



AREA REPORT

MANTEO (NC)

JUNE 2023 | ALL PROPERTY TYPES



CAMERON GRIGGS

Lic.# : NC-294636

Cell: 919-390-4537

cameron@cbseaside.com

CamKnowsOBX.com

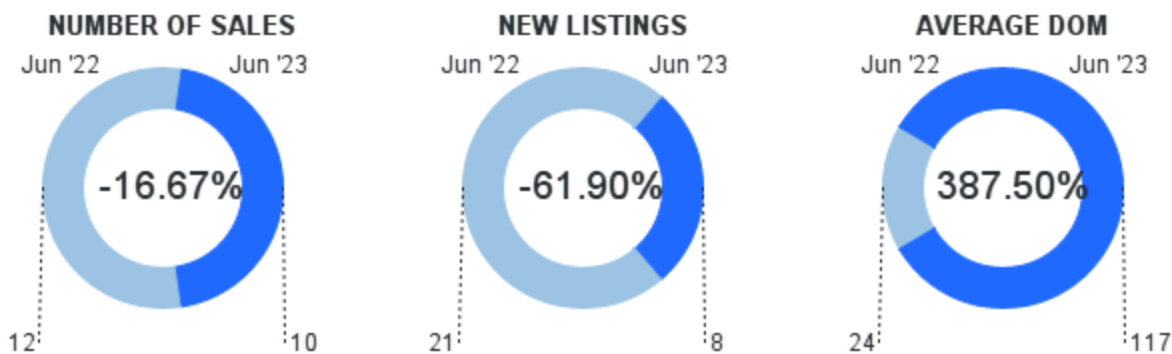


COLDWELL BANKER
SEASIDE REALTY

MANTEO (NC) | June 2023

REAL ESTATE SNAPSHOT - Change since this time last year

All Property Types



26.95% 

MEDIAN SALES PRICE
ALL PROPERTY TYPES

25.50% 

AVERAGE SALES PRICE
ALL PROPERTY TYPES

19.57% 

MEDIAN LIST PRICE
(SOLD LISTINGS)
ALL PROPERTY TYPES

24.15% 

AVERAGE LIST PRICE
(SOLD LISTINGS)
ALL PROPERTY TYPES

 Jun '22  Jun '23

AREA REPORT

Manteo (NC)

FULL MARKET SUMMARY

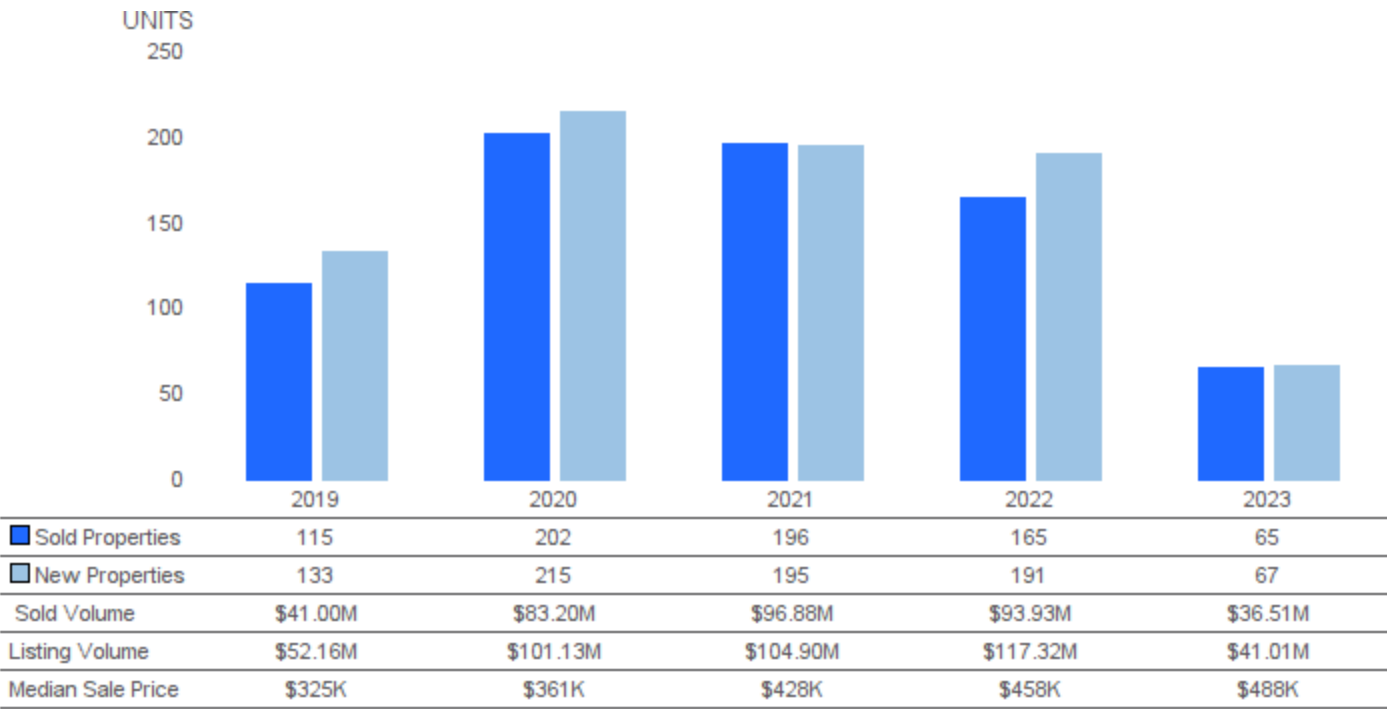
June 2023 | All Property Types ?

	Month to Date			Year to Date		
	June 2023	June 2022	% Change	YTD 2023	YTD 2022	% Change
New Listings	8	21	-61.9% ⬇️	67	115	-41.74% ⬇️
Sold Listings	10	12	-16.67% ⬇️	65	104	-37.5% ⬇️
Median List Price (Solds)	\$537,450	\$449,500	19.57% ⬆️	\$499,900	\$467,000	7.04% ⬆️
Median Sold Price	\$530,000	\$417,500	26.95% ⬆️	\$488,000	\$458,750	6.38% ⬆️
Median Days on Market	80	21	280.95% ⬆️	35	20	75% ⬆️
Average List Price (Solds)	\$553,070	\$445,475	24.15% ⬆️	\$585,275	\$583,570	0.29% ⬆️
Average Sold Price	\$544,575	\$433,908	25.5% ⬆️	\$561,677	\$571,801	-1.77% ⬇️
Average Days on Market	117	24	387.5% ⬆️	75	40	87.5% ⬆️
List/Sold Price Ratio	98.6%	97.5%	1.13% ⬆️	96.9%	98.7%	-1.86% ⬇️

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.

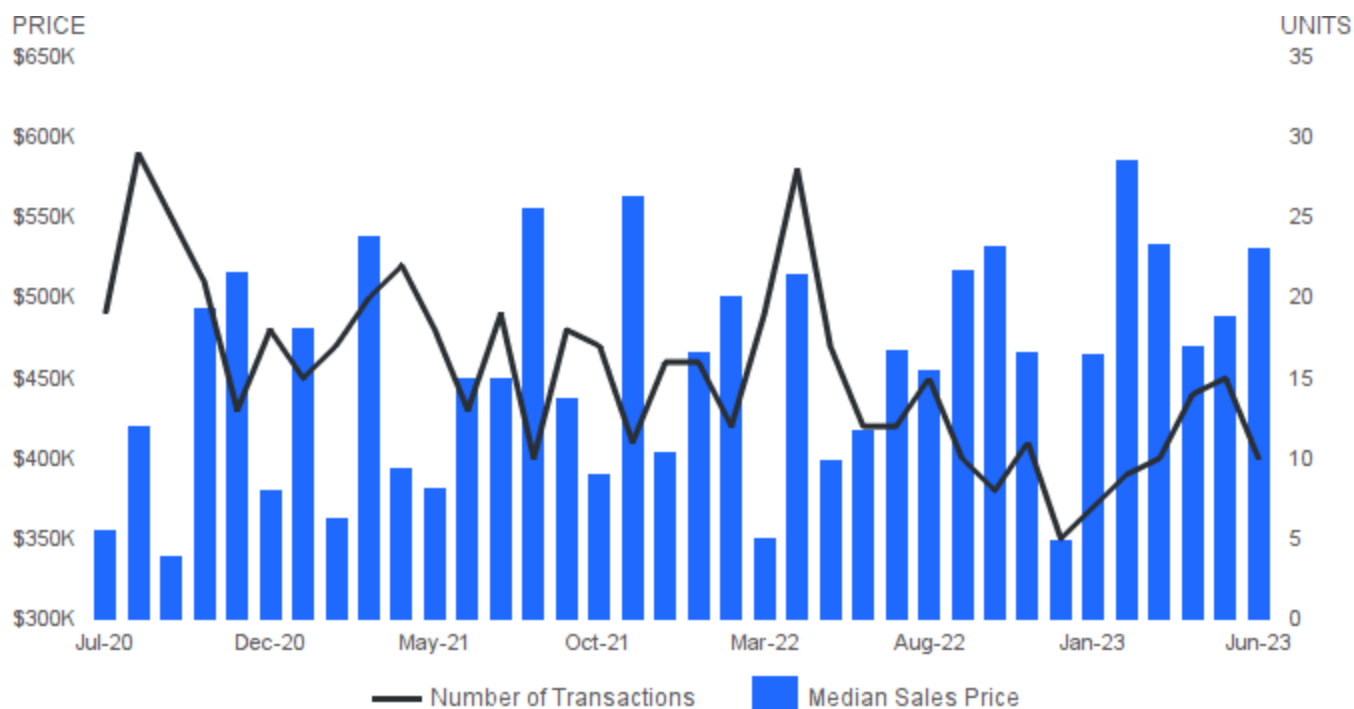


MEDIAN SALES PRICE AND NUMBER OF SALES

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.

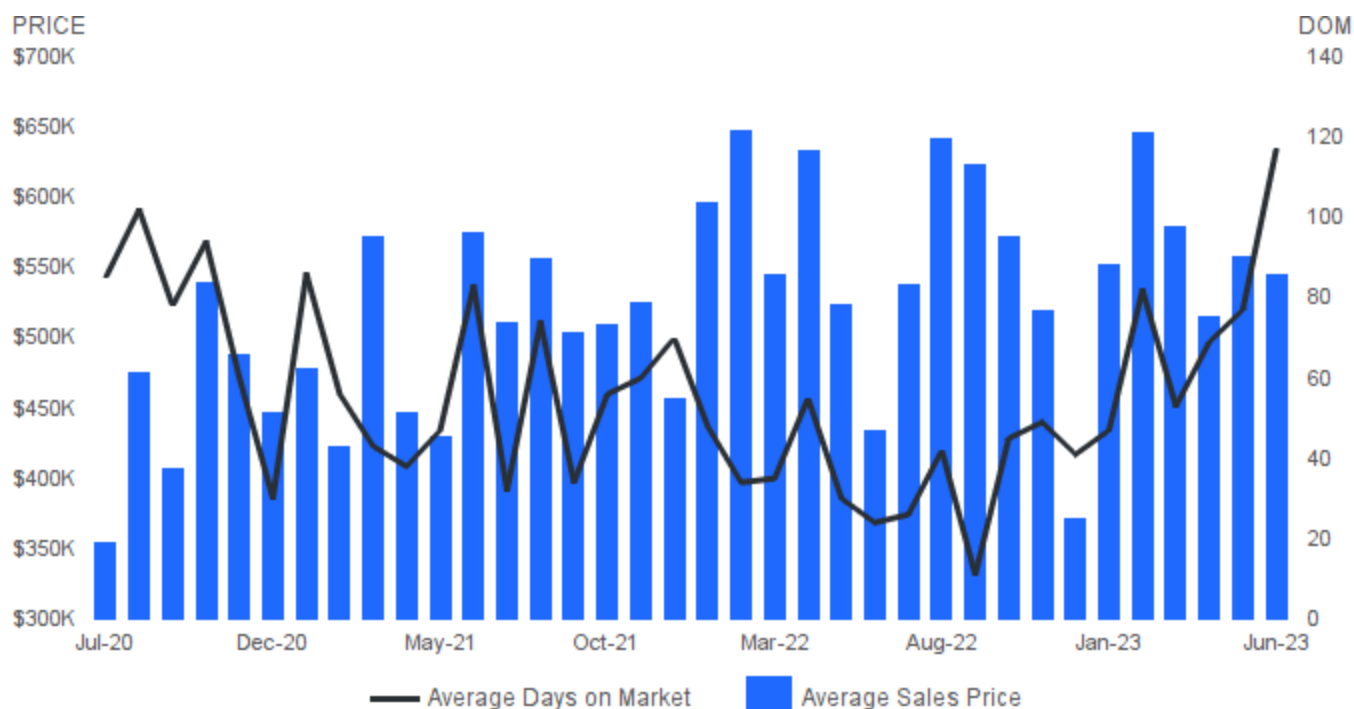


AVERAGE SALES PRICE AND AVERAGE DAYS ON MARKET

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.

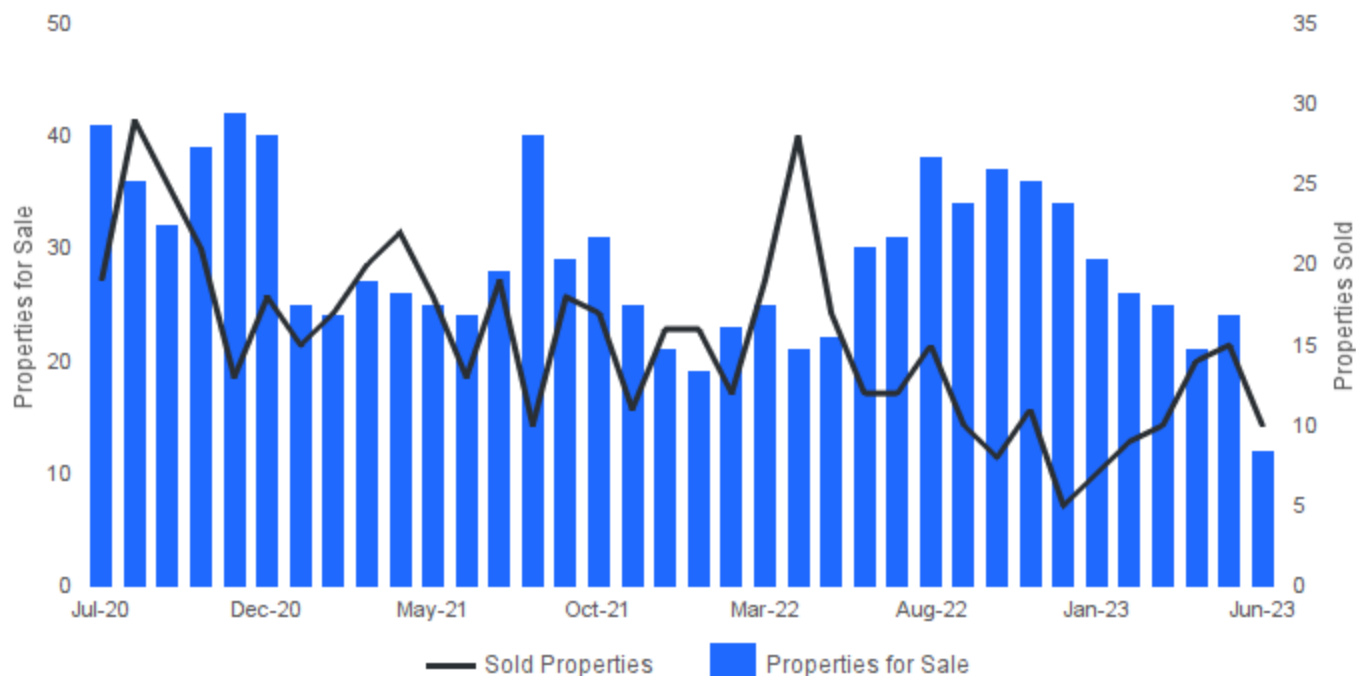


PROPERTIES FOR SALE AND SOLD PROPERTIES

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.



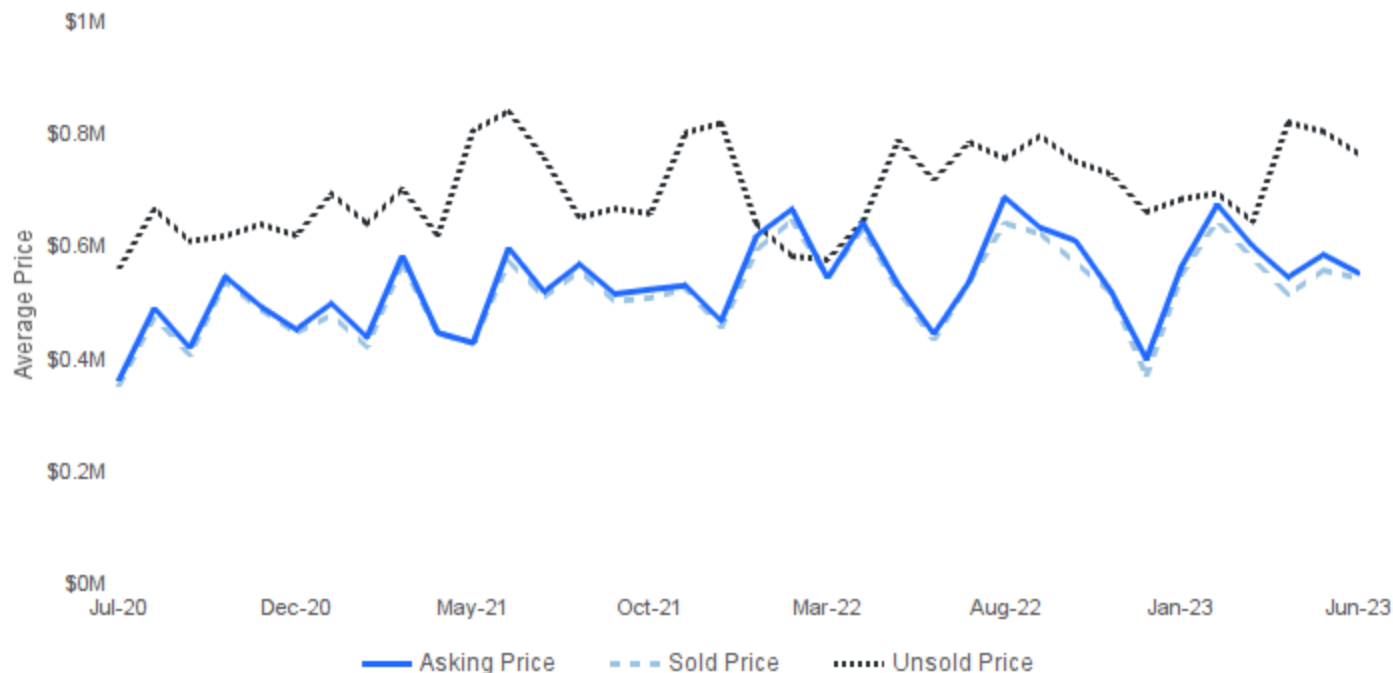
AVERAGE ASKING/SOLD/UNSOLD PRICE

June 2023 | All Property Types [?]

Asking Price | the average asking price of sold properties

Sold Price | the average selling price

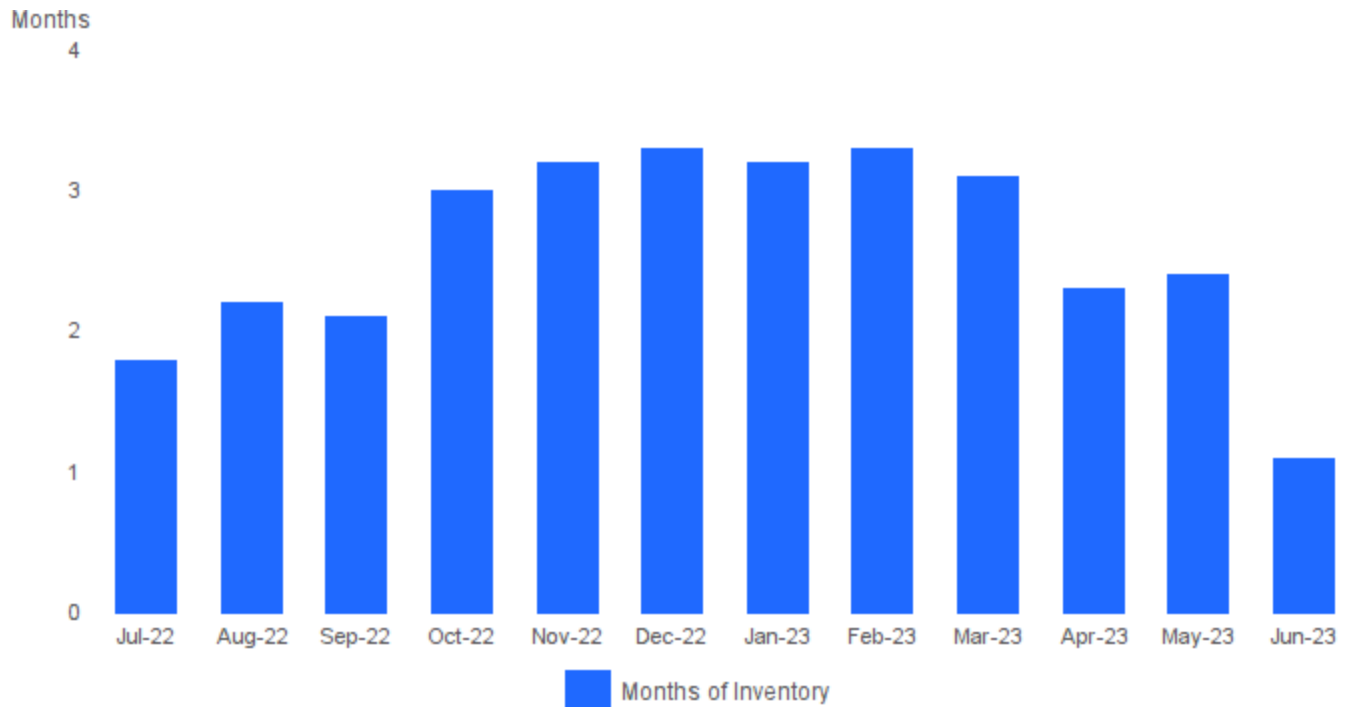
Unsold Price | the average active list price



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.

