



AREA REPORT

SOUTHERN SHORES (NC)

JUNE 2023 | ALL PROPERTY TYPES



CAMERON GRIGGS

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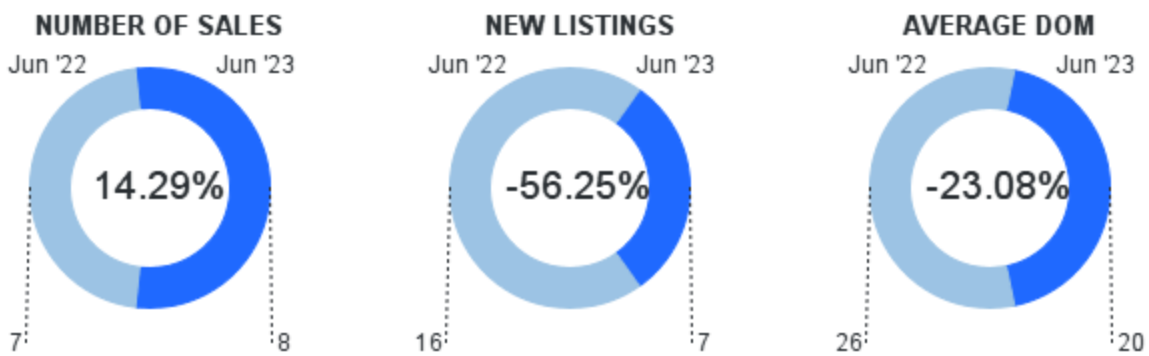
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COLDWELL BANKER
SEASIDE REALTY

SOUTHERN SHORES (NC) | June 2023
REAL ESTATE SNAPSHOT - Change since this time last year
All Property Types



9.54% 
MEDIAN SALES PRICE
ALL PROPERTY TYPES

17.01% 
AVERAGE SALES PRICE
ALL PROPERTY TYPES

13.36% 
MEDIAN LIST PRICE
(SOLD LISTINGS)
ALL PROPERTY TYPES

11.58% 
AVERAGE LIST PRICE
(SOLD LISTINGS)
ALL PROPERTY TYPES

 Jun '22  Jun '23

AREA REPORT

Southern Shores (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	7	16	-56.25% ↓	53	78	-32.05% ↓
Sold Listings	8	7	14.29% ↑	50	65	-23.08% ↓
Median List Price (Solds)	\$962,400	\$849,000	13.36% ↑	\$749,900	\$775,000	-3.24% ↓
Median Sold Price	\$947,500	\$865,000	9.54% ↑	\$739,950	\$780,000	-5.13% ↓
Median Days on Market	6	15	-60% ↓	28	9	211.11% ↑
Average List Price (Solds)	\$943,212	\$845,342	11.58% ↑	\$949,742	\$978,966	-2.99% ↓
Average Sold Price	\$954,250	\$815,503	17.01% ↑	\$935,254	\$979,731	-4.54% ↓
Average Days on Market	20	26	-23.08% ↓	41	29	41.38% ↑
List/Sold Price Ratio	101.4%	97.1%	4.36% ↑	98.6%	101.6%	-2.9% ↓

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.

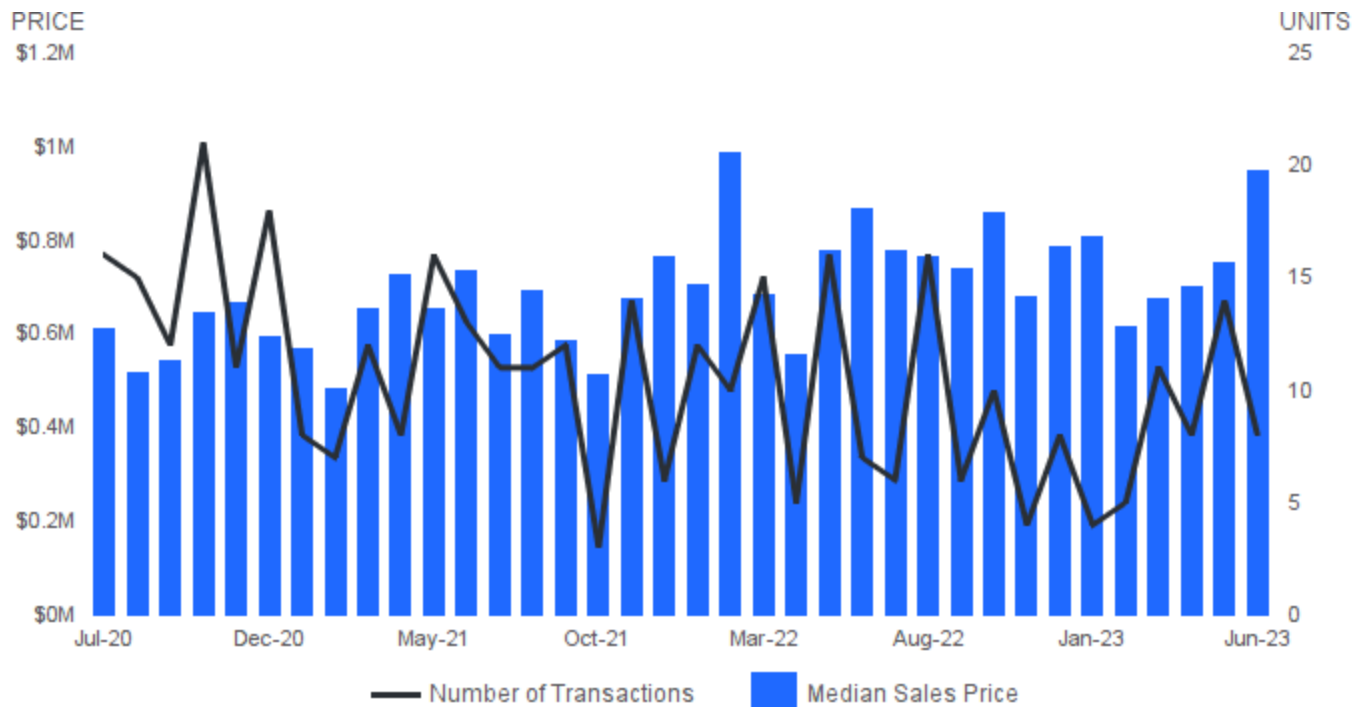


MEDIAN SALES PRICE AND NUMBER OF SALES

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.

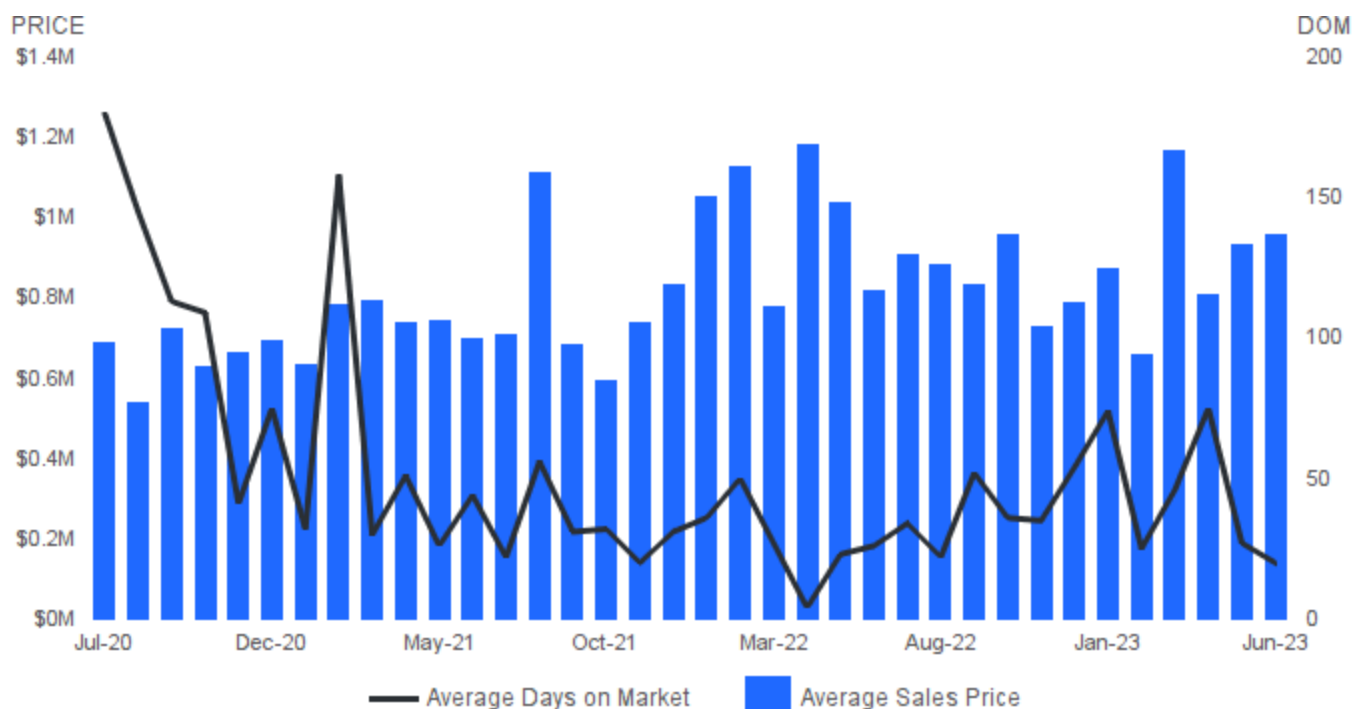


AVERAGE SALES PRICE AND AVERAGE DAYS ON MARKET

June 2023 | All Property Types ?

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

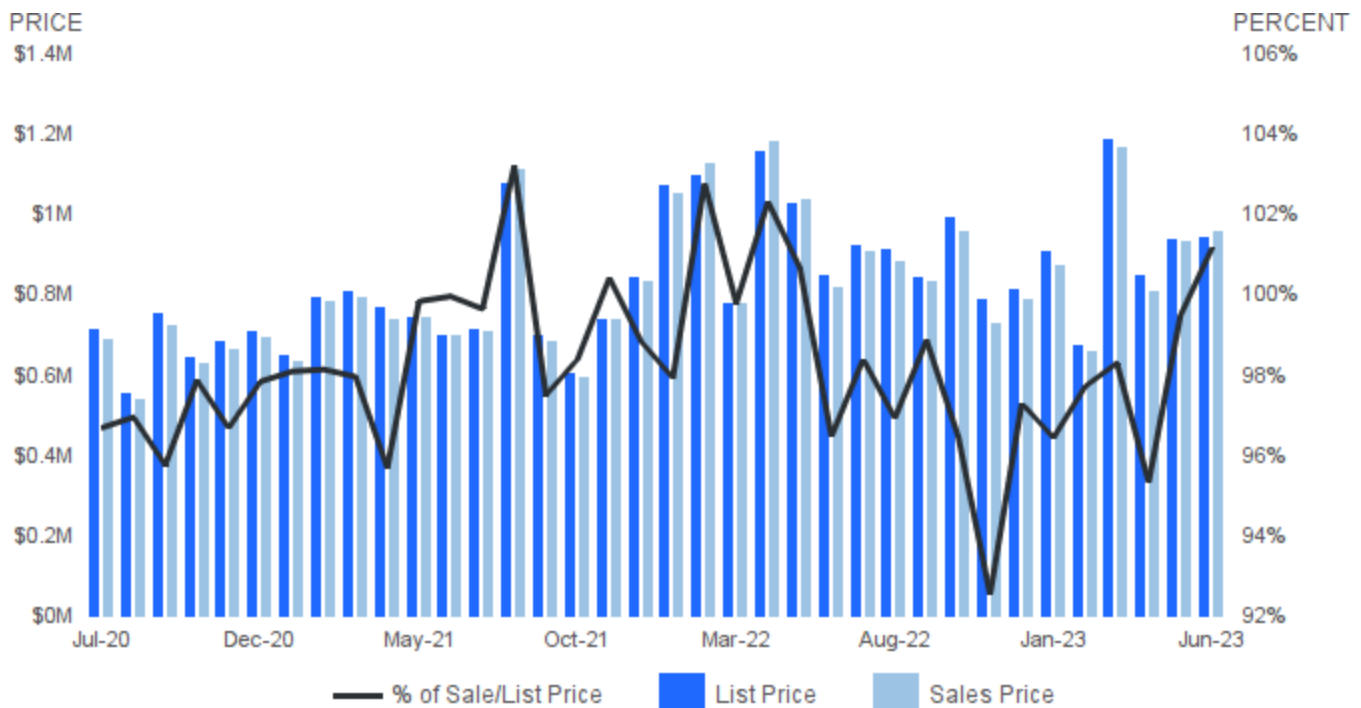
Average Days on Market | Average days on market for all properties sold.



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.

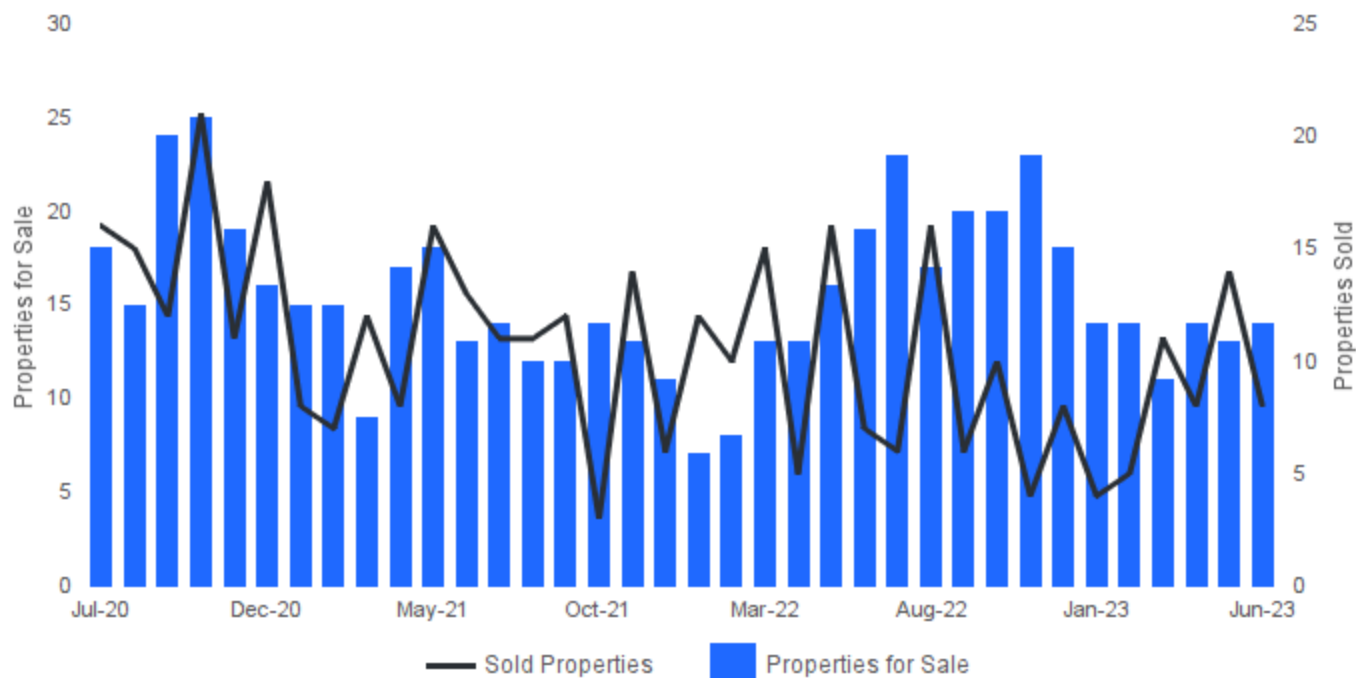


PROPERTIES FOR SALE AND SOLD PROPERTIES

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.



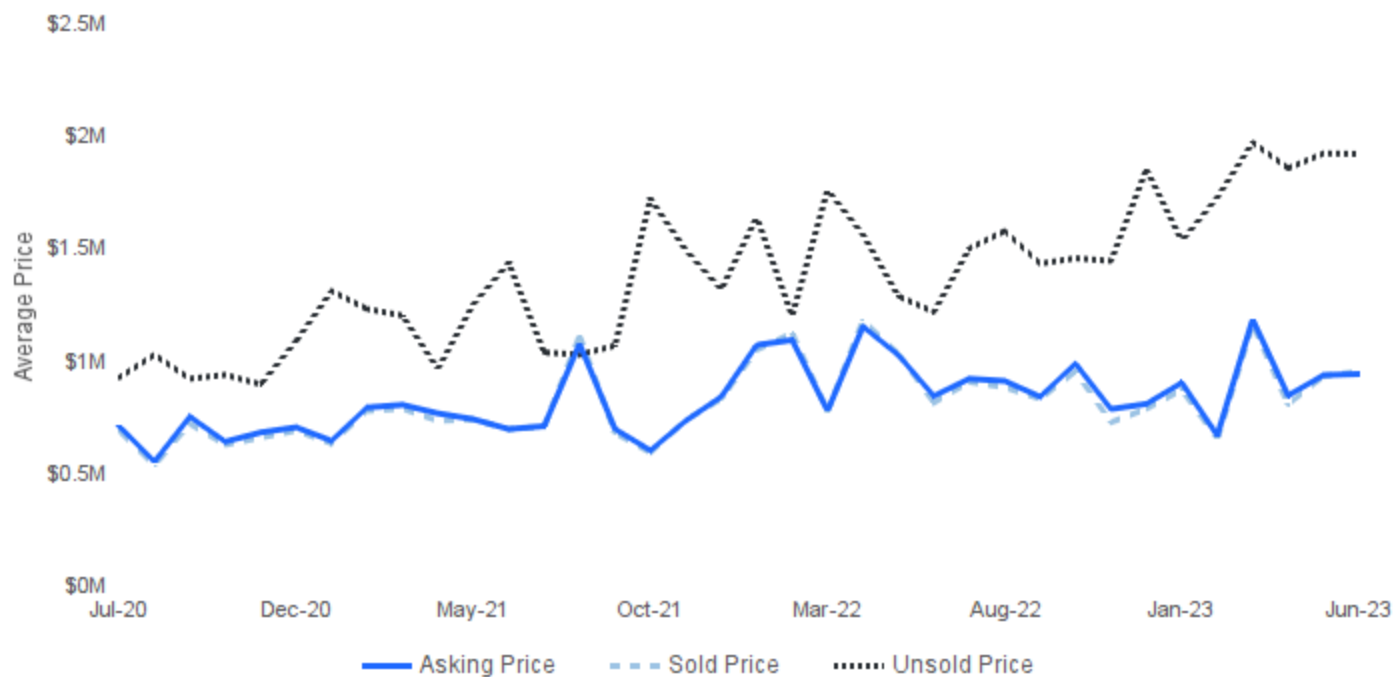
AVERAGE ASKING/SOLD/UNSOLD PRICE

June 2023 | All Property Types ?

Asking Price | the average asking price of sold properties

Sold Price | the average selling price

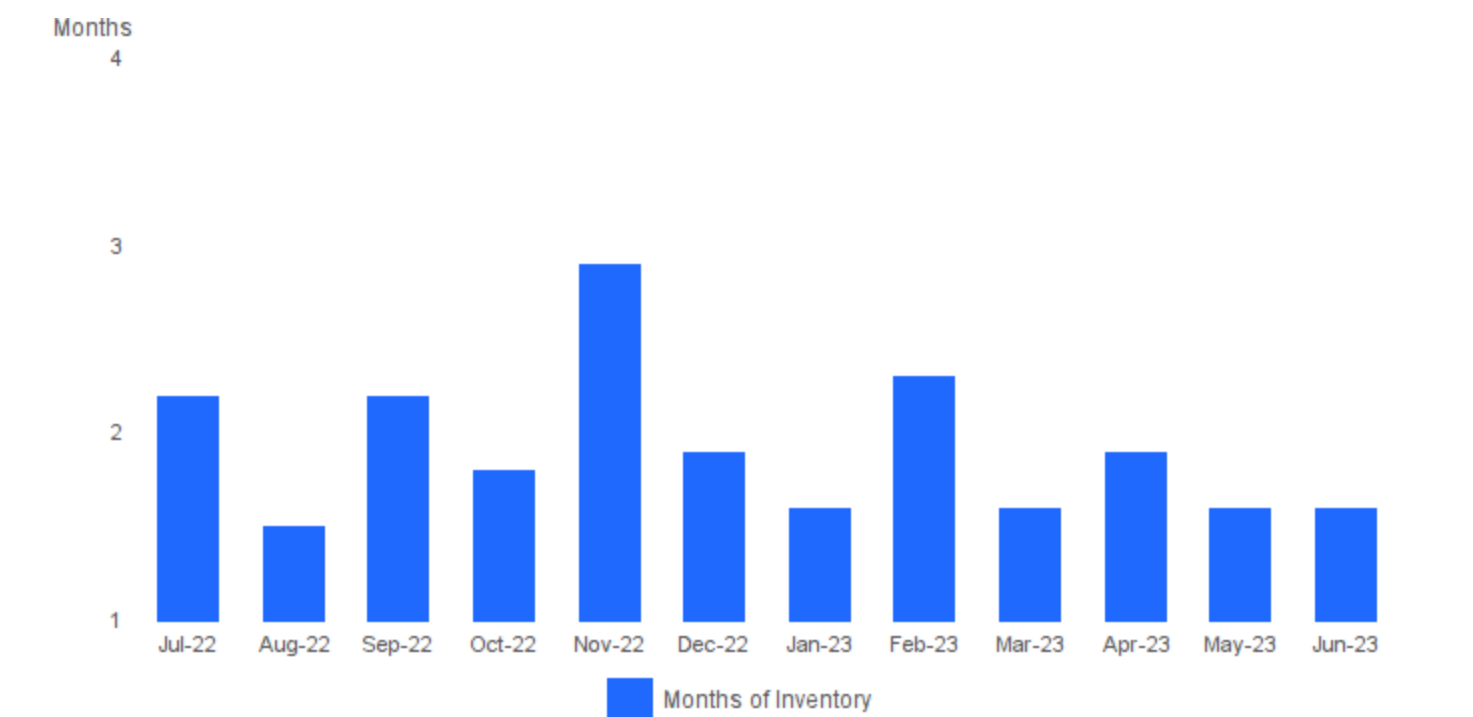
Unsold Price | the average active list price



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.

