



AREA REPORT

KILL DEVIL HILLS (NC)

JUNE 2023 | ALL PROPERTY TYPES



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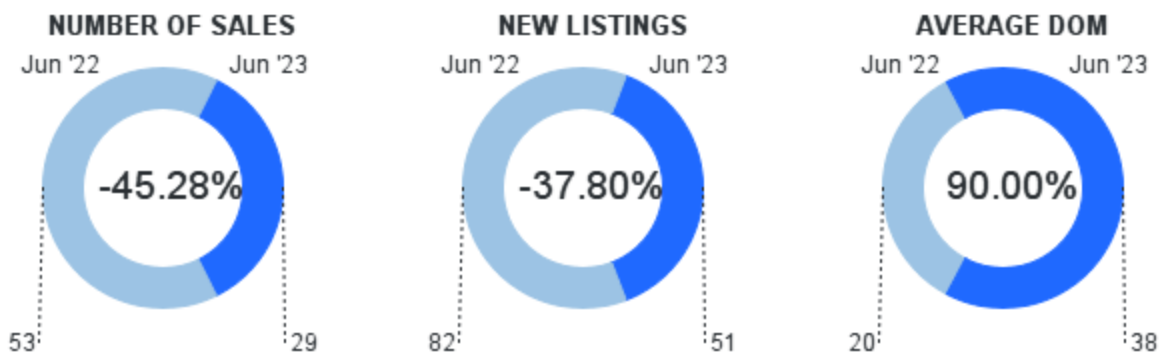


COLDWELL BANKER
SEASIDE REALTY

KILL DEVIL HILLS (NC) | June 2023

REAL ESTATE SNAPSHOT - Change since this time last year

All Property Types



15.23%

MEDIAN SALES PRICE
ALL PROPERTY TYPES

15.20%

AVERAGE SALES PRICE
ALL PROPERTY TYPES

13.23%

MEDIAN LIST PRICE
(SOLD LISTINGS)
ALL PROPERTY TYPES

17.03%

AVERAGE LIST PRICE
(SOLD LISTINGS)
ALL PROPERTY TYPES

Jun '22 Jun '23

AREA REPORT

Kill Devil Hills (NC)

FULL MARKET SUMMARY

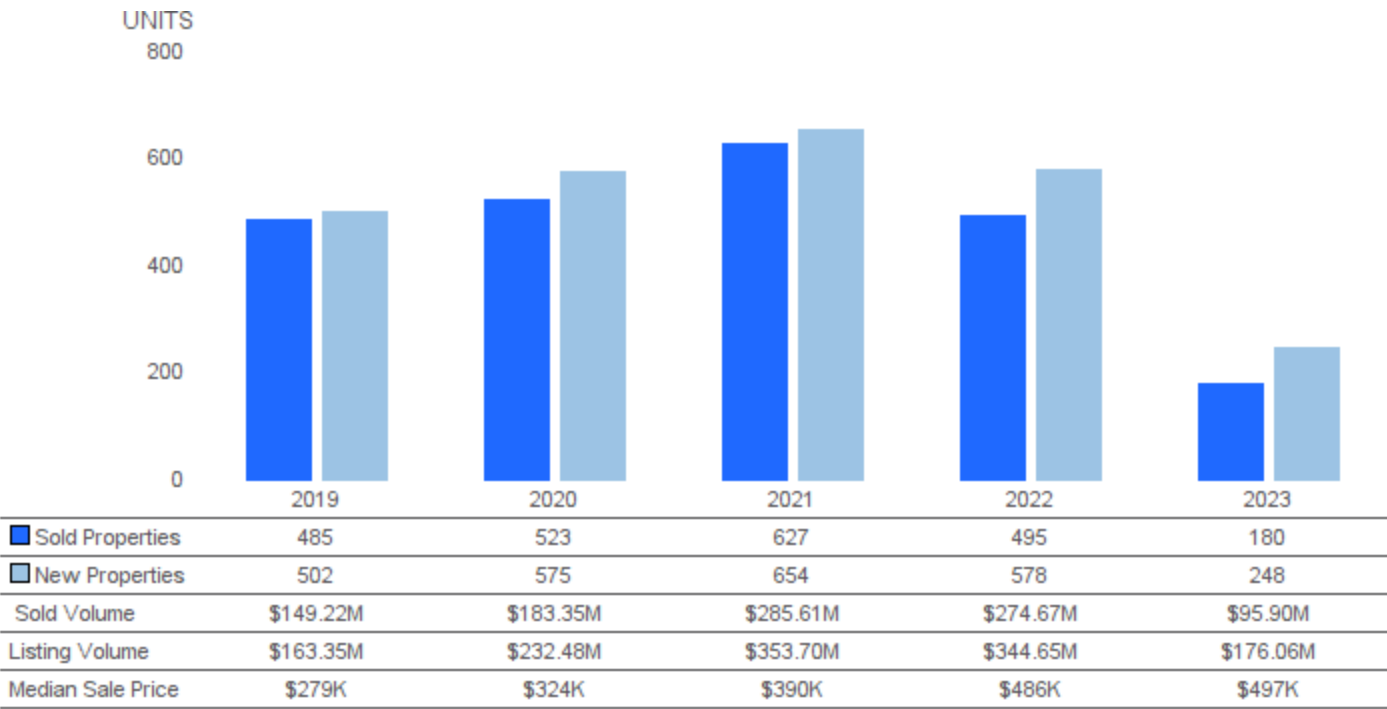
June 2023 | All Property Types ?

	Month to Date			Year to Date		
	June 2023	June 2022	% Change	YTD 2023	YTD 2022	% Change
New Listings	51	82	-37.8% ⬇️	248	364	-31.87% ⬇️
Sold Listings	29	53	-45.28% ⬇️	180	291	-38.14% ⬇️
Median List Price (Solds)	\$565,000	\$499,000	13.23% ⬆️	\$495,450	\$485,000	2.15% ⬆️
Median Sold Price	\$575,000	\$499,000	15.23% ⬆️	\$497,250	\$489,000	1.69% ⬆️
Median Days on Market	9	8	12.5% ⬆️	13	9	44.44% ⬆️
Average List Price (Solds)	\$690,921	\$590,358	17.03% ⬆️	\$541,662	\$573,008	-5.47% ⬇️
Average Sold Price	\$683,669	\$593,456	15.2% ⬆️	\$532,785	\$575,145	-7.37% ⬇️
Average Days on Market	38	20	90% ⬆️	43	30	43.33% ⬆️
List/Sold Price Ratio	99.5%	101.2%	-1.76% ⬇️	98.6%	101.2%	-2.65% ⬇️

SOLD AND NEW PROPERTIES (UNITS)

June 2023 | All Property Types ?

Sold Properties | Number of properties sold during the year
New Properties | Number of properties listed during the year.

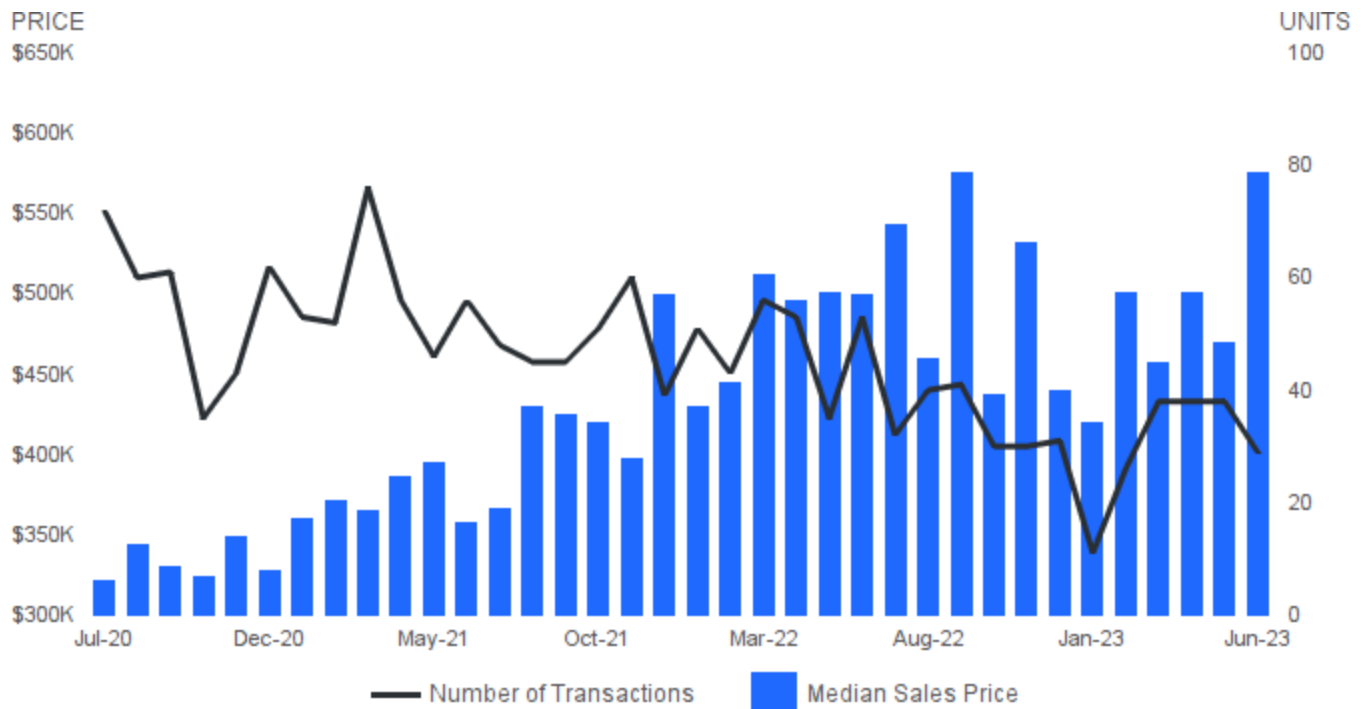


MEDIAN SALES PRICE AND NUMBER OF SALES

June 2023 | All Property Types [?]

Median Sales Price | Price of the ""middle"" property sold -an equal number of sales were above and below this price.

Number of Sales | Number of properties sold.

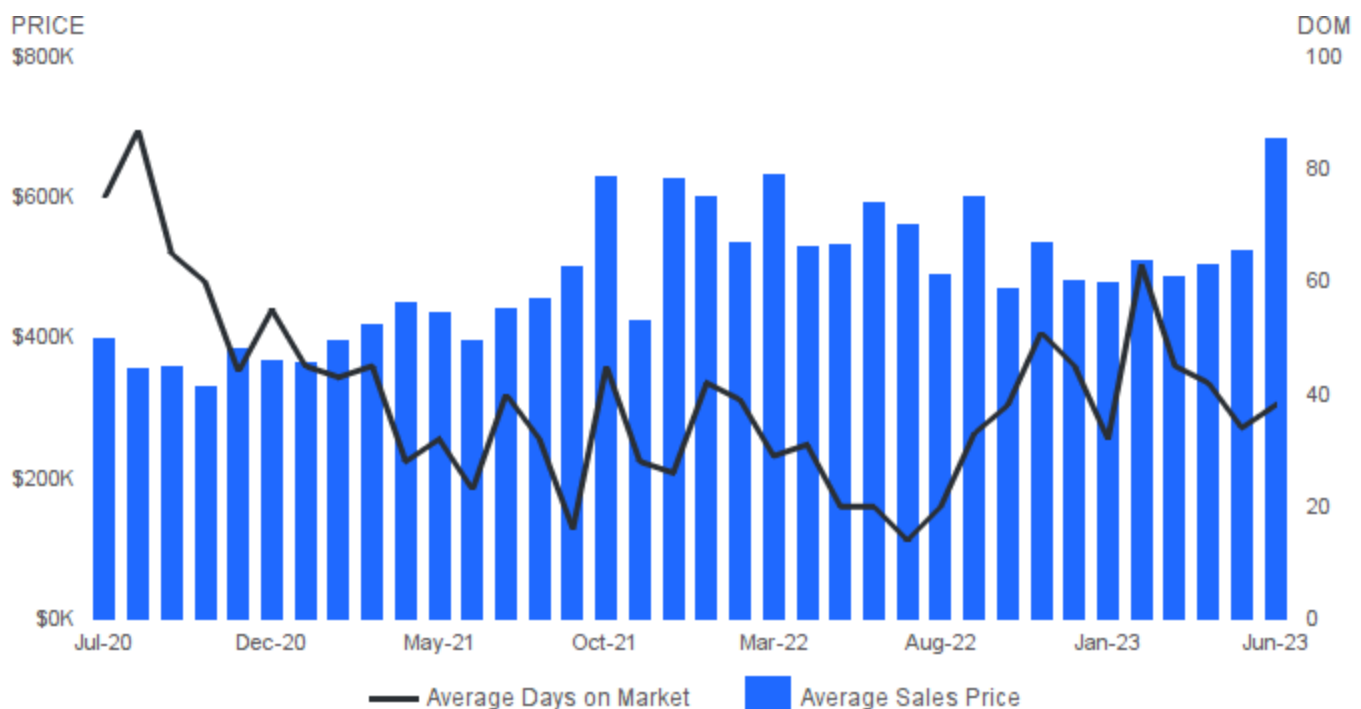


AVERAGE SALES PRICE AND AVERAGE DAYS ON MARKET

June 2023 | All Property Types [?]

Average Sales Price | Average sales price for all properties sold.

Average Days on Market | Average days on market for all properties sold.



SALES PRICE AS A PERCENTAGE OF ORIGINAL PRICE

June 2023 | All Property Types ?

Sale Price as a Percentage of Original Price | Average sale price of property as percentage of final list price.



AVERAGE SALES PRICE AND NUMBER OF PROPERTIES FOR SALE

June 2023 | All Property Types ?

Average Sales Price | Average sales price for all properties sold.

Properties for Sale | Number of properties listed for sale at the end of month.

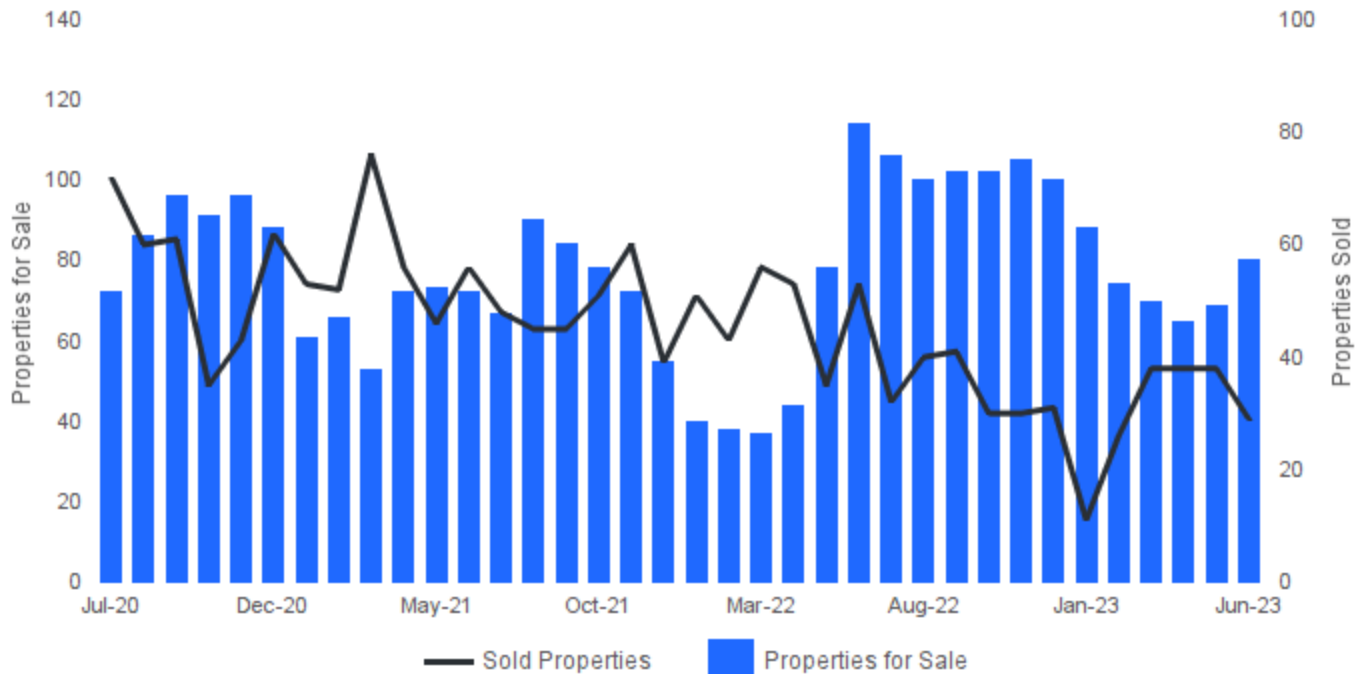


PROPERTIES FOR SALE AND SOLD PROPERTIES

June 2023 | All Property Types ?

Properties for Sale | Number of properties listed for sale at the end of month.

Sold Properties | Number of properties sold.



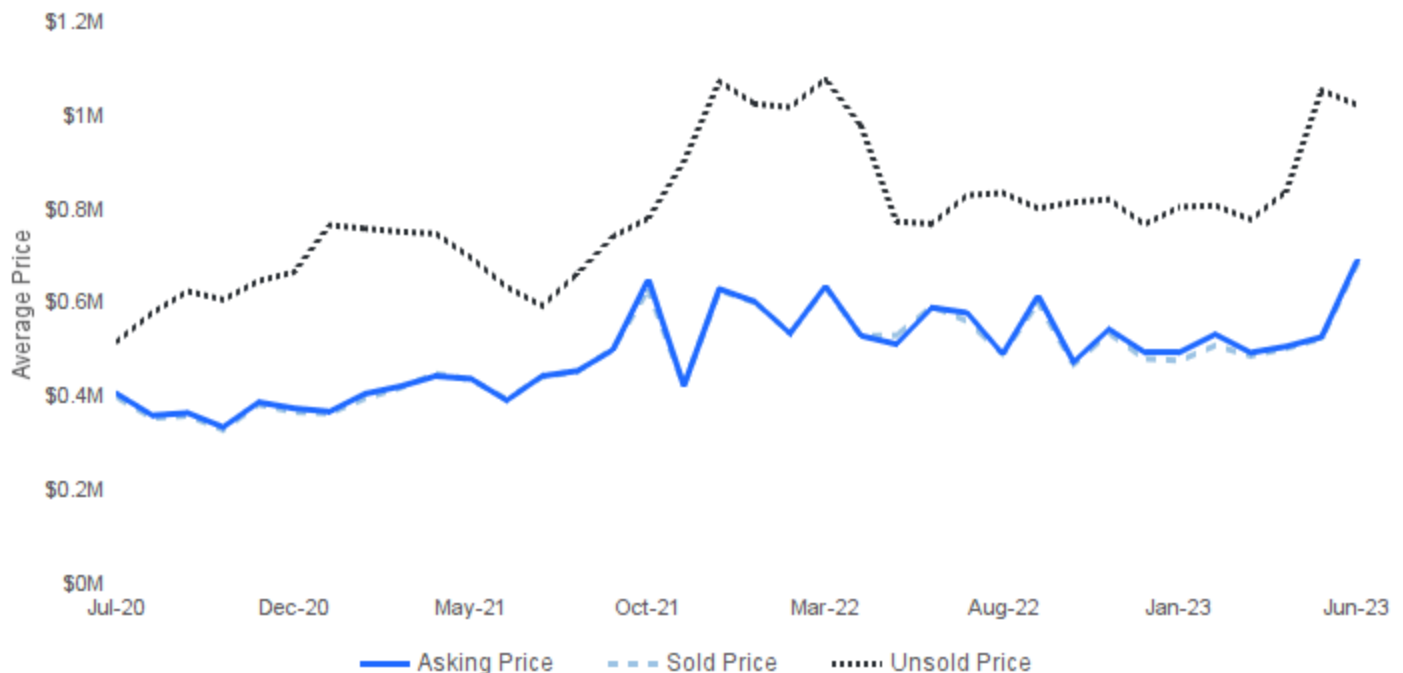
AVERAGE ASKING/SOLD/UNSOLD PRICE

June 2023 | All Property Types ?

Asking Price | the average asking price of sold properties

Sold Price | the average selling price

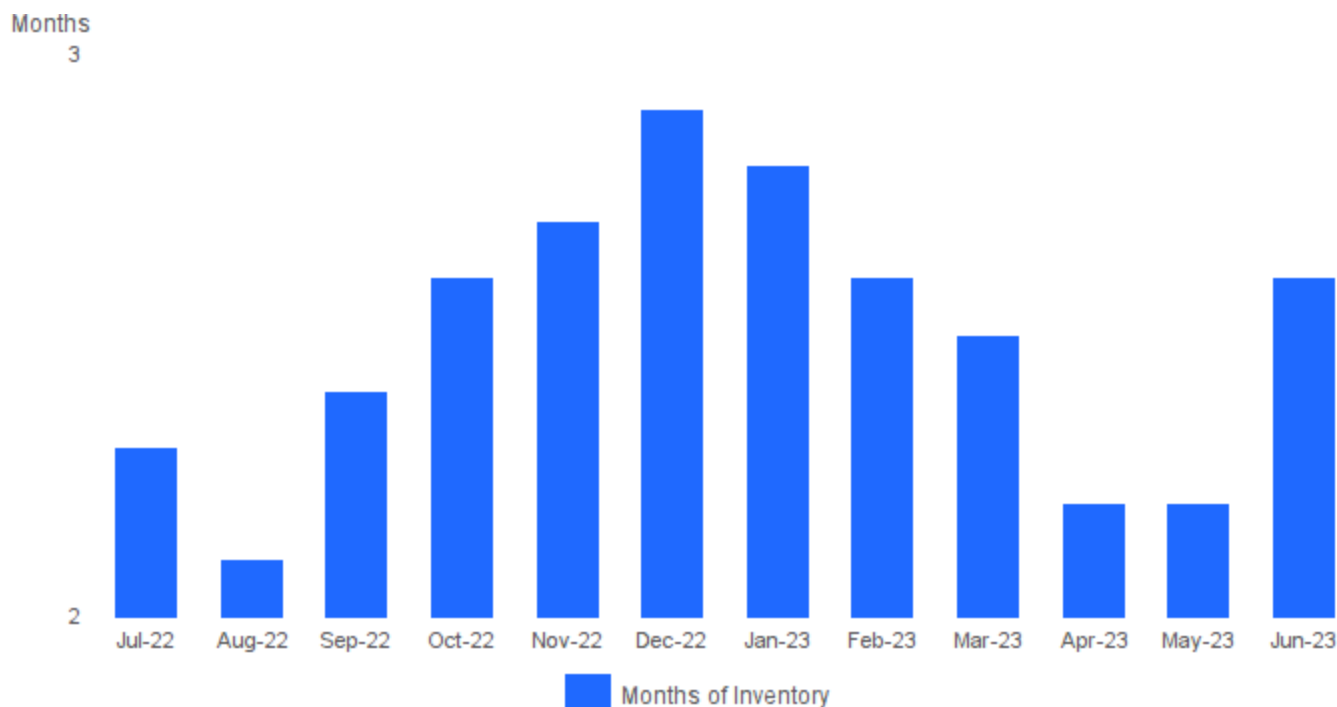
Unsold Price | the average active list price



ABSORPTION RATE

June 2023 | All Property Types ?

Absorption Rate | Looks at the past year's monthly supply of inventory. In a normal market there should be a 6 month supply. The higher the rate above 6 the more aggressive a seller has to be with the competition; price and having a picture perfect property.



MONTHS SUPPLY OF INVENTORY

June 2023 | All Property Types ?

Months Supply of Inventory | Properties for sale divided by number of properties sold.

Units Listed | Number of properties listed for sale at the end of month.

Units Sold | Number of properties sold.

