



March 2023 MLS Statistical Report

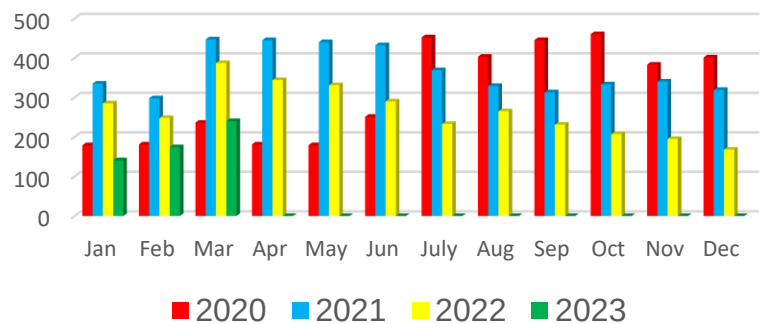
Sales – Sales continue to lag 2022 sales (down 40%) but there has been a curious trend in 2023 – monthly sales have been increasing since January. This is probably a seasonal trend but we will need to watch this closely to see what happens over the next couple of months.

Inventory – Inventory is still low and has continued to decline. However, when comparing residential units, available units up 34% from this time last year.

All Sales

Month / Year	Count	%Chg
2023	554	-40%
2022	920	-15%
2021	1080	81%

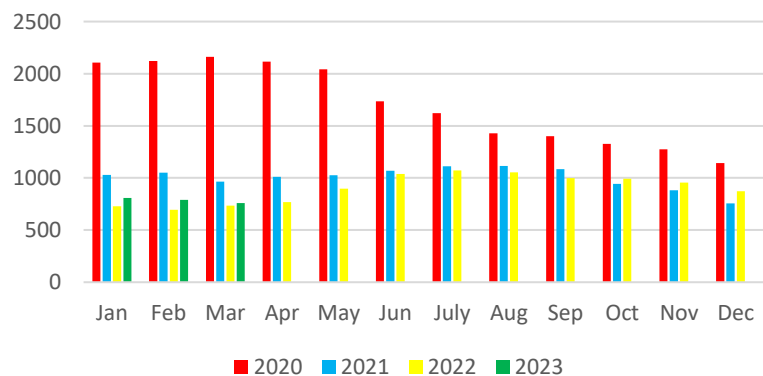
Year to Year Sales



All Inventory

Month / Year	Count	%Chg
Mar'23	759	4%
Mar'22	733	-24%
Mar'21	966	-55%

Total Inventory



Data Obtained: April 6 2023

Note: This report reflects corrections / updates to previous data

Residential

YTD Residential Sales

Month / Year	Count	%Chg
2023	430	-39%
2022	707	-19%
2021	877	78%

Residential Median Sale Price

Month / Year	Count	%Chg
Mar'23	\$553,500	-4%
Mar'22	\$577,250	22%
Mar'21	\$473,000	36%

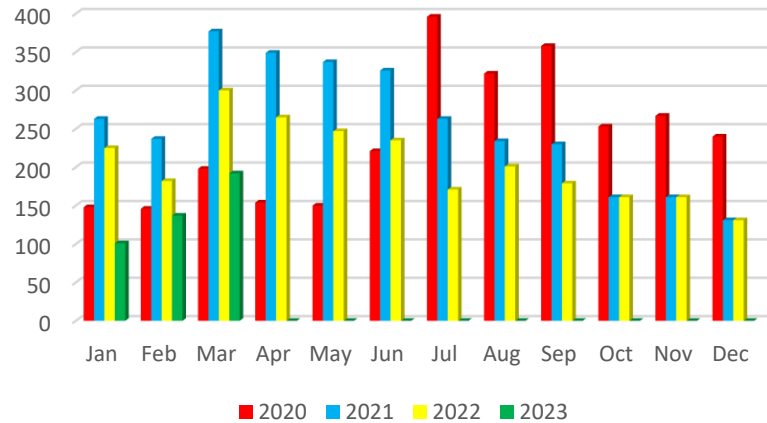
Residential Inventory

Month / Year	Count	%Chg
Mar'23	356	35%
Mar'22	264	-26%
Mar'21	359	-74%

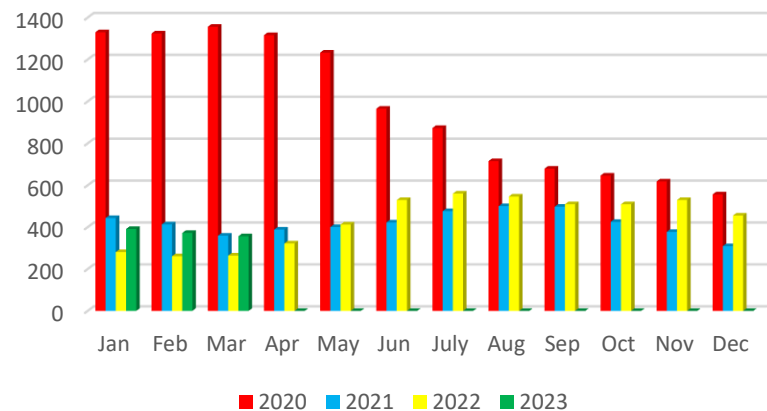
Residential YTD Average Days on Market

YTD	2022	2023
	42	61

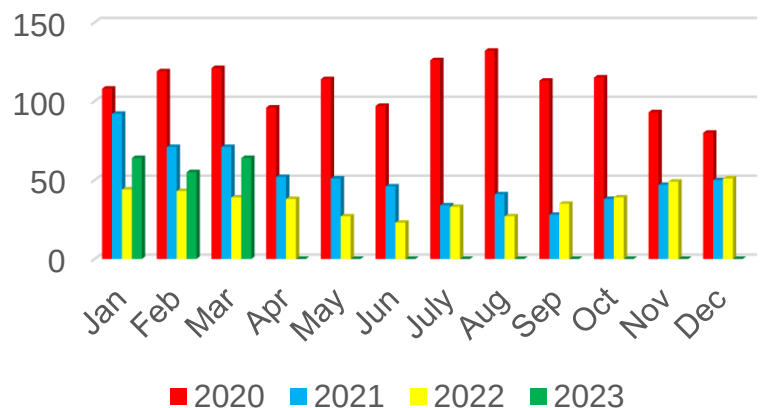
Residential Sales



Residential Inventory



Residential Days on the Market



Lots / Land

Lots / Land Yearly Sales

Month / Year	Count	%Chg
2023	116	-41%
2022	196	3%
2021	190	90%

Lots / Land Median Price

Month / Year	Count	%Chg
2023	\$126,250	7%
2022	\$117,500	3%
2021	\$113,950	30%

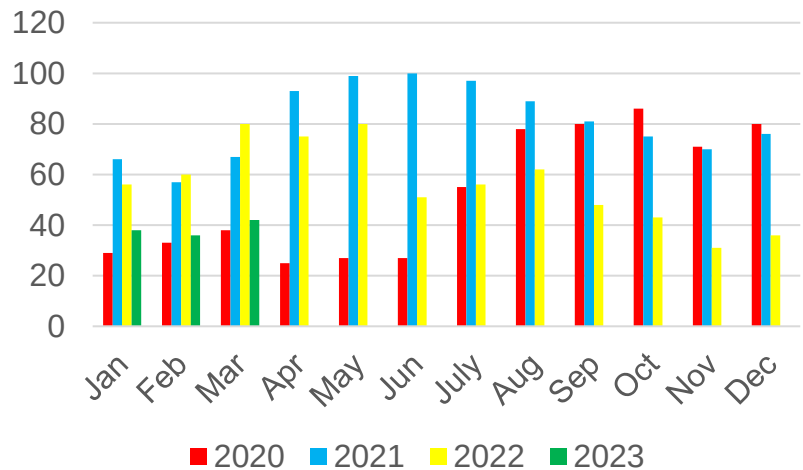
Total Lots / Land Inventory

Month / Year	Count	%Chg
Mar'23	373	-12%
Mar'22	424	-24%
Mar'21	561	-26%

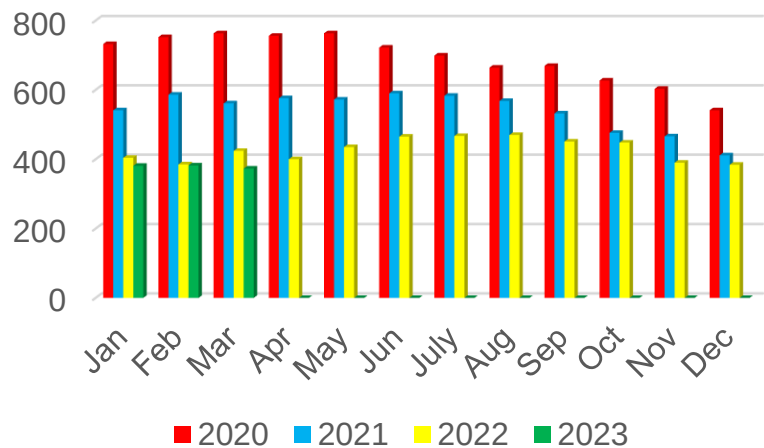
Lots / Land YTD Average Days on Market

YTD	2021	2022
	172	147

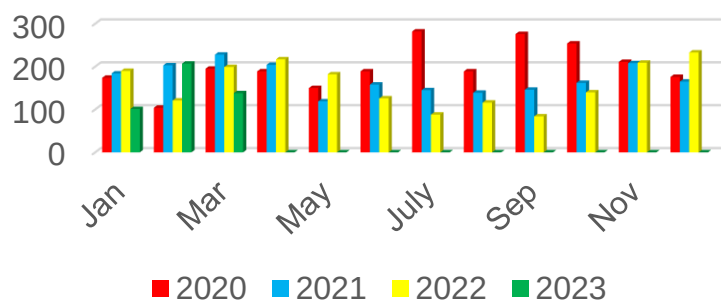
Lots / Land Units Sold



Lots / Land Inventory



Lots / Land DOM

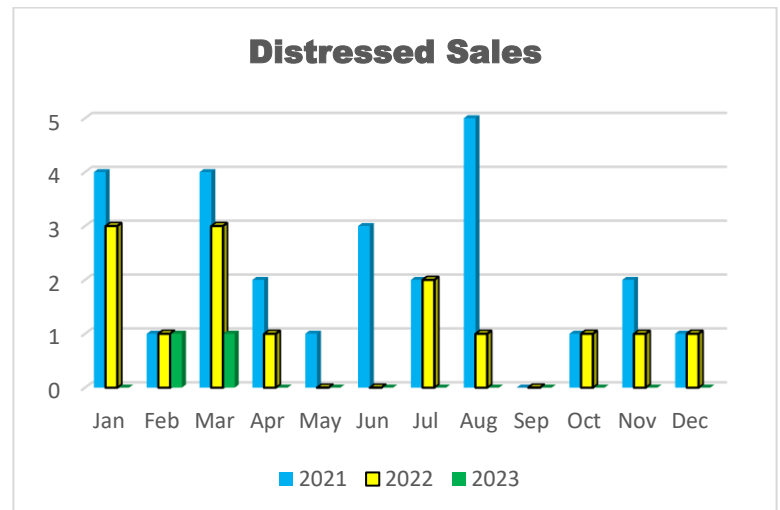


Distressed Sales

MLS Listed Short Sales / Bank Owned Properties

Dare County & Surrounding Areas Year to Date Distressed Sales

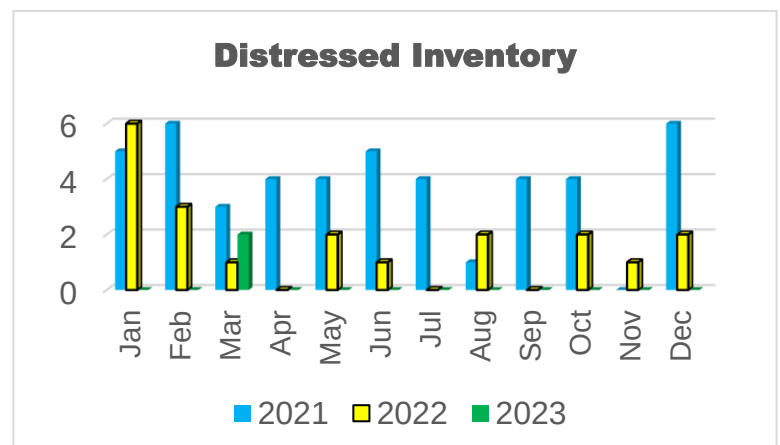
Month / Year	Count	%Chg
2023	2	-71%
2022	7	-22%
2021	9	-64%



Distressed Inventory

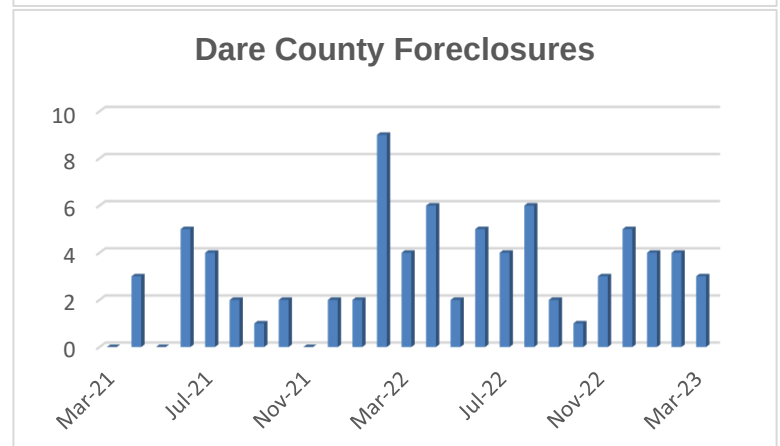
Dare County & Surrounding Areas Year to Date Distressed Inventory

Month / Year	Count	%Chg
Mar'23	0	-100%
Mar'22	3	-50%
Mar'21	6	-63%

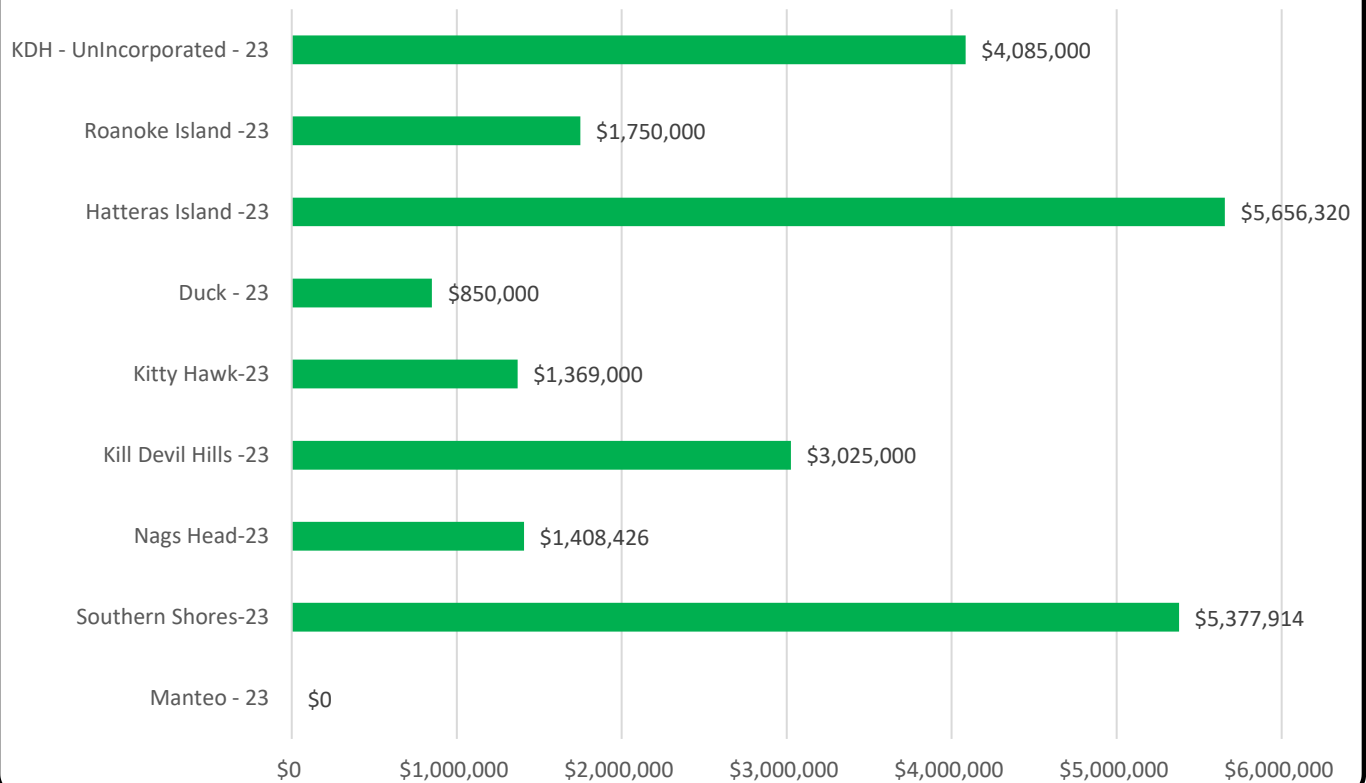


Dare County Only Foreclosures

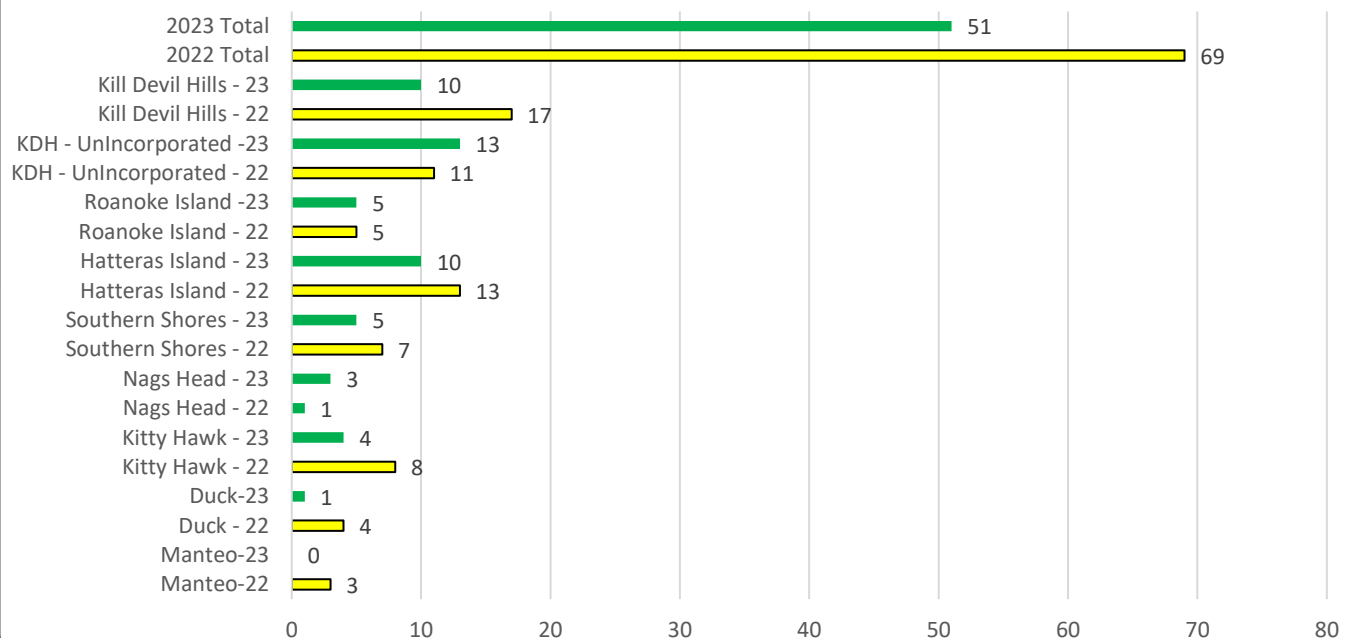
*Court Ordered Foreclosures



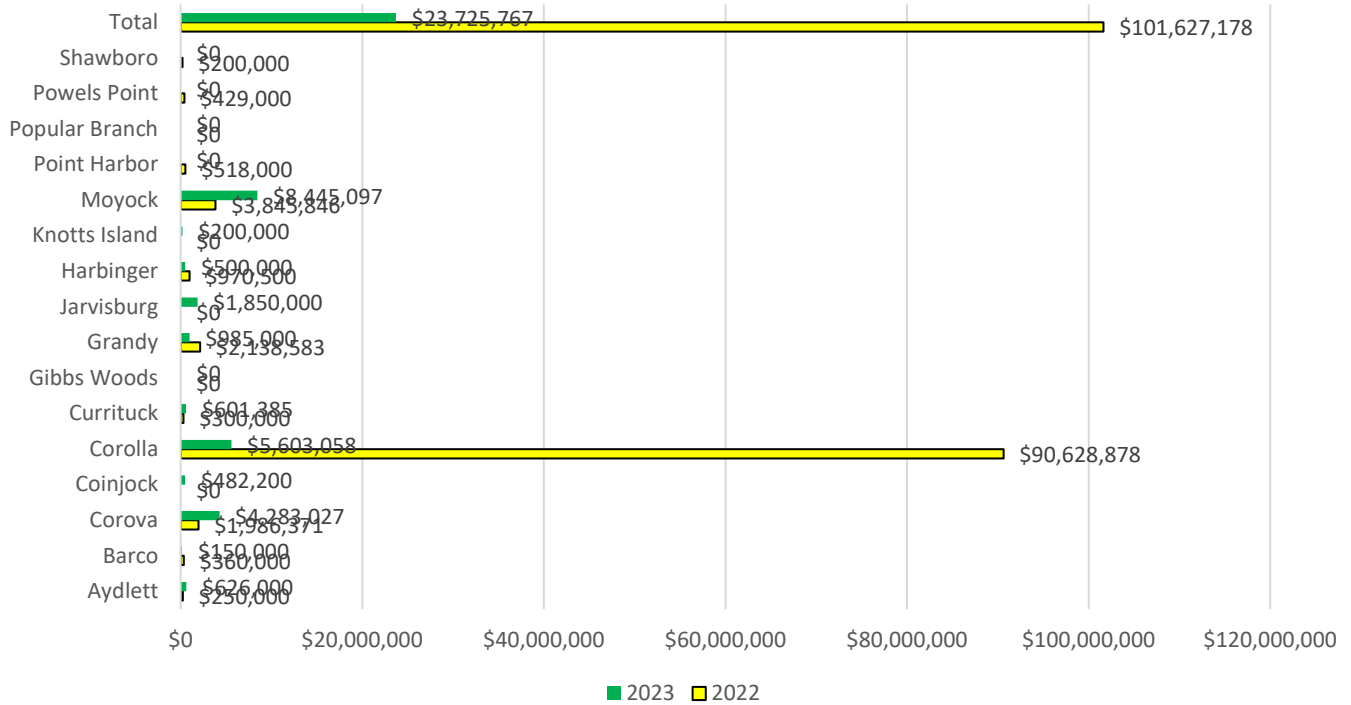
Dare County Building Permit Value 2023



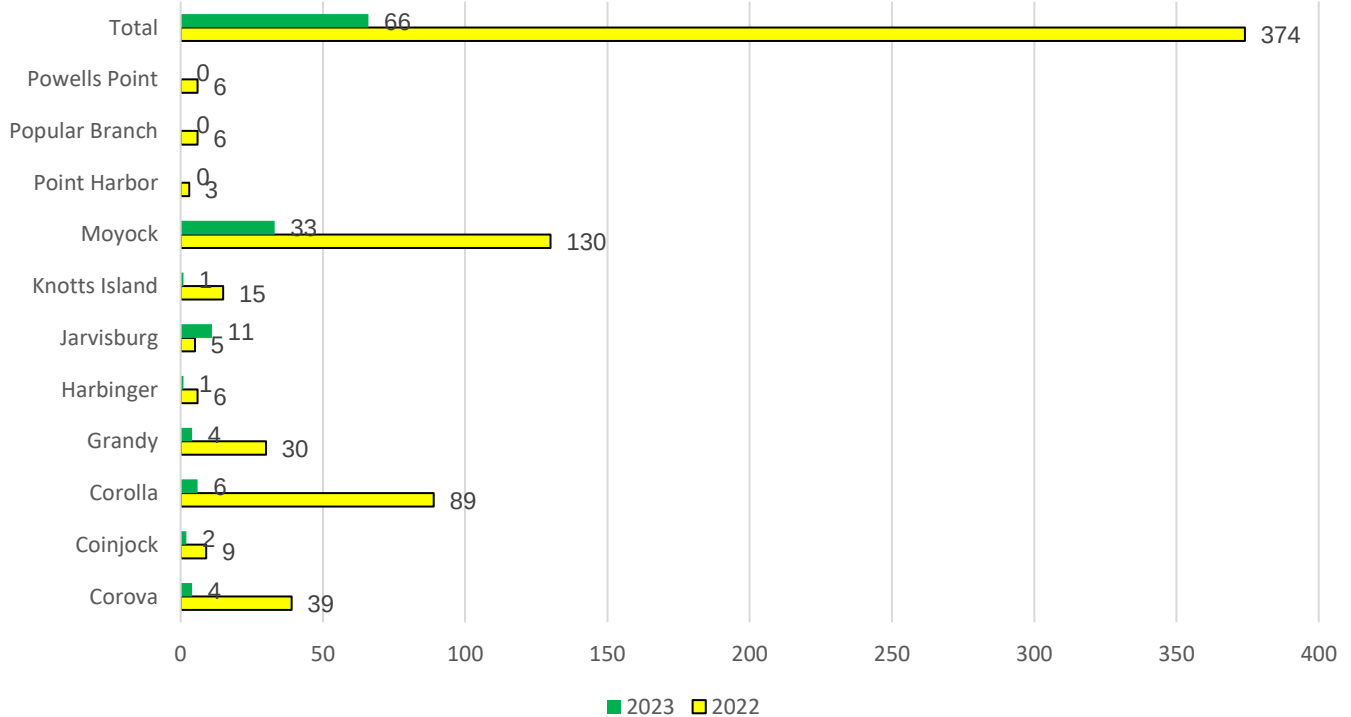
Dare County Building Permits Issued 2022 vs 2023



Currituck County Building Permit Value 2022 vs 2023



Currituck County Building Permits 2022 - 2023



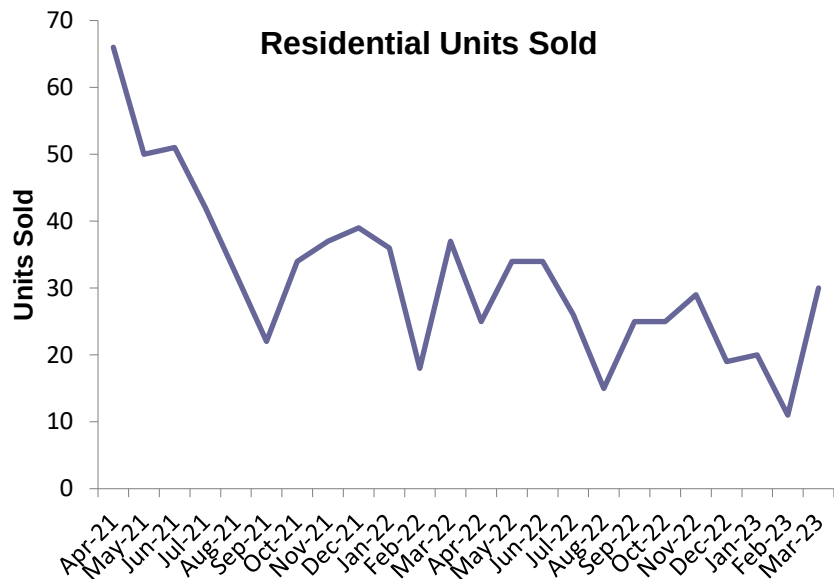
Outer Banks Towns / Areas

Corolla

Average DOM - YTD	
2022	2023
47	62

Year to Date Sales		
Month / Year	Count	%Chg
2023	61	-33%
2022	91	-38%
2021	147	183%

Median Sales Price		
Month / Year	MSP	%Chg
2023	\$737,000	-16%
2022	\$880,000	21%
2021	\$725,450	30%

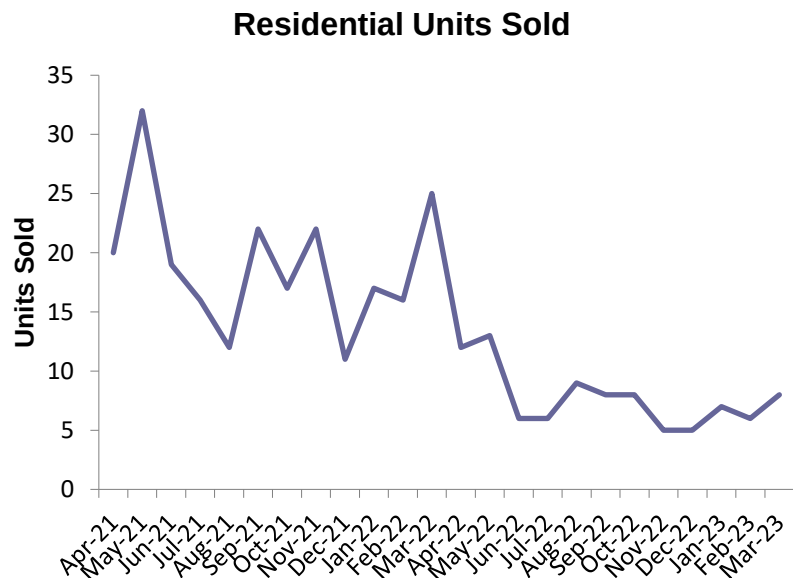


Duck

Average DOM - YTD	
2022	2023
43	103

Year to Date Sales		
Month / Year	Count	%Chg
2023	21	-64%
2022	58	-8%
2021	63	75%

Median Sales Price		
Month / Year	MSP	%Chg
2023	\$925,000	3%
2022	\$897,500	38%
2021	\$650,000	25%



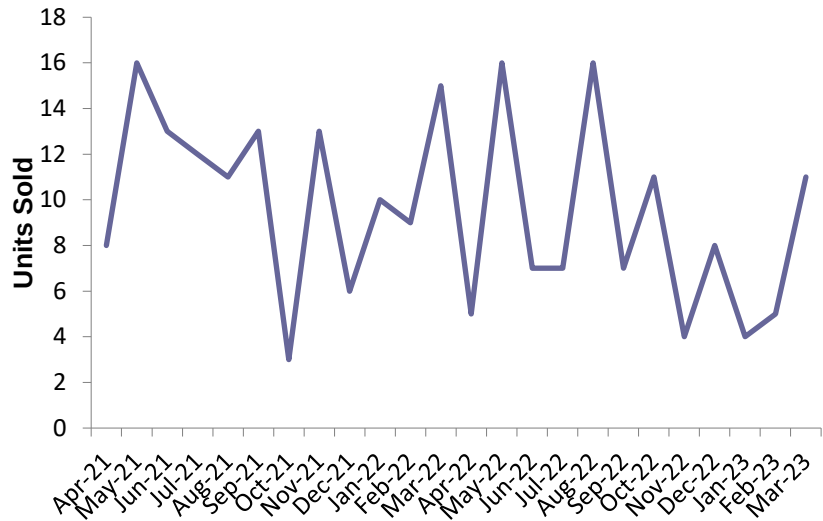
Southern Shores

Average DOM - YTD	
2022	2023
37	46

Year to Date Sales		
Month / Year	Count	%Chg
2023	20	-41%
2022	34	21%
2021	28	12%

Median Sales Price		
Month / Year	MSP	%Chg
2023	\$730,000	-6%
2022	\$780,000	19%
2021	\$655,000	28%

Residential Units Sold



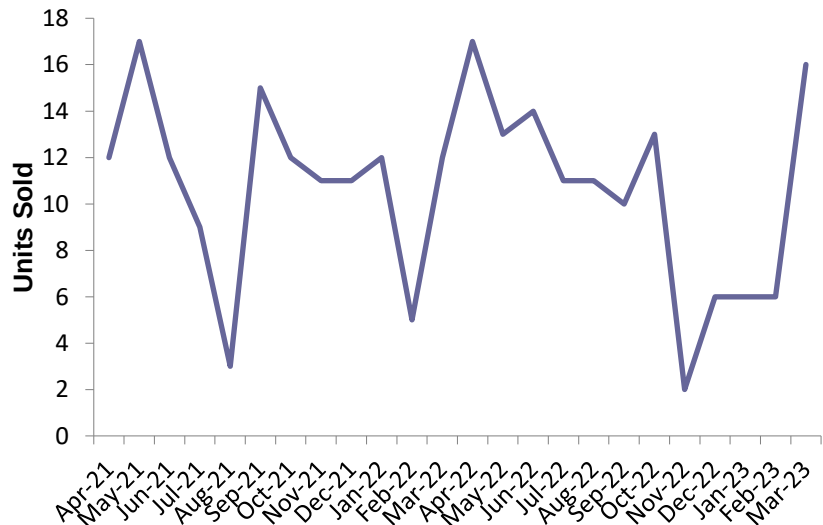
Kitty Hawk

Average DOM - YTD	
2022	2023
22	35

Year to Date Sales		
Month / Year	Count	%Chg
2023	28	-3%
2022	29	-19%
2021	36	100%

Median Sales Price		
Month / Year	MSP	%Chg
2023	\$575,000	0%
2022	\$577,000	15%
2021	\$500,000	27%

Residential Units Sold



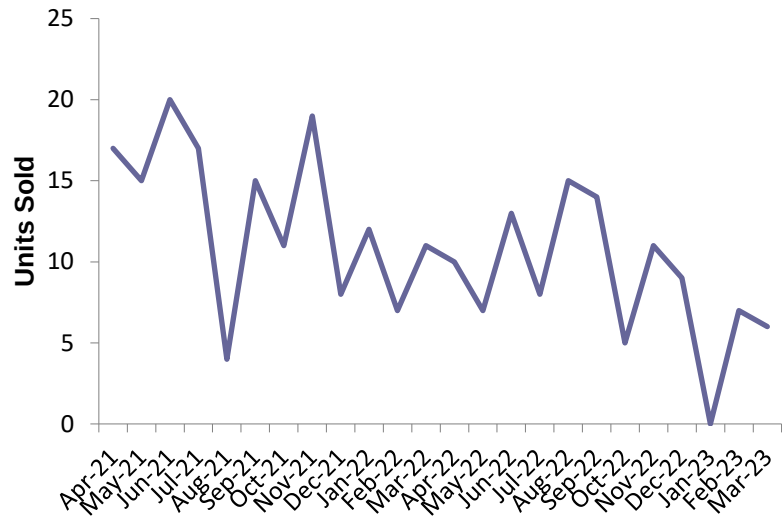
Colington

Average DOM - YTD	
2022	2023
31	63

Year to Date Sales		
Month / Year	Count	%Chg
2023	13	-57%
2022	30	-35%
2021	46	84%

Median Sales Price		
Month / Year	MSP	%Chg
2023	\$445,000	-9%
2022	\$490,000	36%
2021	\$360,000	20%

Residential Units Sold



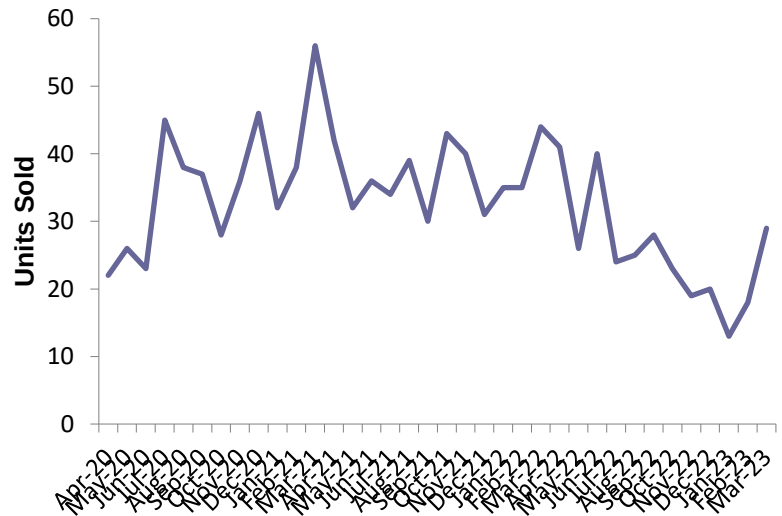
Kill Devil Hills

Average DOM - YTD	
2022	2023
29	46

Year to Date Sales		
Month / Year	Count	%Chg
2023	60	-47%
2022	114	-10%
2021	126	91%

Median Sales Price		
Month / Year	MSP	%Chg
2023	\$512,450	6%
2022	\$485,250	18%
2021	\$410,000	24%

Residential Units Sold



Nags Head

Average DOM - YTD	
2022	2023
30	53

Year to Date Sales		
Month / Year	Count	%Chg
2023	39	-41%
2022	66	-24%
2021	87	61%

Median Sales Price		
Month / Year	MSP	%Chg
2023	\$665,000	-13%
2022	\$761,500	22%
2021	\$625,000	30%

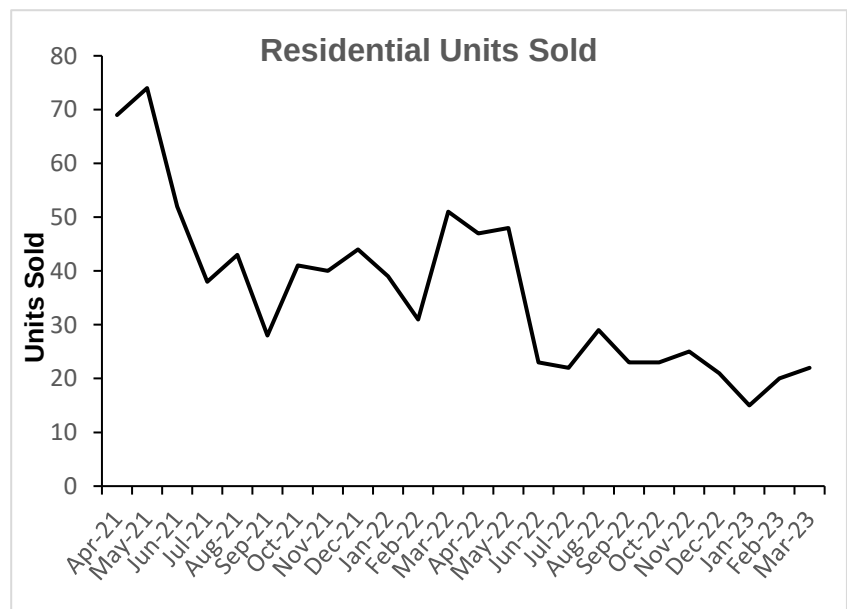


All Hatteras

Average DOM - YTD	
2022	2023
59	71

Year to Date Sales		
Month / Year	Count	%Chg
2023	57	-53%
2022	121	-19%
2021	149	119%

Median Sales Price		
Month / Year	MSP	%Chg
2023	\$503,000	-16%
2022	\$599,000	15%
2021	\$523,000	39%

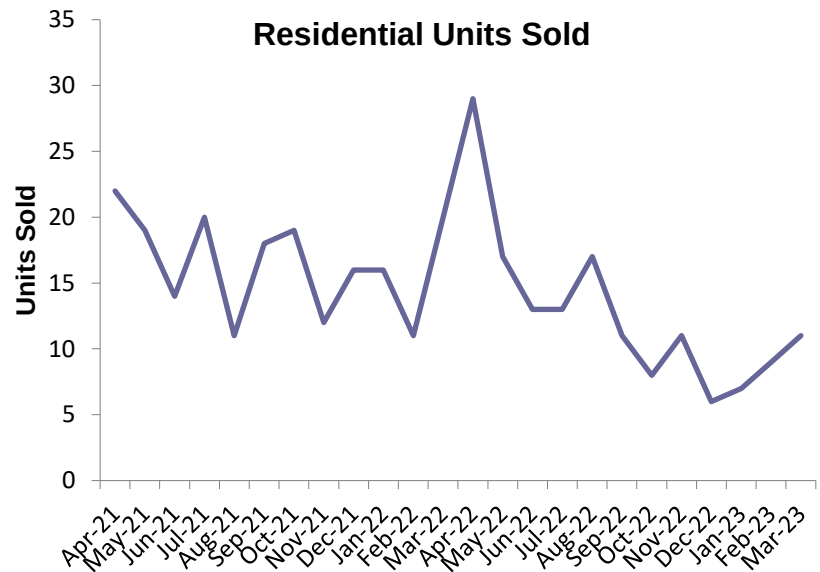


Roanoke Island

Average DOM - YTD	
2022	2023
38	59

Year to Date Sales		
Month / Year	Count	%Chg
2023	27	-43%
2022	47	-8%
2021	51	38%

Median Sales Price		
Month / Year	MSP	%Chg
2023	\$512,500	13%
2022	\$452,500	6%
2021	\$427,500	20%

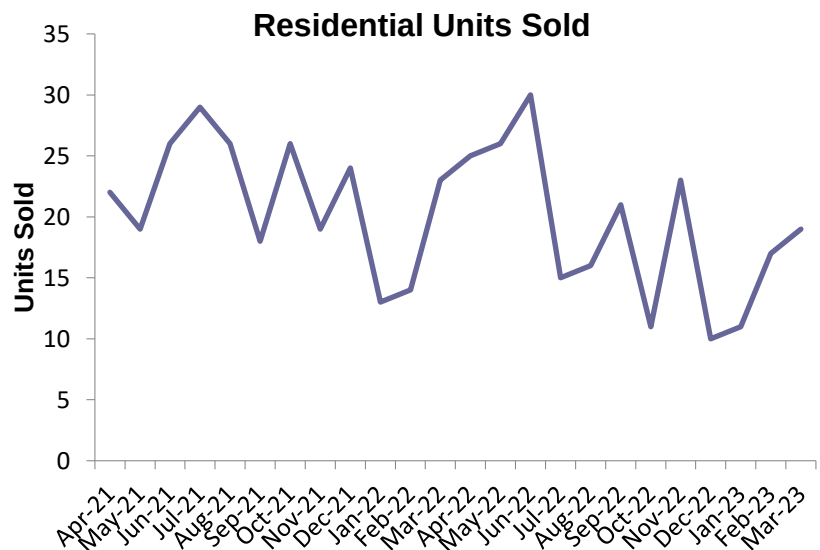


Currituck Mainland

Average DOM - YTD	
2022	2023
35	61

Year to Date Sales		
Month / Year	Count	%Chg
2023	47	-6%
2022	50	-17%
2021	60	5%

Median Sales Price		
Month / Year	MSP	%Chg
2023	\$360,000	-5%
2022	\$380,000	14%
2021	\$333,022	21%



Ocracoke Island

Average DOM - YTD	
2022	2023
85	54

Year to Date Sales		
Month / Year	Count	%Chg
2023	2	-67%
2022	6	-40%
2021	10	400%

Median Sales Price		
Month / Year	MSP	%Chg
2023	\$530,000	-1%
2022	\$535,000	24%
2021	\$431,750	22%

