

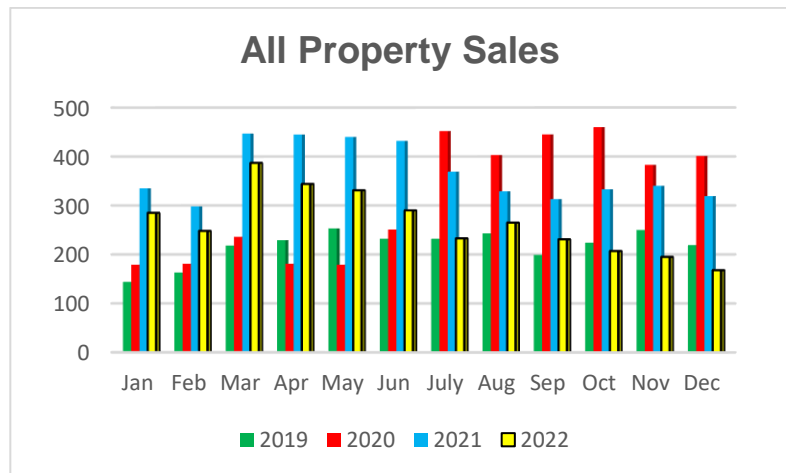


December 2022 MLS Statistical Report End of Year Report

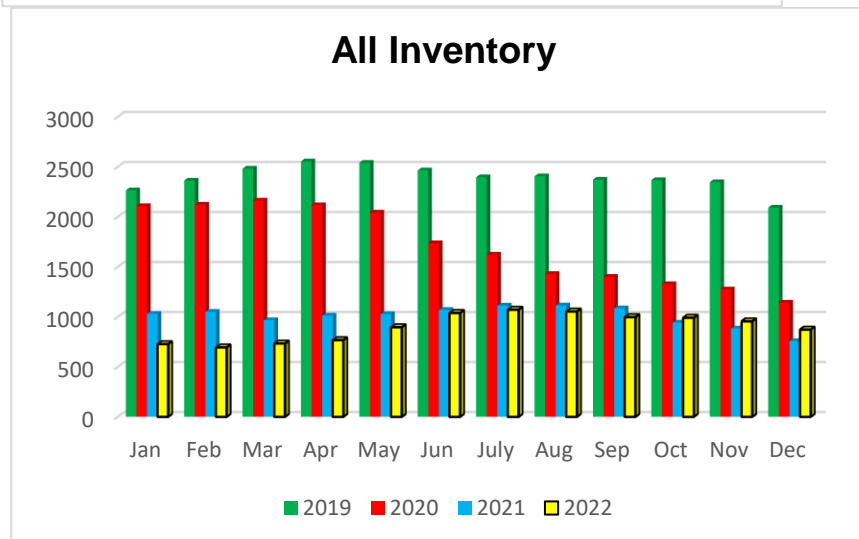
2022 vs 2023 Sales – Although sales are down (28%) for 2023 the good news is that the residential median sales price is up 17% and the lot / land sale median sale price is up 20% . Of particular note is that the median sale price of residential property has risen steadily over the last three years anywhere from 17% to 22%.

Inventory – More good news is that inventory is slowly recovering. In December 2022 there were 872 units available for sale – up from December 2021 when there were just 757 units. The MLS suspects that inventory will increase in the spring.

All Property Sales		
Month / Year	Count	%Chg
2022	3184	-28%
2021	4400	17%
2020	3751	44%



All Inventory		
Month / Year	Count	%Chg
Dec'22	872	15%
Dec'21	757	-34%
Dec'20	1142	-45%



Data Obtained: January 12, 2023

Note: This report reflects corrections / updates to previous data

Residential

YTD Residential Sales

Month / Year	Count	%Chg
2022	2462	-27%
2021	3376	9%
2020	3091	45%

Residential Median Sale Price

Month / Year	Count	%Chg
Dec'22	\$515,000	-6%
Dec'21	\$546,500	14%
Dec'20	\$480,000	29%

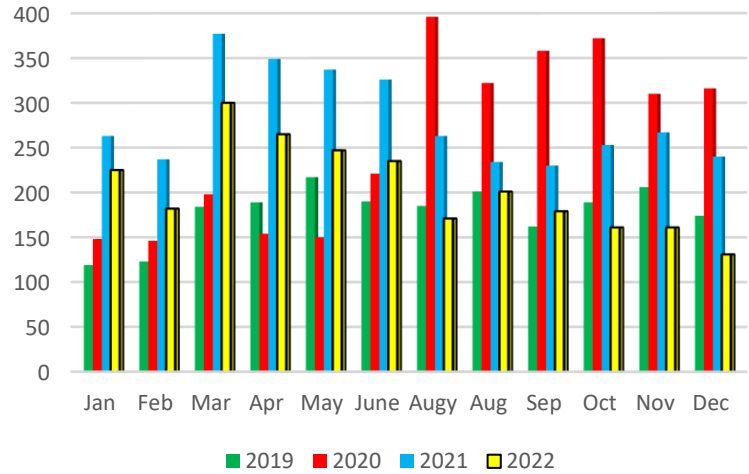
Residential Inventory

Month / Year	Count	%Chg
Dec'22	455	47%
Dec'21	309	-44%
Dec'20	556	-58%

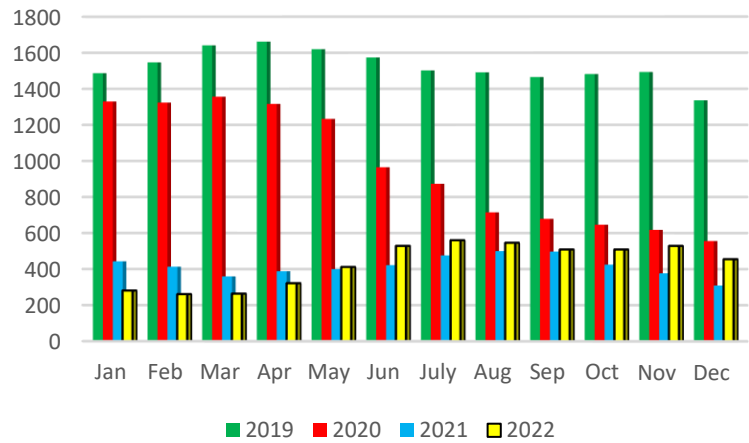
Residential YTD Average Days on Market

YTD	2021	2022
	52	37

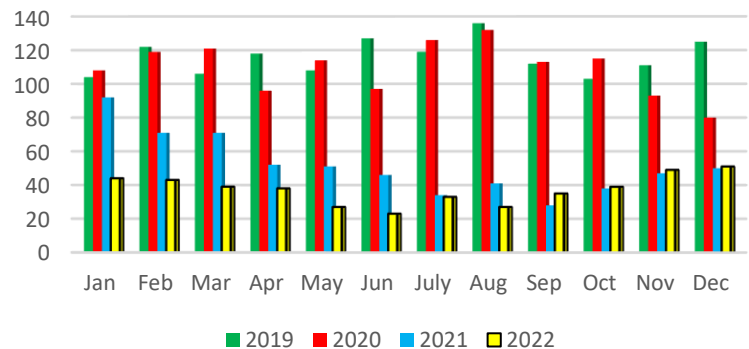
Residential Unit Sales



Residential Inventory



Residential Days on the Market



Lots / Land

Lots / Land Yearly Sales

Month / Year	Count	%Chg
2022	681	-30%
2021	975	55%
2020	629	45%

Lots / Land Median Price

Month / Year	Count	%Chg
2022	\$129,155	17%
2021	\$110,242	15%
2020	\$95,766	16%

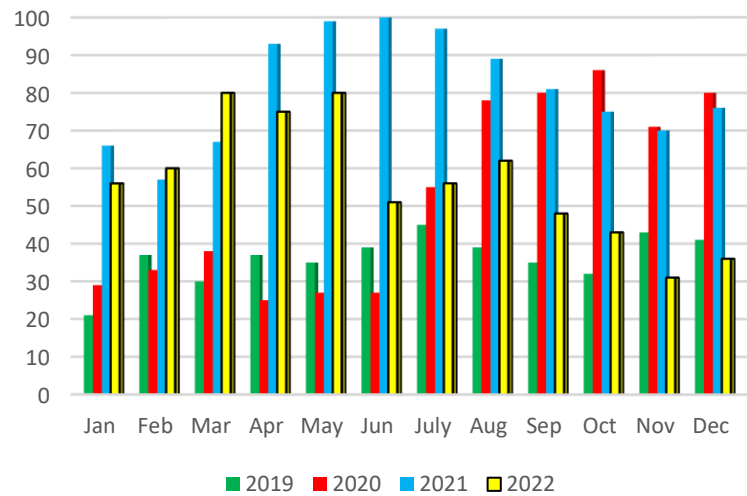
Total Lots / Land Inventory

Month / Year	Count	%Chg
Dec'22	384	-7%
Dec'21	411	-24%
Dec'20	541	-23%

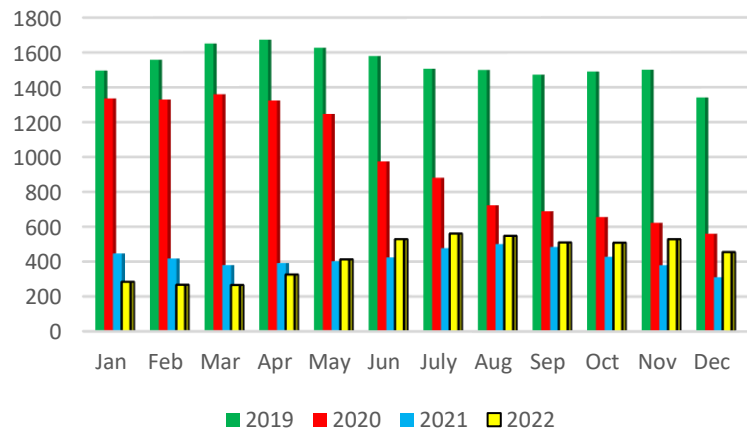
Lots / Land YTD Average Days on Market

YTD	2021	2022
	172	159

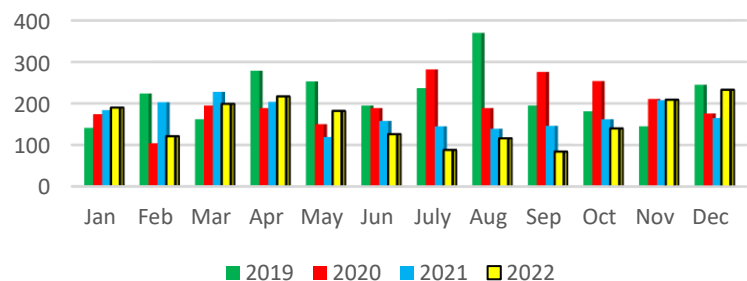
Lots / Land Units Sold



Residential Inventory



Lots / Land Days on Market

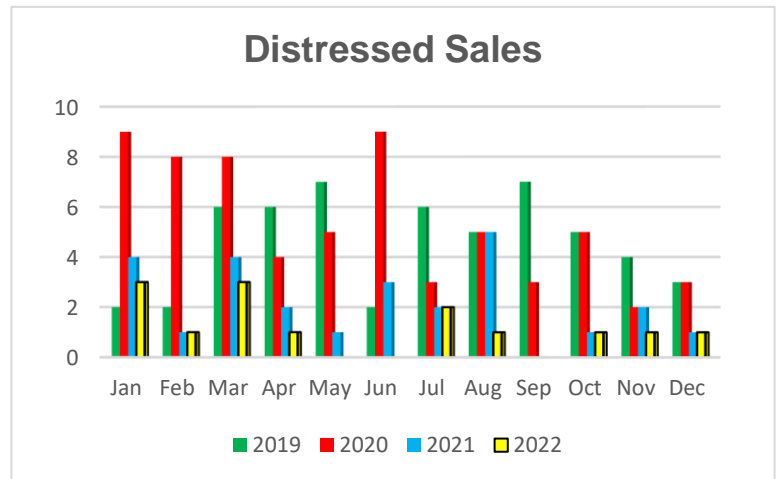


Distressed Sales

MLS Listed Short Sales / Bank Owned Properties

Dare County & Surrounding Areas Year to Date Distressed Sales

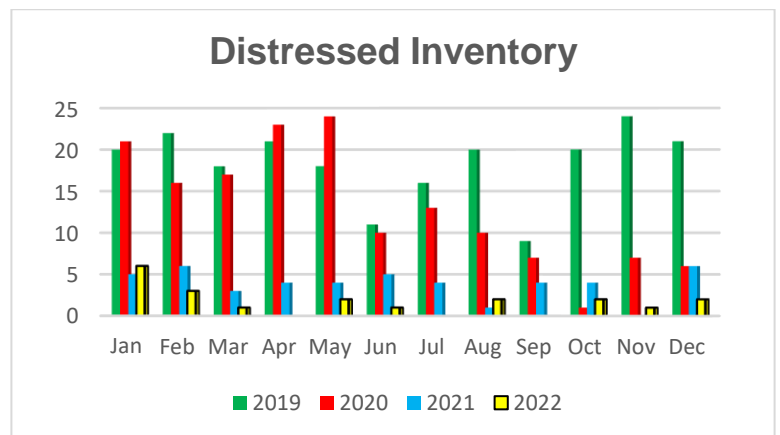
Month / Year	Count	%Chg
2022	14	-46%
2021	26	-59%
2020	64	16%



Distressed Inventory

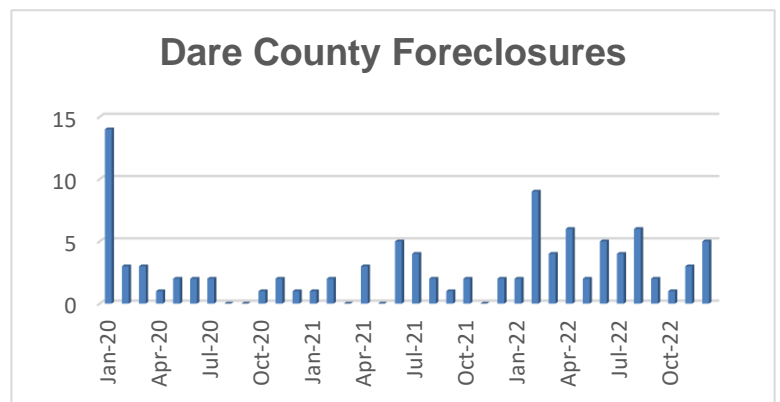
Dare County & Surrounding Areas Year to Date Distressed Inventory

Month / Year	Count	%Chg
Dec'22	2	-67%
Dec'21	6	0%
Dec'20	6	-71%

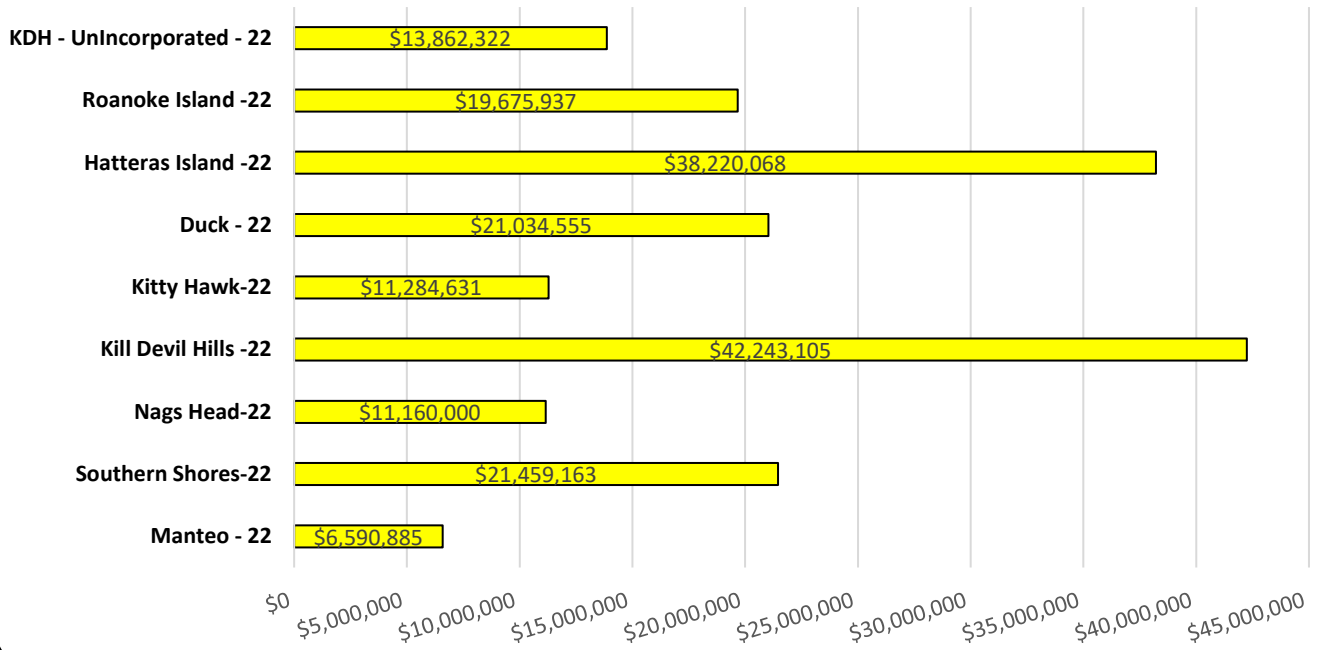


Dare County Only Foreclosures

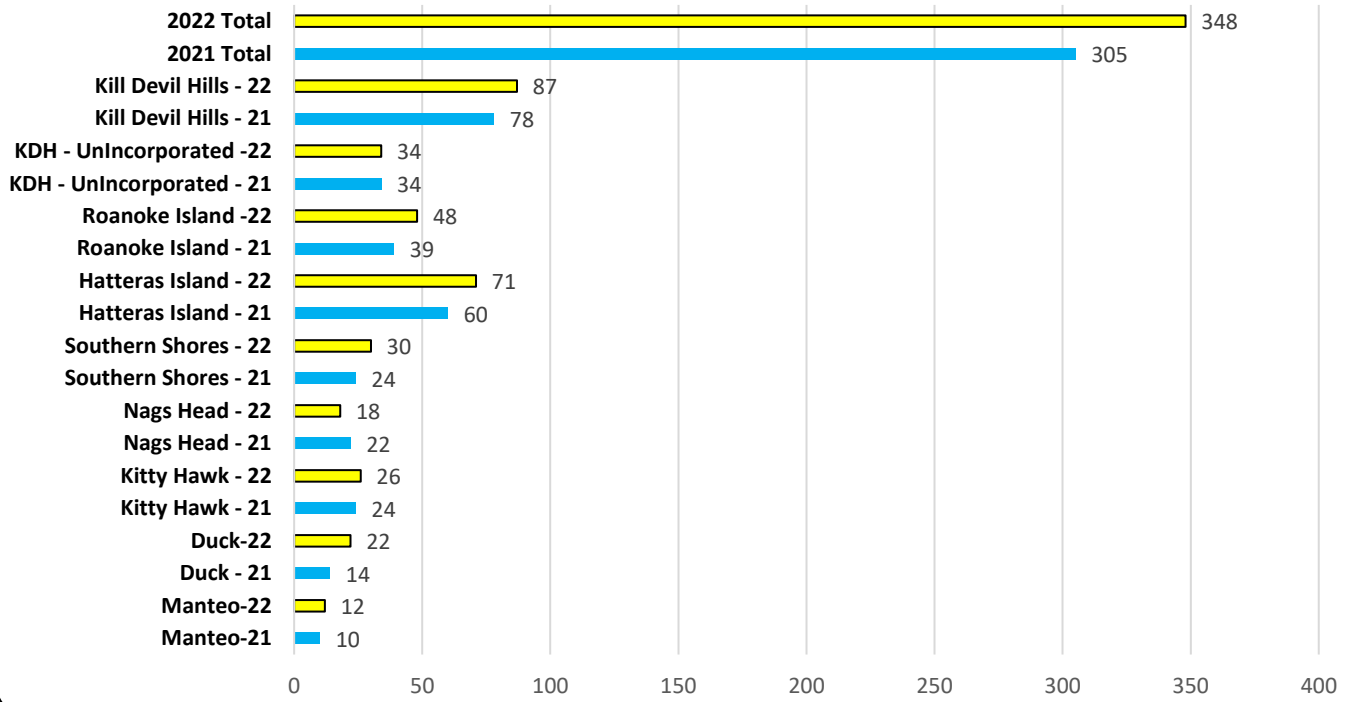
*Court Ordered Foreclosures



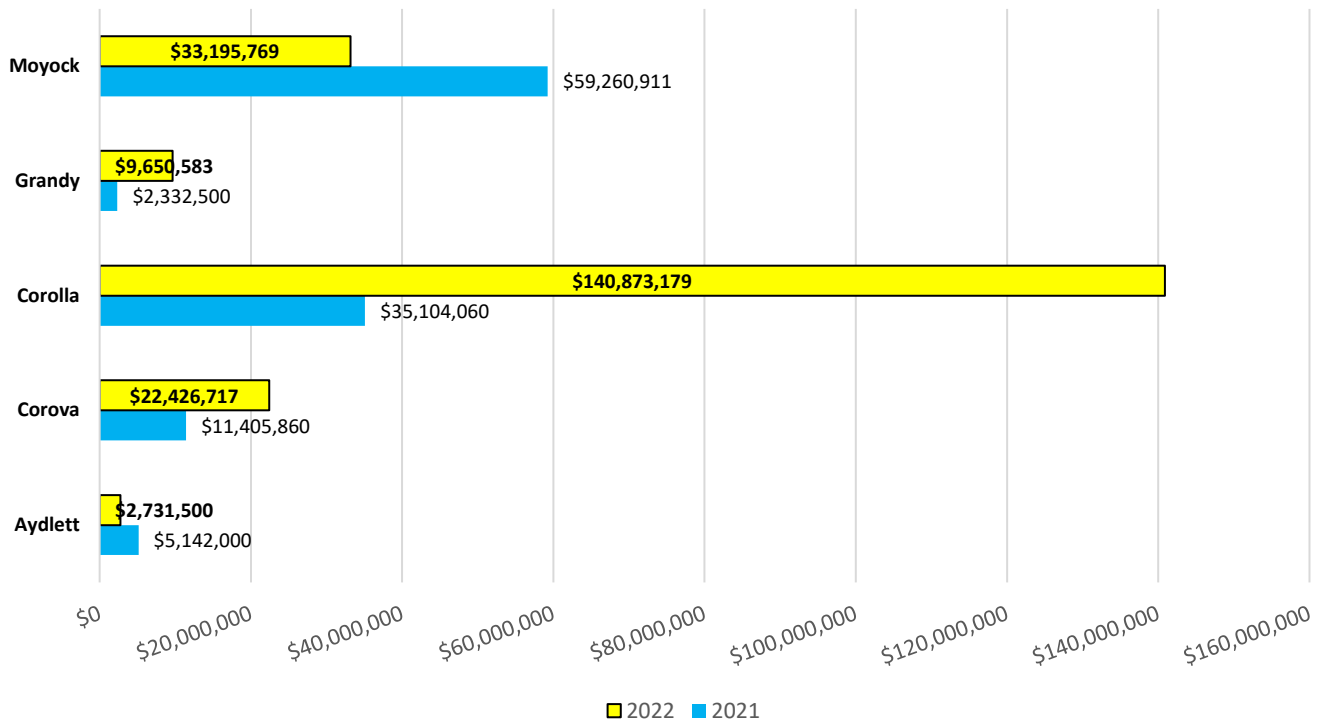
Dare County Building Permit Value



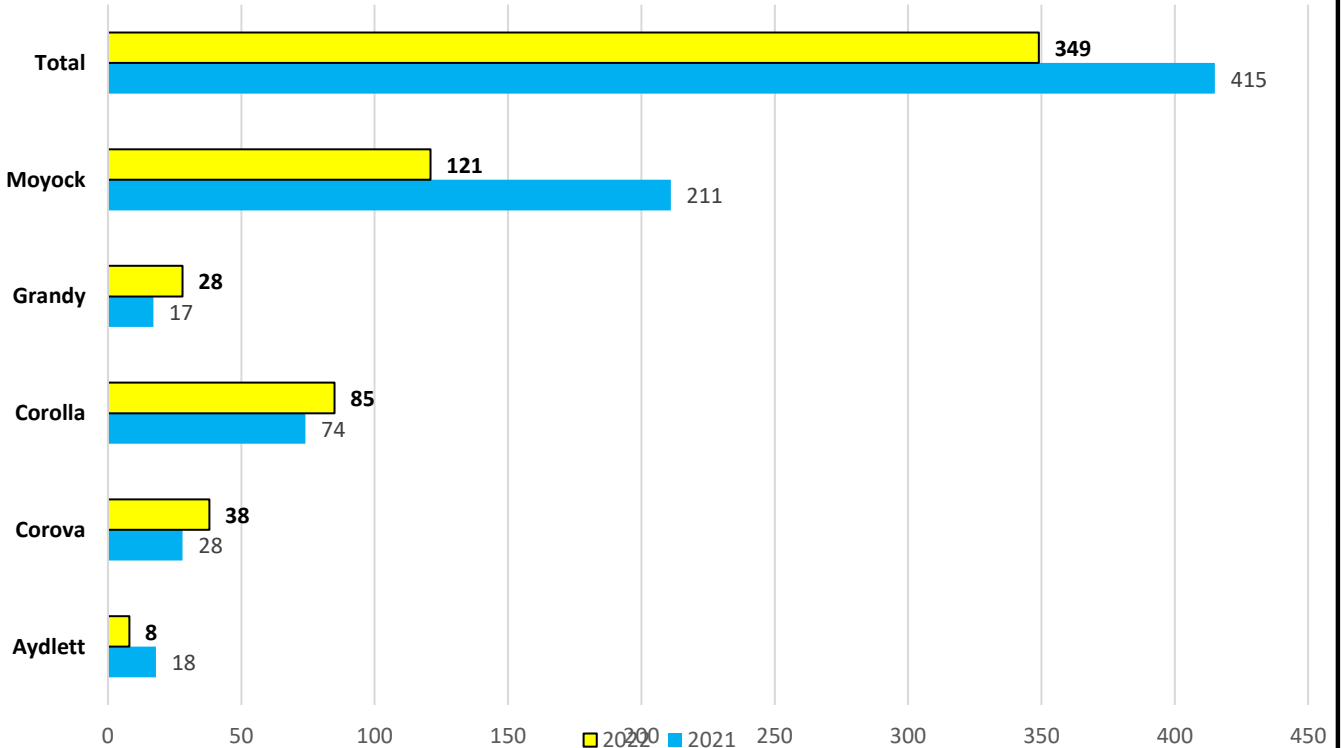
Dare County Building Permits - 2021 vs 2022



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
44	36

Year to Date Sales		
Month / Year	Count	%Chg
2022	323	-38%
2021	520	-7%
2020	561	129%

Median Sales Price		
Month / Year	MSP	%Chg
2022	\$880,000	21%
2021	\$725,450	30%
2020	\$560,000	14%



Duck

Average DOM - YTD	
2021	2022
80	33

Year to Date Sales		
Month / Year	Count	%Chg
2022	130	-44%
2021	234	-14%
2020	271	122%

Median Sales Price		
Month / Year	MSP	%Chg
2022	\$897,500	38%
2021	\$650,000	25%
2020	\$520,000	5%

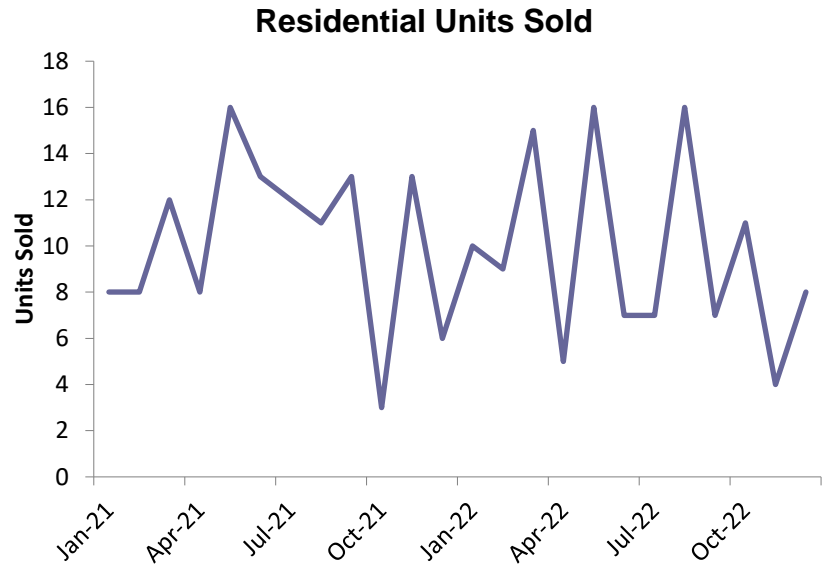


Southern Shores

Average DOM - YTD	
2021	2022
35	29

Year to Date Sales		
Month / Year	Count	%Chg
2022	115	-7%
2021	123	-13%
2020	141	31%

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

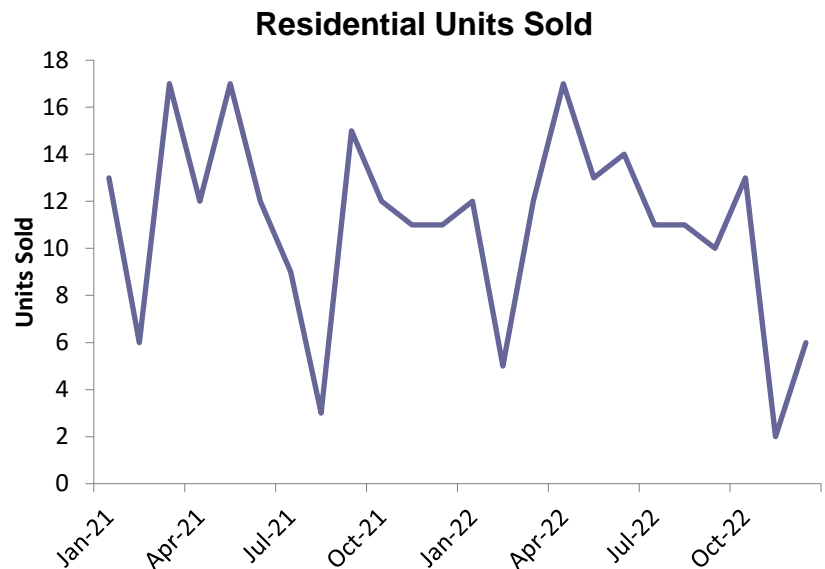


Kitty Hawk

Average DOM - YTD	
2021	2022
29	22

Year to Date Sales		
Month / Year	Count	%Chg
2022	126	-9%
2021	138	-8%
2020	150	13%

Median Sales Price		
Month / Year	MSP	%Chg
2022	\$577,000	15%
2021	\$500,000	27%
2020	\$394,032	5%



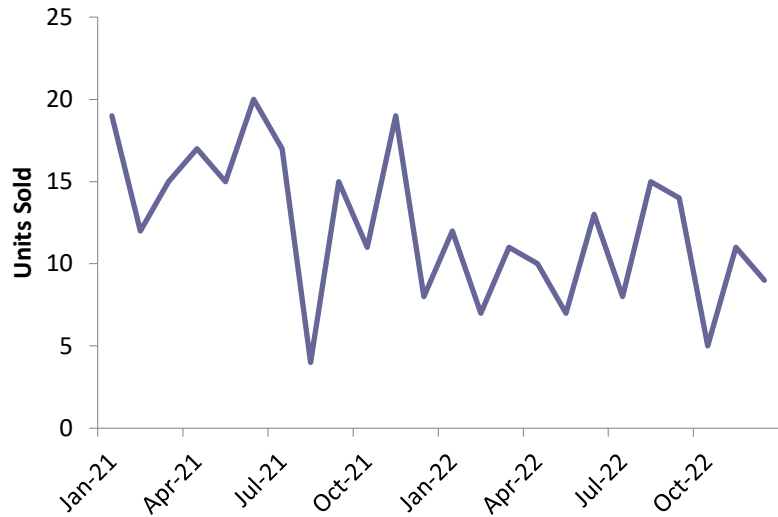
Colington

Average DOM - YTD	
2021	2022
31	27

Year to Date Sales		
Month / Year	Count	%Chg
2022	122	-29%
2021	172	22%
2020	141	-7%

Median Sales Price		
Month / Year	MSP	%Chg
2022	\$490,000	36%
2021	\$360,000	20%
2020	\$299,000	10%

Residential Units Sold



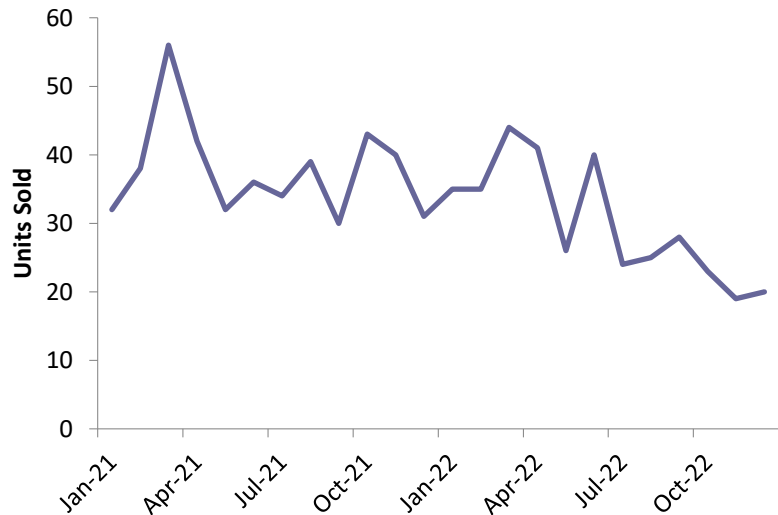
Kill Devil Hills

Average DOM - YTD	
2021	2022
26	27

Year to Date Sales		
Month / Year	Count	%Chg
2022	360	-21%
2021	453	23%
2020	367	10%

Median Sales Price		
Month / Year	MSP	%Chg
2022	\$485,250	18%
2021	\$410,000	24%
2020	\$330,000	16%

Residential Units Sold



Nags Head

Average DOM - YTD	
2021	2022
40	29

Year to Date Sales		
Month / Year	Count	%Chg
2022	210	-40%
2021	349	17%
2020	299	34%

Median Sales Price		
Month / Year	MSP	%Chg
2022	\$761,500	22%
2021	\$625,000	30%
2020	\$480,000	20%



All Hatteras

Average DOM - YTD	
2021	2022
90	51

Year to Date Sales		
Month / Year	Count	%Chg
2022	382	-34%
2021	578	31%
2020	441	65%

Median Sales Price		
Month / Year	MSP	%Chg
2022	\$599,000	15%
2021	\$523,000	39%
2020	\$375,000	10%



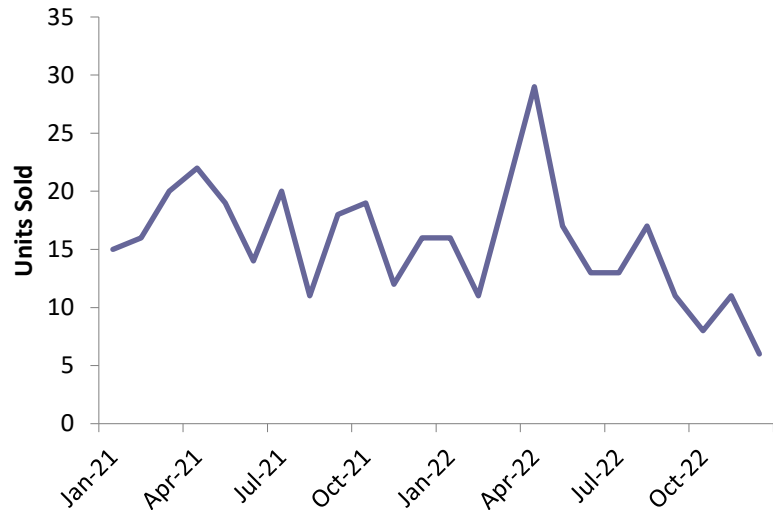
Roanoke Island

Average DOM - YTD	
2021	2022
56	38

Year to Date Sales		
Month / Year	Count	%Chg
2022	172	-15%
2021	202	-4%
2020	210	68%

Median Sales Price		
Month / Year	MSP	%Chg
2022	\$452,500	6%
2021	\$427,500	20%
2020	\$354,925	12%

Residential Units Sold



Currituck Mainland

Average DOM - YTD	
2021	2022
32	33

Year to Date Sales		
Month / Year	Count	%Chg
2022	227	-16%
2021	269	18%
2020	228	11%

Median Sales Price		
Month / Year	MSP	%Chg
2022	\$380,000	14%
2021	\$333,022	21%
2020	\$276,260	5%

Residential Units Sold



Ocracoke Island

Average DOM - YTD	
2021	2022
202	117

Year to Date Sales		
Month / Year	Count	%Chg
2022	34	-26%
2021	46	130%
2020	20	-5%

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

Residential Units Sold

