



AREA REPORT

KITTY HAWK (NC)

JUNE 2023 | ALL PROPERTY TYPES



CAMERON GRIGGS

Lic.# : NC-294636

Cell: 919-390-4537

cameron@cbseaside.com

CamKnowsOBX.com

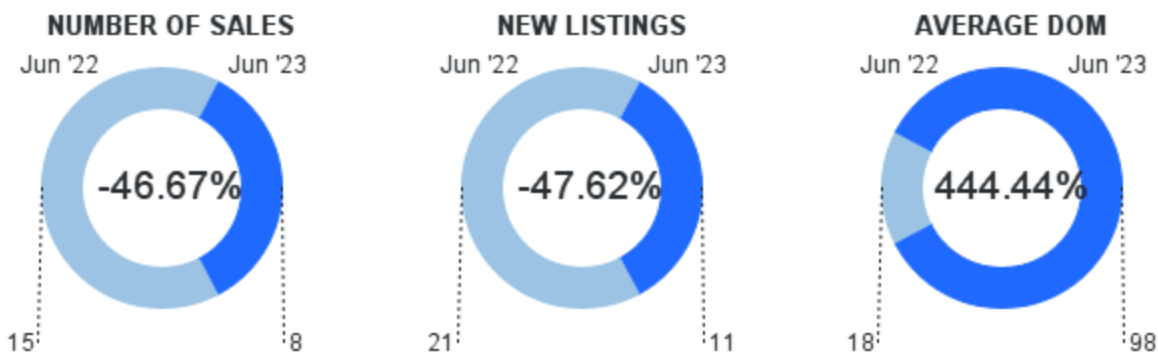


COLDWELL BANKER
SEASIDE REALTY

KITTY HAWK (NC) | June 2023

REAL ESTATE SNAPSHOT - Change since this time last year

All Property Types



7.16% 
MEDIAN SALES PRICE
ALL PROPERTY TYPES

64.24% 
AVERAGE SALES PRICE
ALL PROPERTY TYPES

16.21% 
MEDIAN LIST PRICE
(SOLD LISTINGS)
ALL PROPERTY TYPES

72.27% 
AVERAGE LIST PRICE
(SOLD LISTINGS)
ALL PROPERTY TYPES

 Jun '22  Jun '23

AREA REPORT

Kitty Hawk (NC)

FULL MARKET SUMMARY

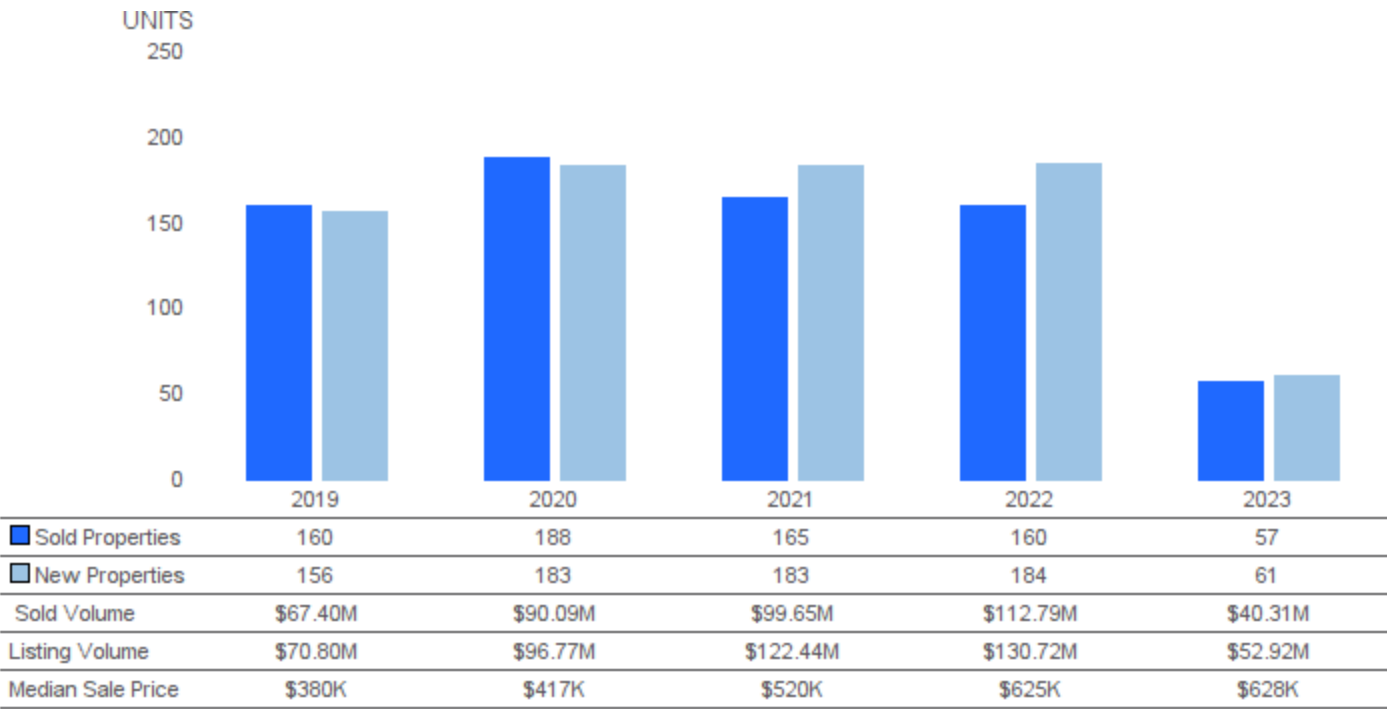
June 2023 | All Property Types ?

	Month to Date			Year to Date		
	June 2023	June 2022	% Change	YTD 2023	YTD 2022	% Change
New Listings	11	21	-47.62% ⬇️	61	111	-45.05% ⬇️
Sold Listings	8	15	-46.67% ⬇️	57	89	-35.96% ⬇️
Median List Price (Solds)	\$732,000	\$629,900	16.21% ⬆️	\$629,900	\$625,000	0.78% ⬆️
Median Sold Price	\$697,500	\$650,900	7.16% ⬆️	\$627,500	\$625,000	0.4% ⬆️
Median Days on Market	53	10	430% ⬆️	29	8	262.5% ⬆️
Average List Price (Solds)	\$1,197,375	\$695,043	72.27% ⬆️	\$728,311	\$673,683	8.11% ⬆️
Average Sold Price	\$1,142,500	\$695,645	64.24% ⬆️	\$707,241	\$670,862	5.42% ⬆️
Average Days on Market	98	18	444.44% ⬆️	57	23	147.83% ⬆️
List/Sold Price Ratio	96.6%	100.7%	-4.01% ⬇️	97.7%	100.6%	-2.95% ⬇️

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.

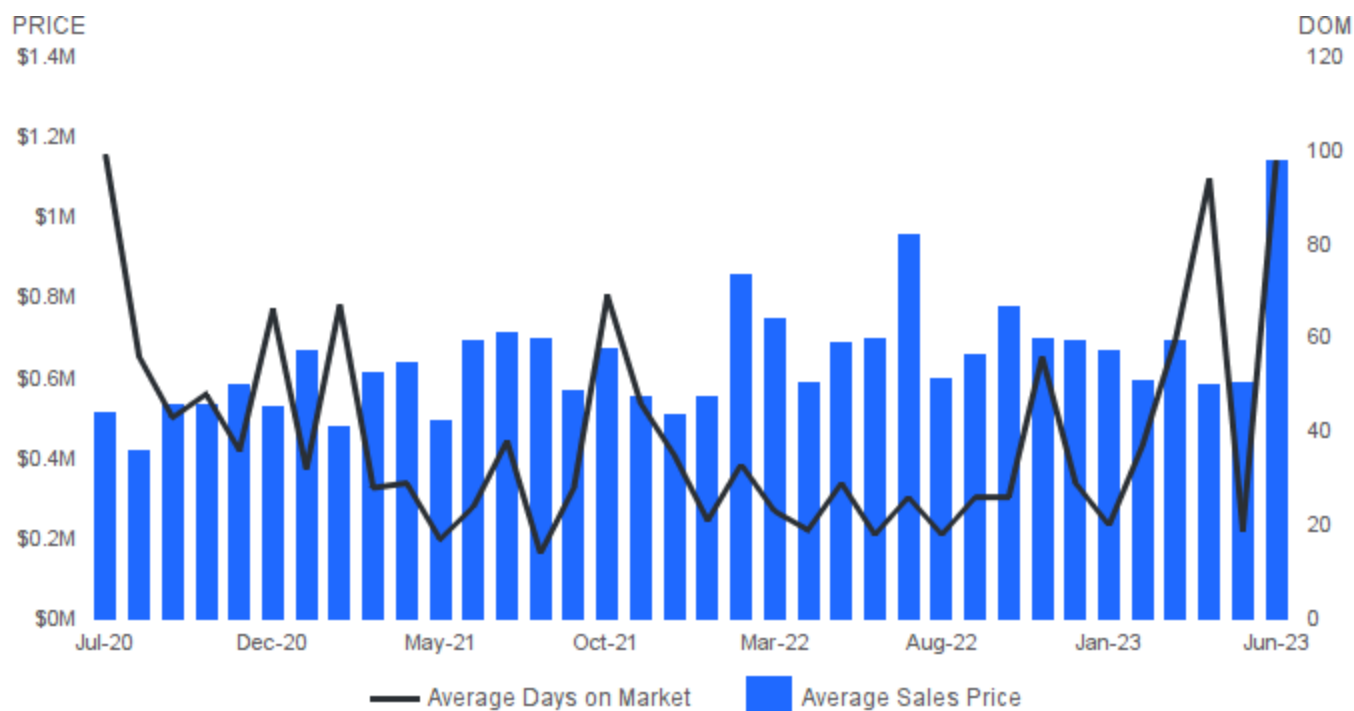


AVERAGE SALES PRICE AND AVERAGE DAYS ON MARKET

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.

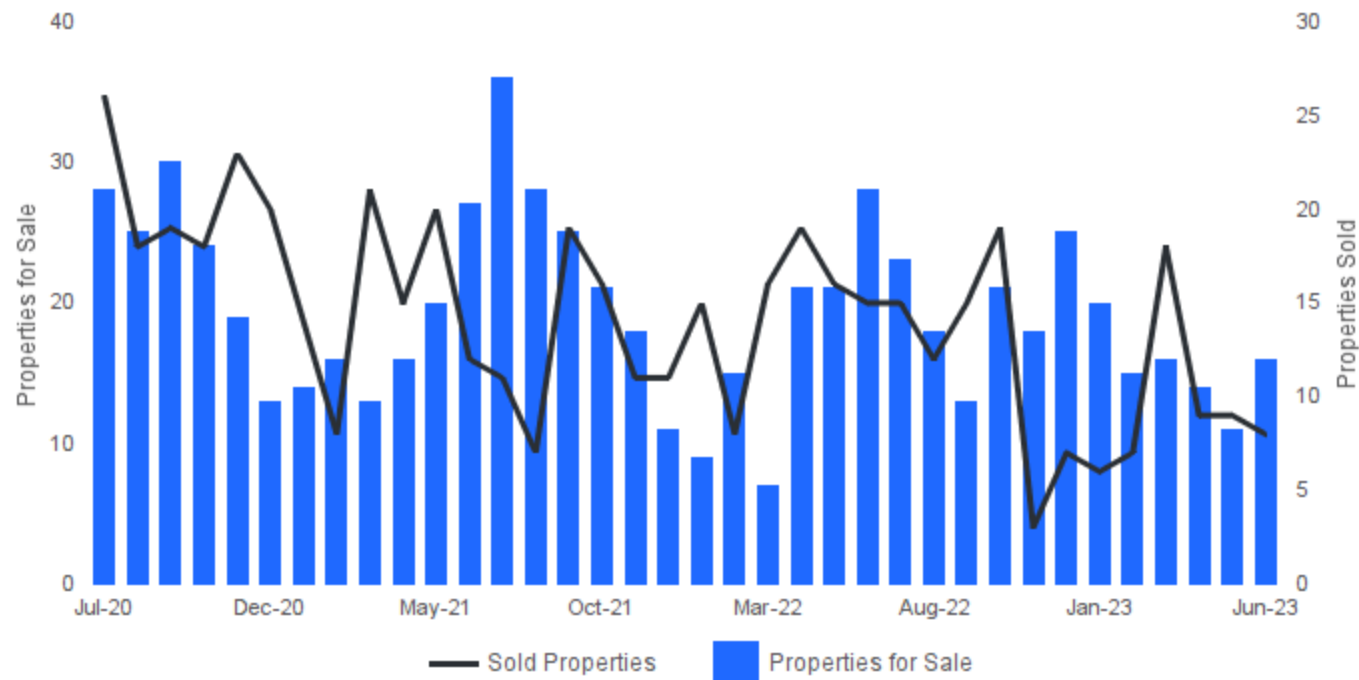
Properties for Sale | Number of properties listed for sale at the end of month.



PROPERTIES FOR SALE AND SOLD PROPERTIES

June 2023 | All Property Types ?

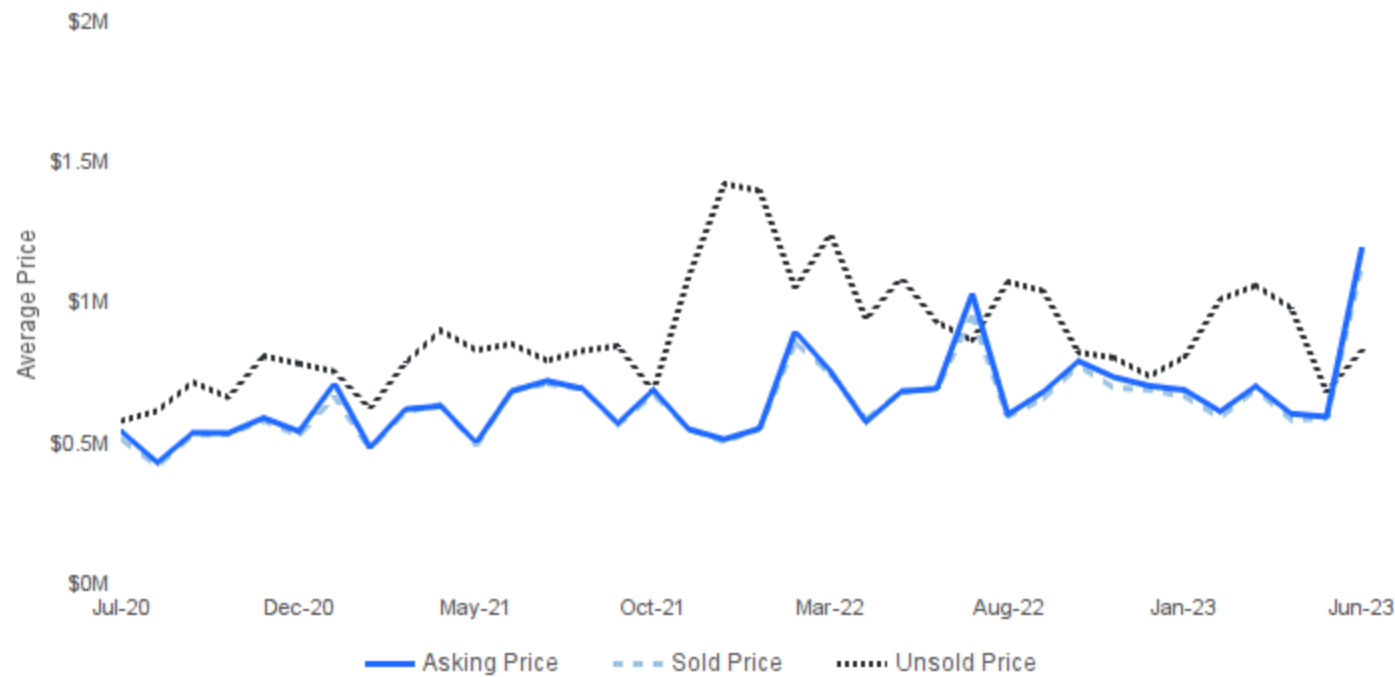
Properties for Sale | Number of properties listed for sale at the end of month.
Sold Properties | Number of properties sold.



AVERAGE ASKING/SOLD/UNSOLD PRICE

June 2023 | All Property Types ?

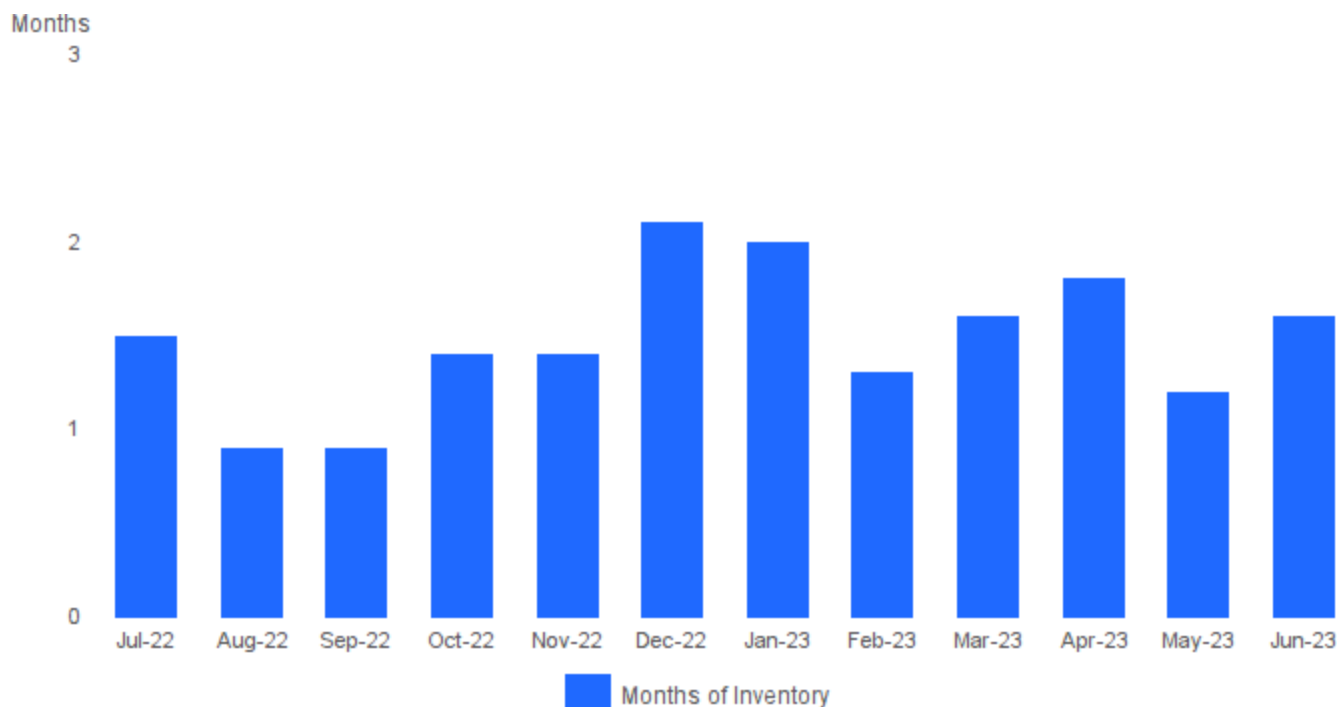
Asking Price | the average asking price of sold properties
Sold Price | the average selling price
Unsold Price | the average active list price



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.

