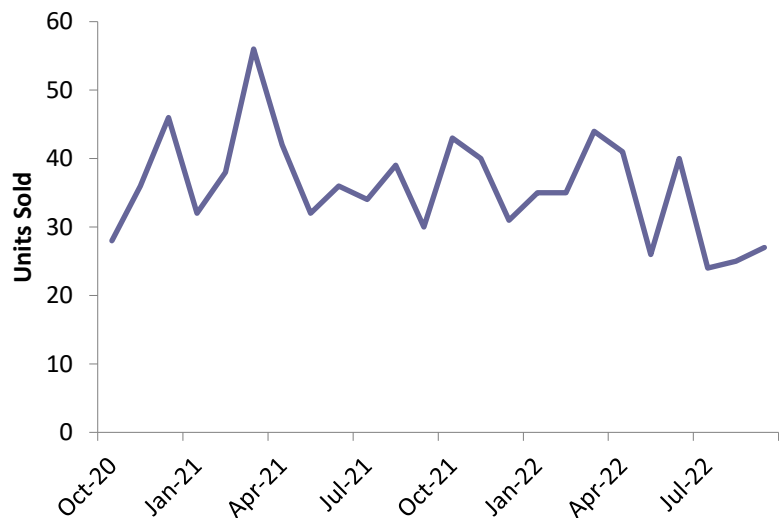
Year to Date Sales

Month / Year	Count	%Chg
2022	297	-12%
2021	339	32%
2020	257	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
46	26

Year to Date Sales		
Month / Year	Count	%Chg
2022	180	-33%
2021	269	39%
2020	193	21%

Median Sales Price		
Month / Year	MSP	%Chg
2022	\$771,750	23%
2021	\$625,000	30%
2020	\$480,000	20%

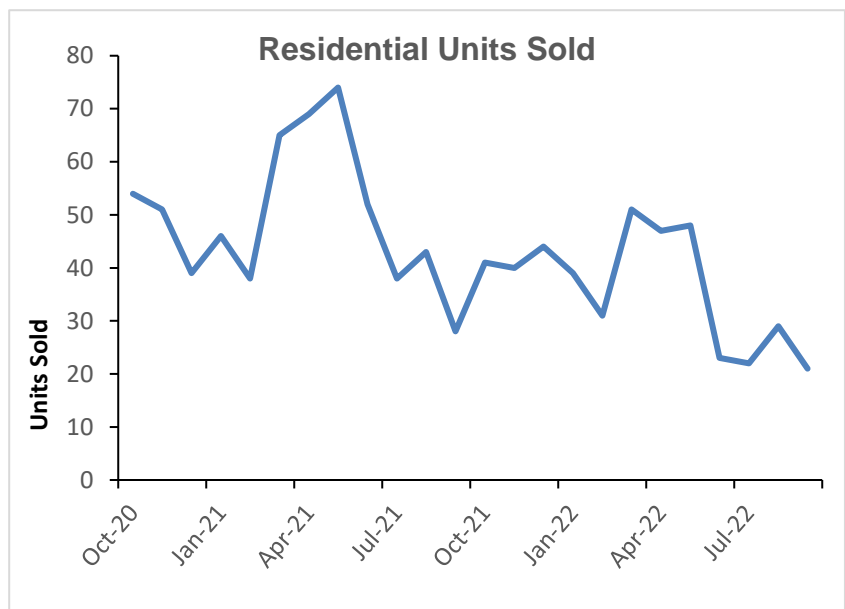


All Hatteras

Average DOM - YTD	
2021	2022
99	49

Year to Date Sales		
Month / Year	Count	%Chg
2022	311	-31%
2021	453	53%
2020	297	52%

Median Sales Price		
Month / Year	MSP	%Chg
2022	\$622,500	19%
2021	\$523,000	39%
2020	\$375,000	10%



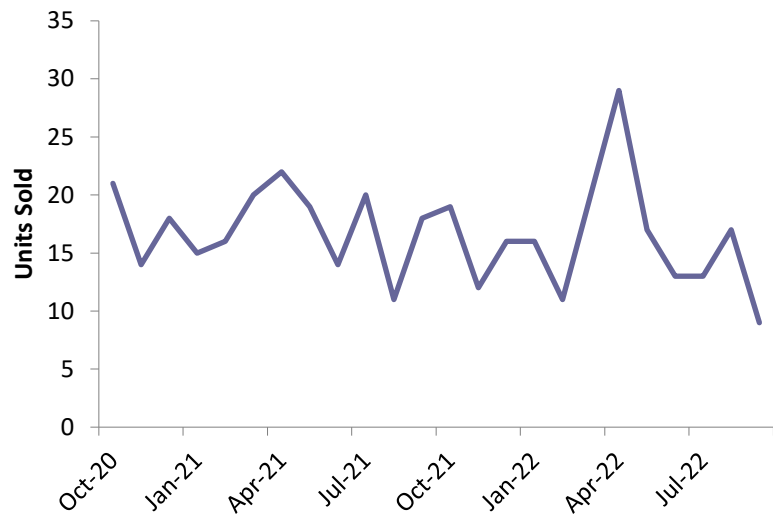
Roanoke Island

Average DOM - YTD	
2021	2022
50	37

Year to Date Sales		
Month / Year	Count	%Chg
2022	145	-6%
2021	155	-1%
2020	157	65%

Median Sales Price		
Month / Year	MSP	%Chg
2022	\$455,037	6%
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	182	-9%
2021	200	23%
2020	162	13%

Median Sales Price		
Month / Year	MSP	%Chg
2022	\$390,000	17%
2021	\$333,022	21%
2020	\$276,260	5%

Residential Units Sold



Ocracoke Island

Average DOM - YTD	
2021	2022
216	138

Year to Date Sales		
Month / Year	Count	%Chg
2022	27	-23%
2021	35	192%
2020	12	-33%

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

Residential Units Sold

