



AREA REPORT

NAGS HEAD (NC)

JUNE 2023 | ALL PROPERTY TYPES



CAMERON GRIGGS

Lic.# : NC-294636

Cell: 919-390-4537

cameron@cbseaside.com

CamKnowsOBX.com

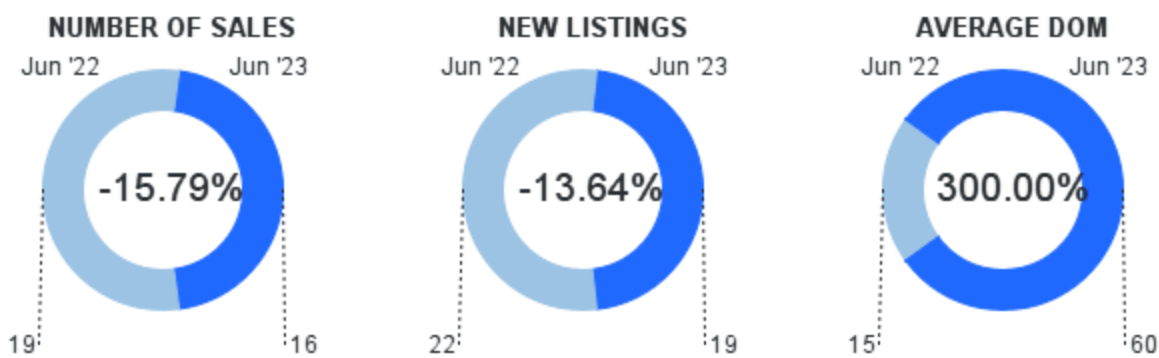


COLDWELL BANKER
SEASIDE REALTY

NAGS HEAD (NC) | June 2023

REAL ESTATE SNAPSHOT - Change since this time last year

All Property Types



-16.37% ↓

MEDIAN SALES PRICE
ALL PROPERTY TYPES

-28.92% ↓

AVERAGE SALES PRICE
ALL PROPERTY TYPES

-5.13% ↓

**MEDIAN LIST PRICE
(SOLD LISTINGS)**
ALL PROPERTY TYPES

-27.72% ↓

**AVERAGE LIST PRICE
(SOLD LISTINGS)**
ALL PROPERTY TYPES

■ Jun '22 ■ Jun '23

AREA REPORT

Nags Head (NC)

FULL MARKET SUMMARY

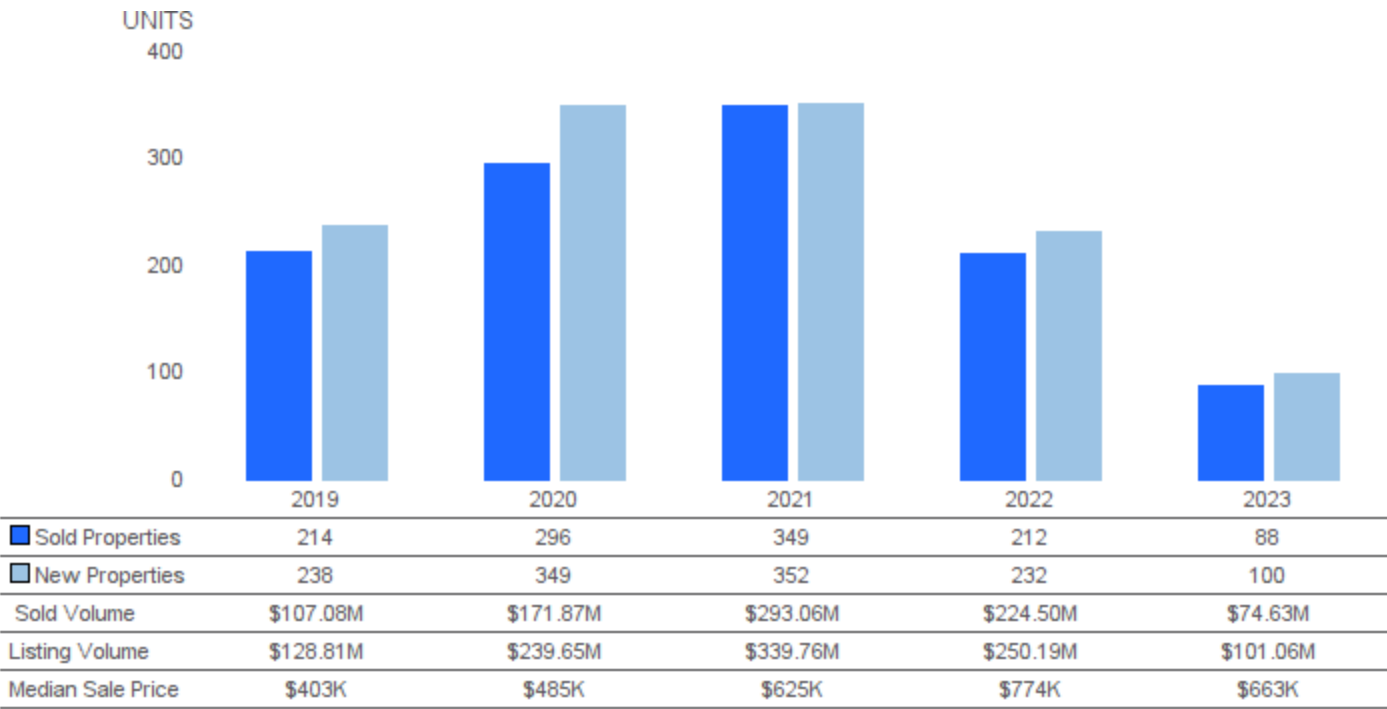
June 2023 | All Property Types ?

	Month to Date			Year to Date		
	June 2023	June 2022	% Change	YTD 2023	YTD 2022	% Change
New Listings	19	22	-13.64% ⬇️	100	141	-29.08% ⬇️
Sold Listings	16	19	-15.79% ⬇️	88	135	-34.81% ⬇️
Median List Price (Solds)	\$749,450	\$790,000	-5.13% ⬇️	\$692,000	\$815,000	-15.09% ⬇️
Median Sold Price	\$702,500	\$840,000	-16.37% ⬇️	\$663,000	\$872,000	-23.97% ⬇️
Median Days on Market	14	12	16.67% ⬆️	21	12	75% ⬆️
Average List Price (Solds)	\$839,300	\$1,161,226	-27.72% ⬇️	\$868,144	\$1,155,669	-24.88% ⬇️
Average Sold Price	\$812,737	\$1,143,342	-28.92% ⬇️	\$848,012	\$1,147,431	-26.09% ⬇️
Average Days on Market	60	15	300% ⬆️	44	30	46.67% ⬆️
List/Sold Price Ratio	97.9%	99.9%	-1.95% ⬇️	98.6%	99.9%	-1.33% ⬇️

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.

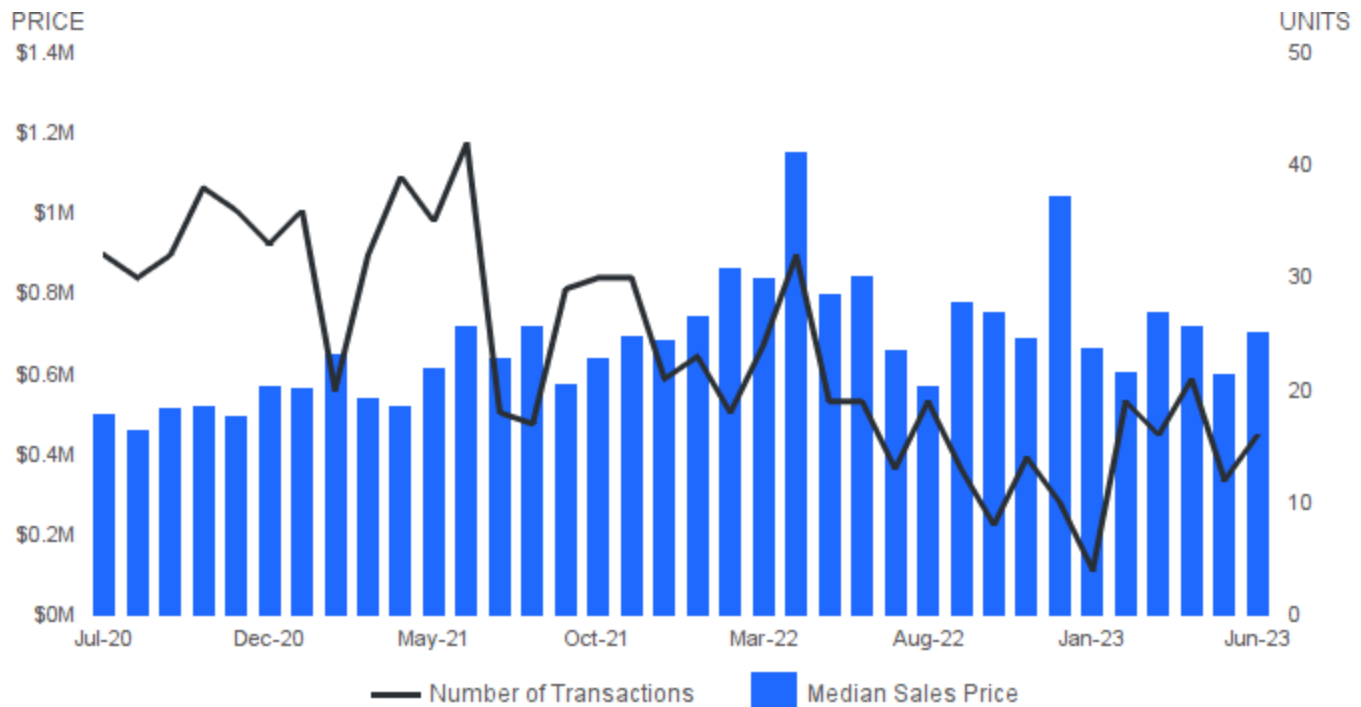


MEDIAN SALES PRICE AND NUMBER OF SALES

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.

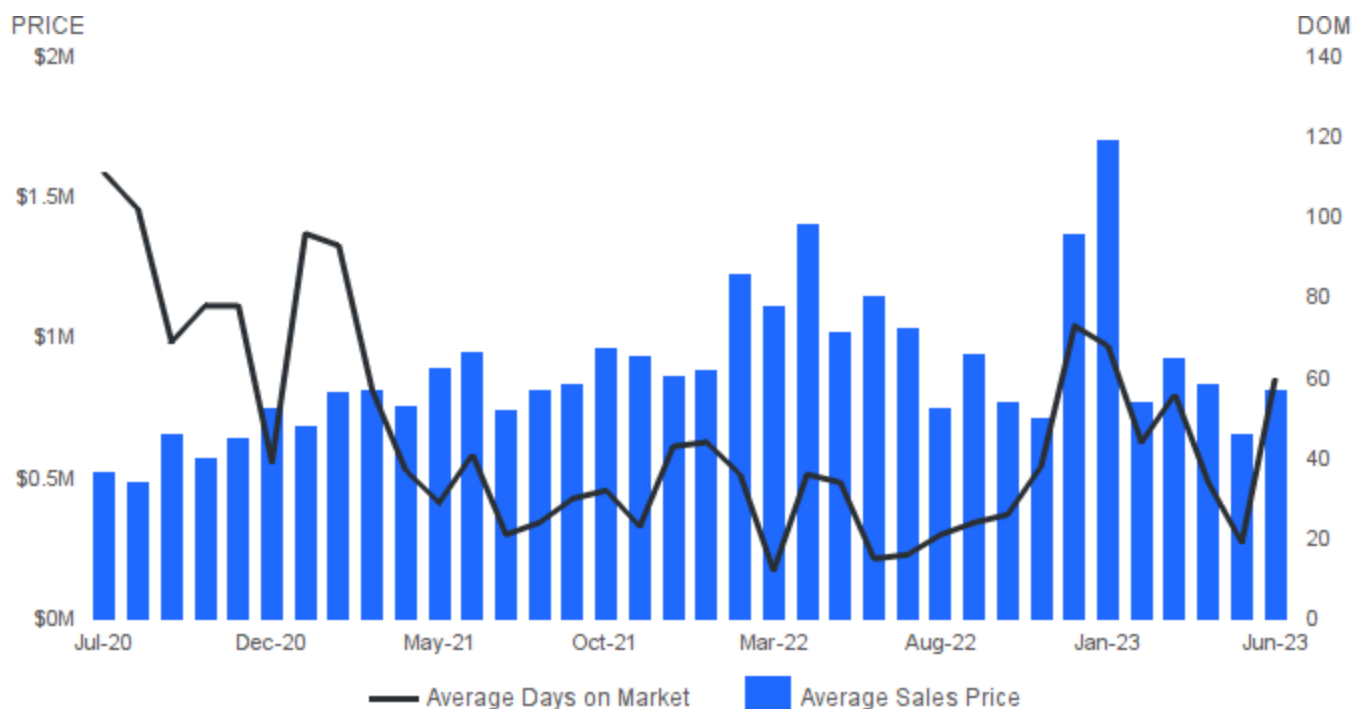


AVERAGE SALES PRICE AND AVERAGE DAYS ON MARKET

June 2023 | All Property Types [?]

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

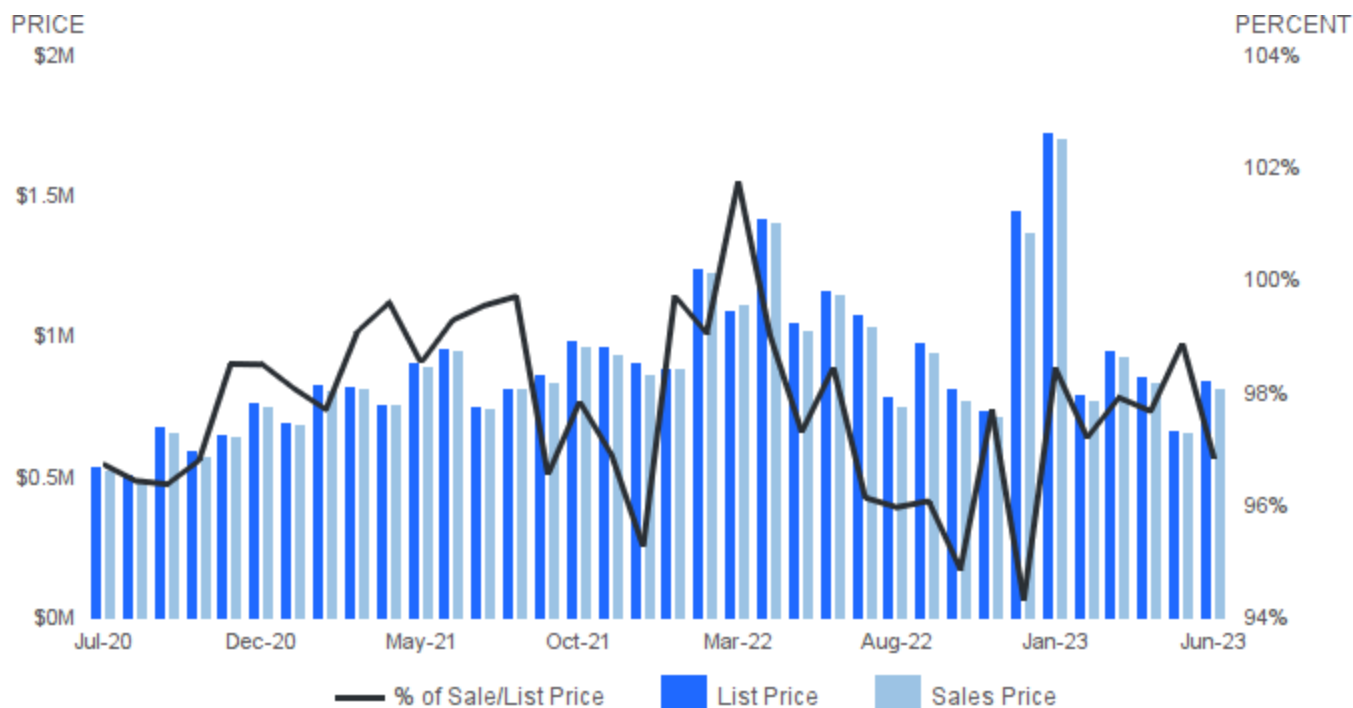
Average Days on Market | Average days on market for all properties sold.



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.

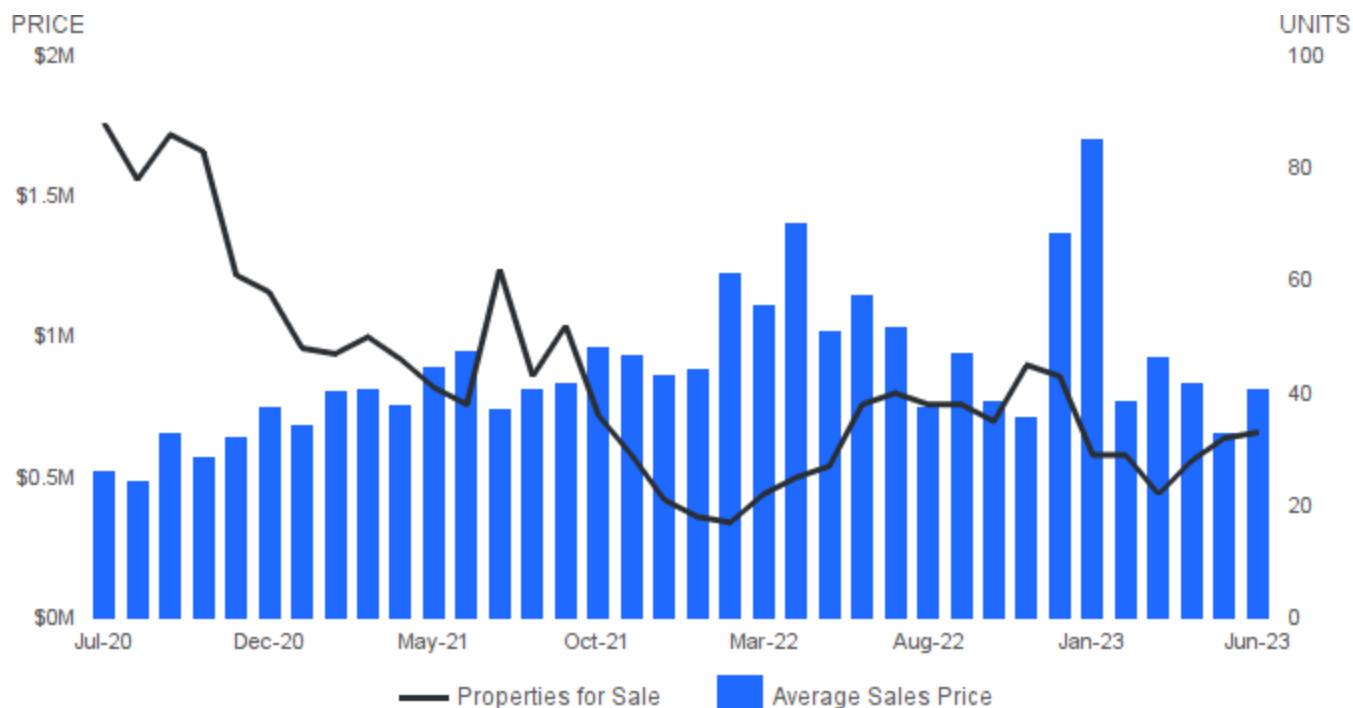


AVERAGE SALES PRICE AND NUMBER OF PROPERTIES FOR SALE

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.

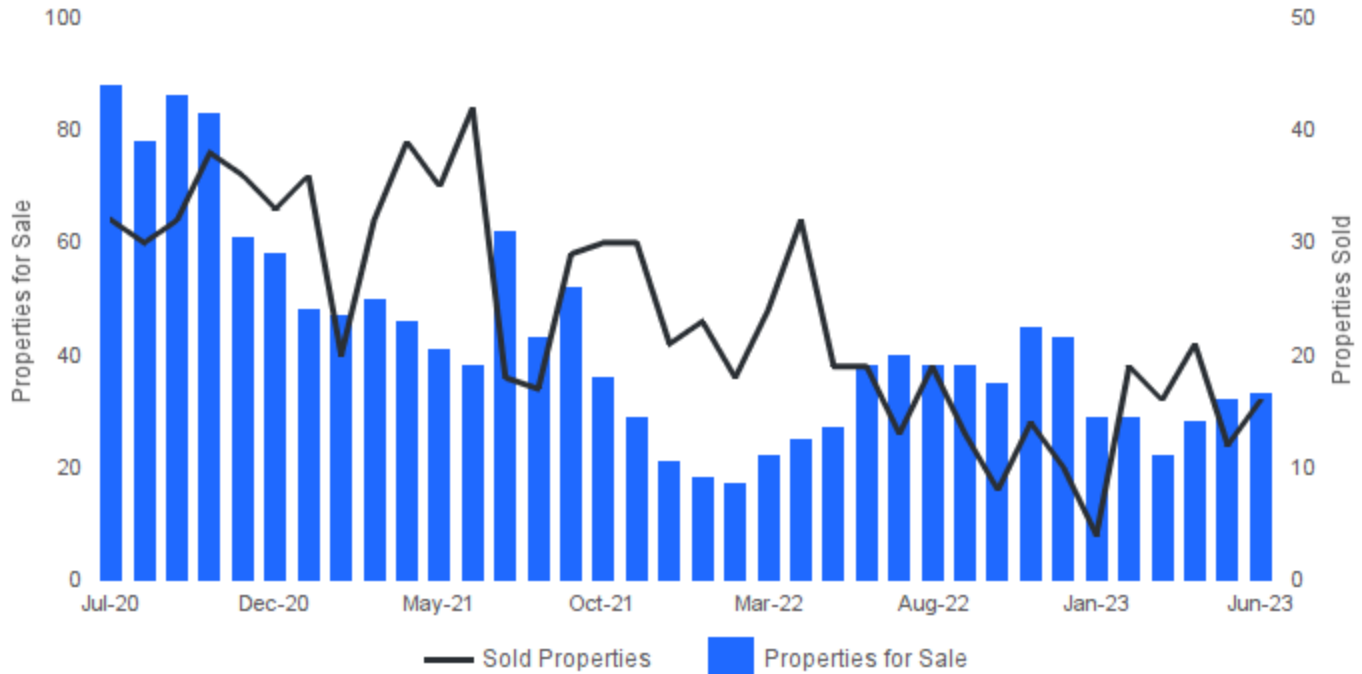


PROPERTIES FOR SALE AND SOLD PROPERTIES

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.



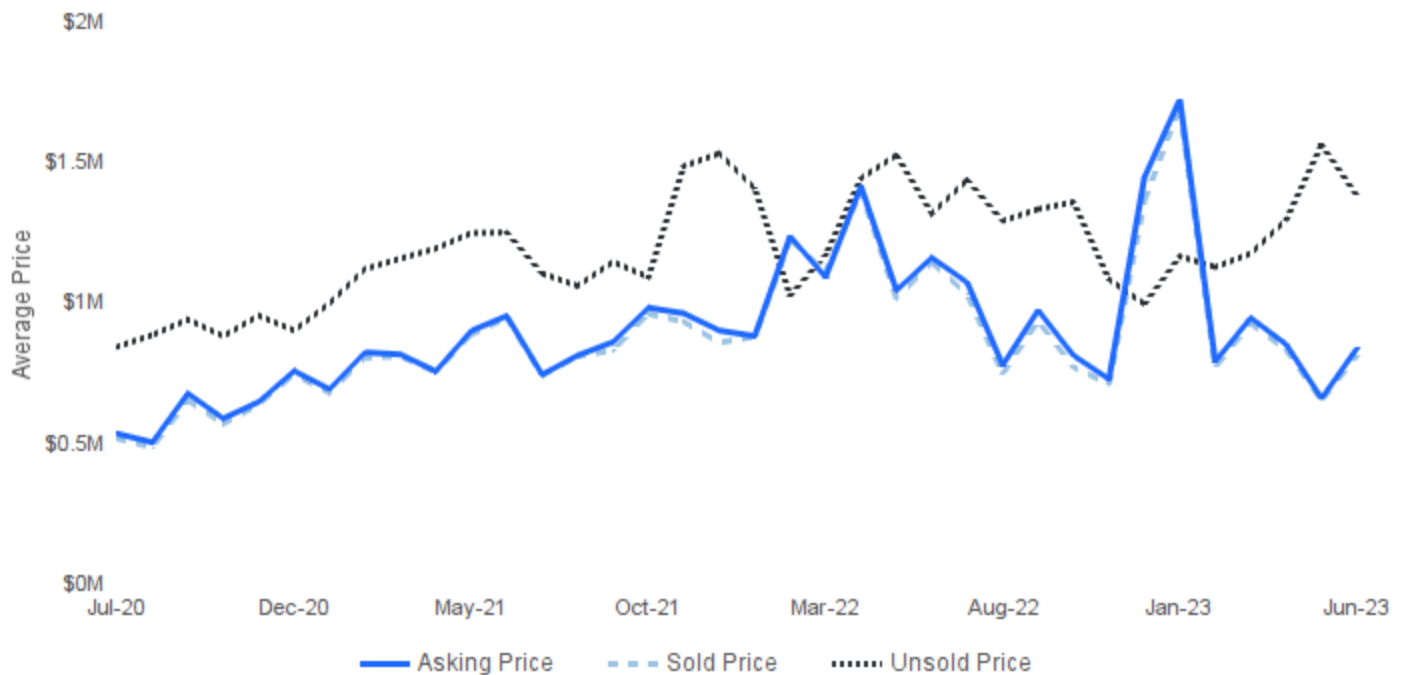
AVERAGE ASKING/SOLD/UNSOLD PRICE

June 2023 | All Property Types ?

Asking Price | the average asking price of sold properties

Sold Price | the average selling price

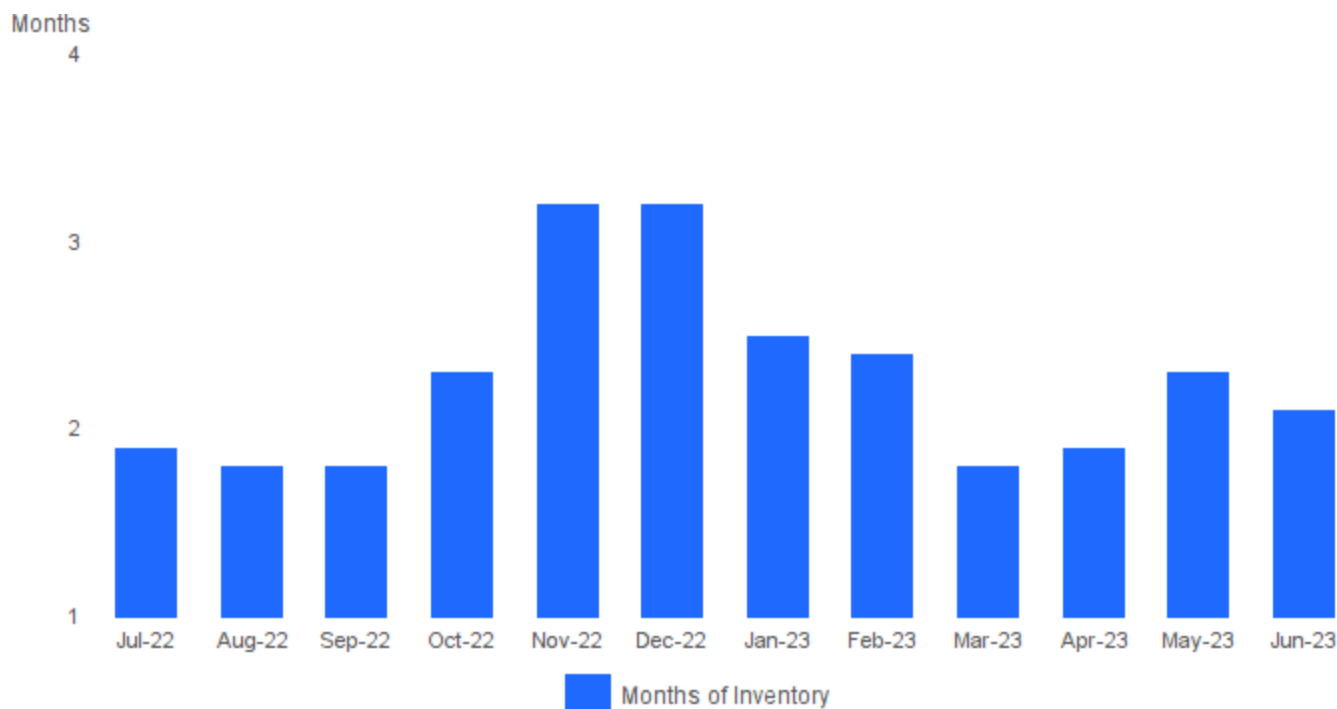
Unsold Price | the average active list price



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.

