



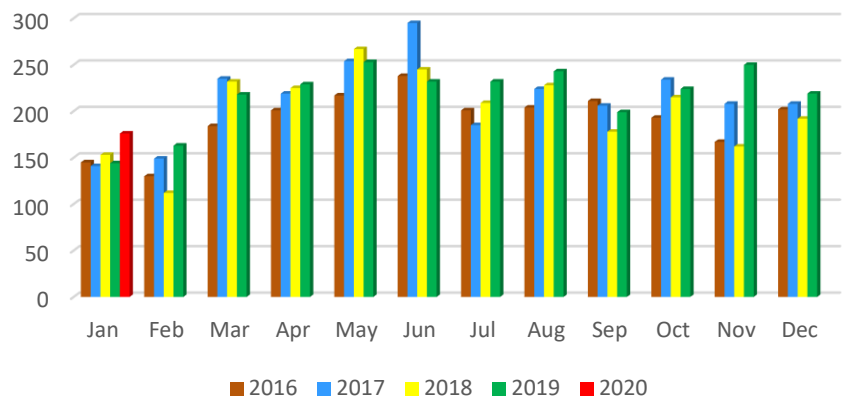
January 2020 MLS Statistical Report

- Sales - If you thought December was a good month, January is off to a booming start (up 22% from January 2019) with the highest January sales since 2005. January Residential sales were up 23% and lot / land sales were up 33%.
- Under Contract - Under Contract listing were up 18% when compared with January 2019 and that are up 17% from December 2019. Highest number of under contract listing for a January since the MLS started keeping records on 2013.
- Inventory - Residential inventory is down from last year by 11%; however, lot / land inventory is up by 1%.

Sales - All Classes

All Classes		
Month / Year	Count	%Chg
Jan'20	176	22%
Jan'19	144	-6%
Jan'18	153	9%

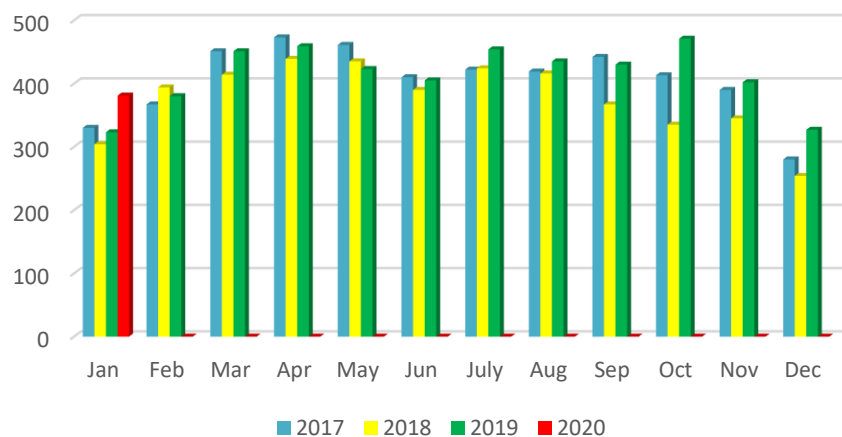
Year to Year Sales



Under Contract

Total Under Contract		
Month / Year	Count	%Chg
Jan'20	381	18%
Jan'19	323	6%
Jan'18	304	-8%

Under Contract



Data Obtained: February 7, 2020

Note: This report reflects corrections / updates to previous data.

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Residential

Residential Sales

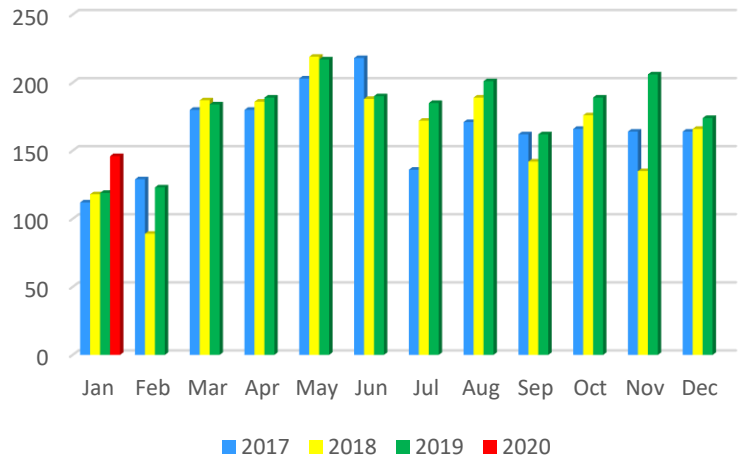
Residential		
Month / Year	Count	%Chg
Jan'20	146	23%
Jan'19	119	1%
Jan'18	118	5%

Residential Median Sale Price		
Month / Year	Count	%Chg
Jan'20	\$345,250	5%
Jan'19	\$329,900	20%
Jan'18	\$273,975	-10%

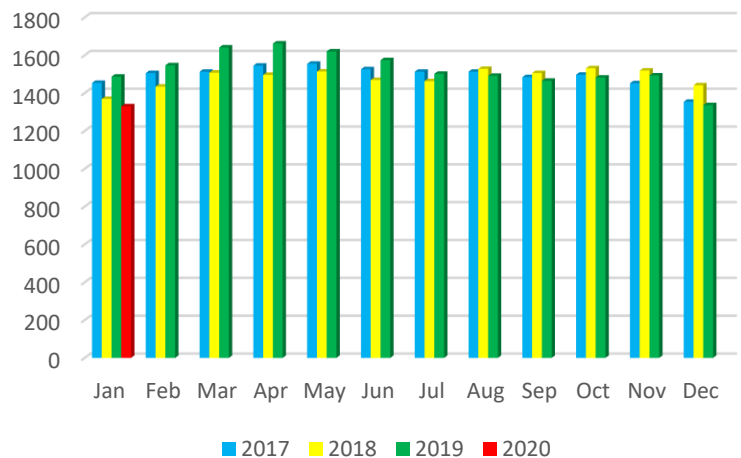
Residential Inventory

Active Residential Inventory		
Month / Year	Count	%Chg
Jan'20	1330	-11%
Jan'19	1487	9%
Jan'18	1369	-6%

Residential Unit Sales



Active Residential Inventory



Lots / Land

Lots / Land Sales

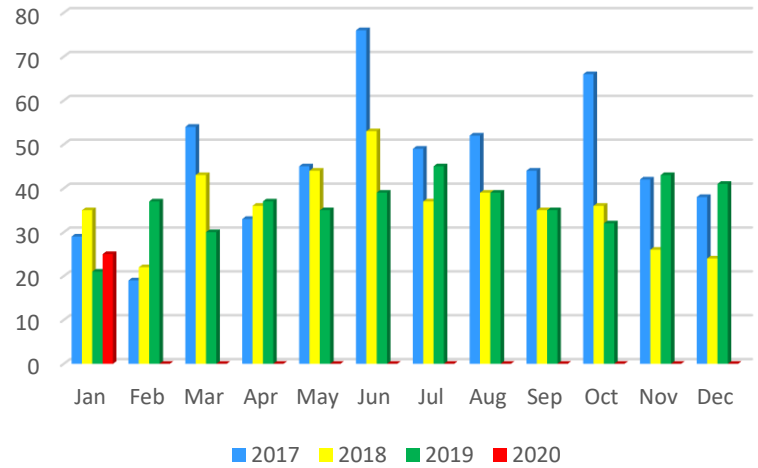
Lots / Land Sales		
Month / Year	Count	%Chg
Jan'20	25	19%
Jan'19	21	-40%
Jan'18	35	21%

Lots / Land Median Sale Price		
Month / Year	Count	%Chg
Jan'20	\$78,000	8%
Jan'19	\$72,000	16%
Jan'18	\$61,900	13%

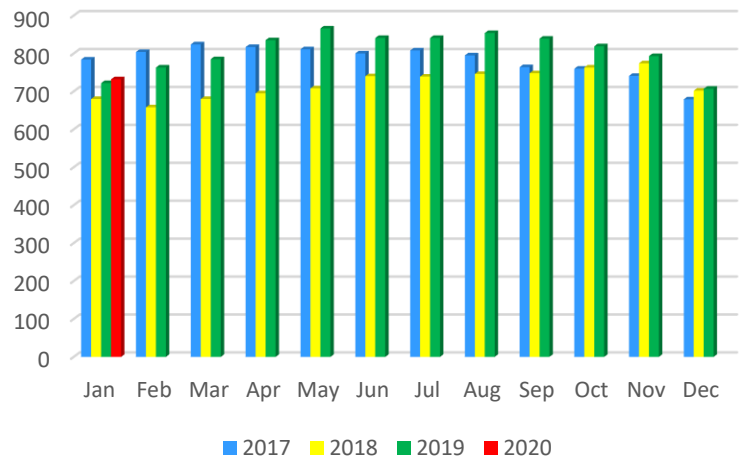
Lots Land Inventory

Lots / Land Inventory		
Month / Year	Count	%Chg
Jan'20	732	1%
Jan'19	722	6%
Jan'18	680	-13%

Lots / Land Sales



Land Inventory

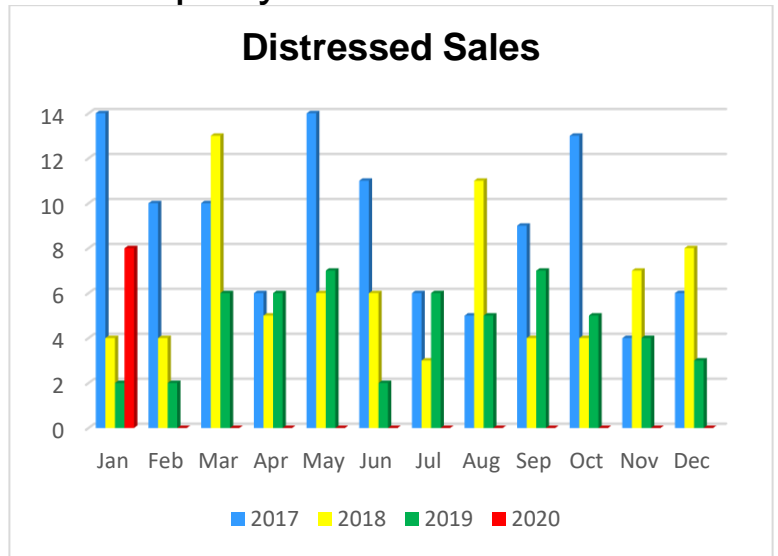


Distressed Property

Distressed Sales

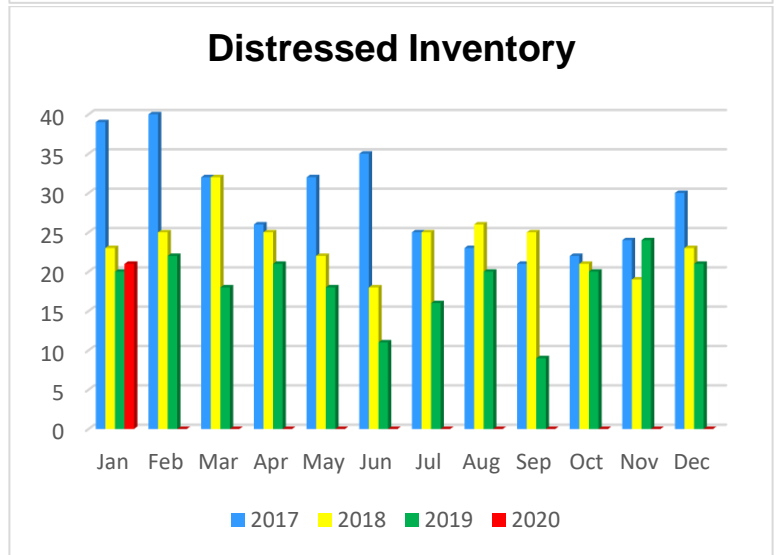
Distressed sales have taken in jump in January and Dare County foreclosures are up. This is an area to watch.

Distressed Sales		
Month / Year	Count	%Chg
Jan'20	8	300%
Jan'19	2	-50%
Jan'18	4	-71%

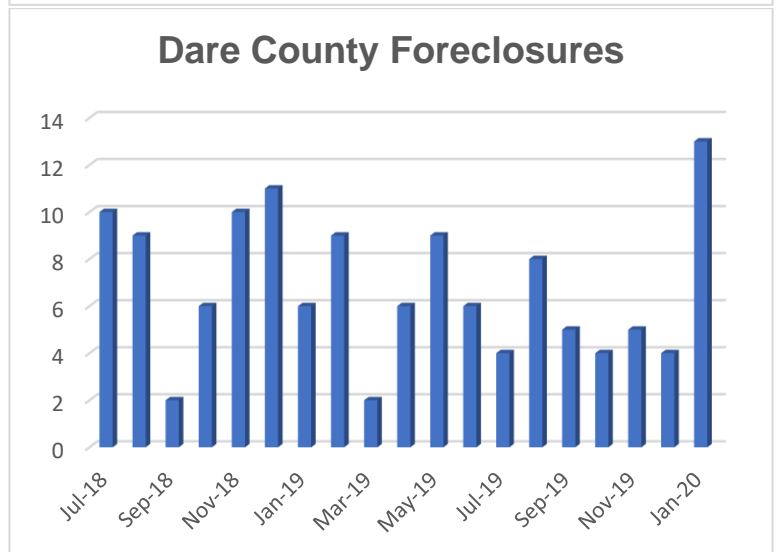


Distressed Inventory

Distressed Inventory		
Month / Year	Count	%Chg
Jan'20	21	5%
Jan'19	20	-13%
Jan'18	23	-41%

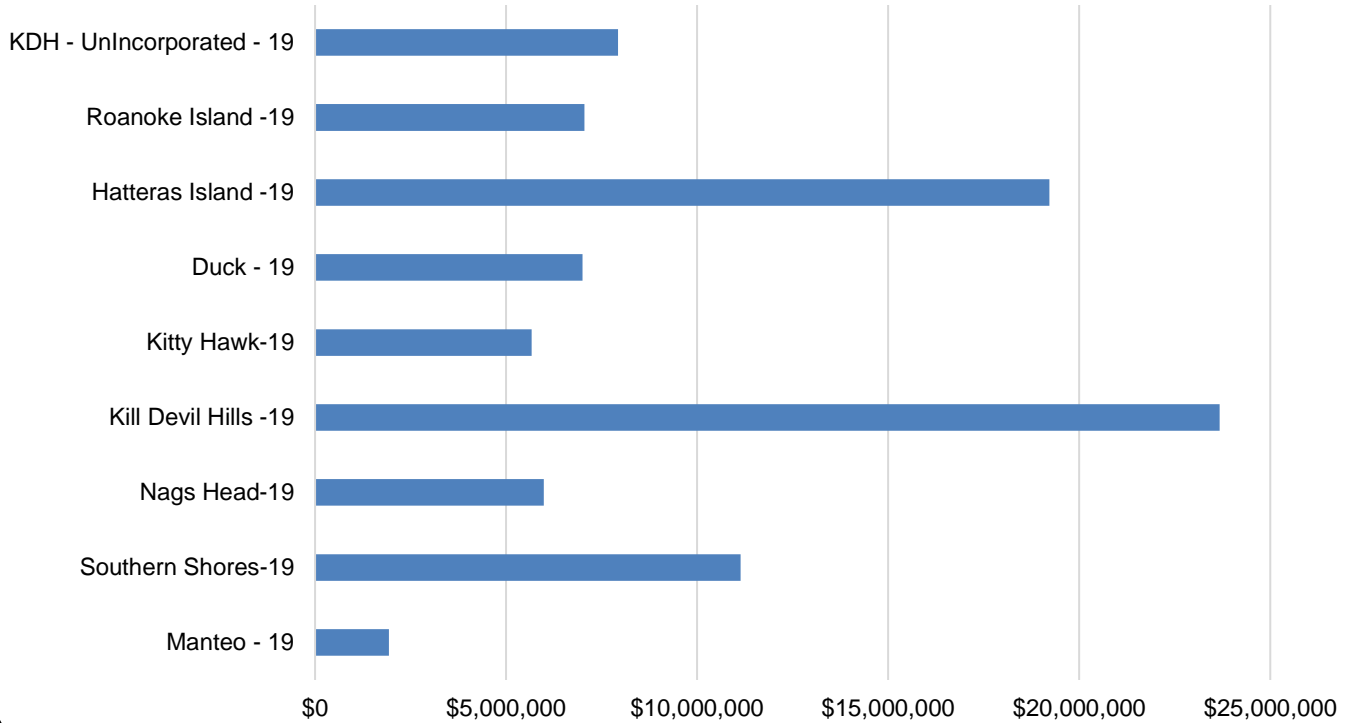


Dare County Foreclosures

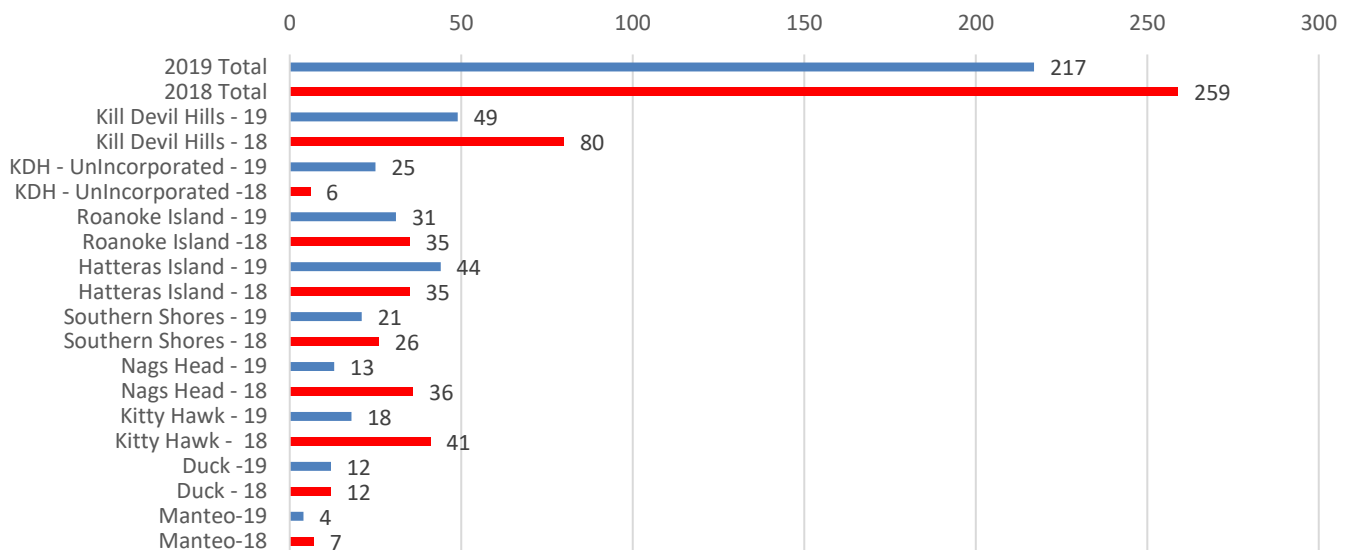


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December 2019 New Construction Building Permit Value



Year To Date 2019 Number of Building Permits



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Outer Banks Towns / Areas

Corolla

January Sales		
Month / Year	Count	%Chg
2020	21	75%
2019	12	-20%
2018	15	25%

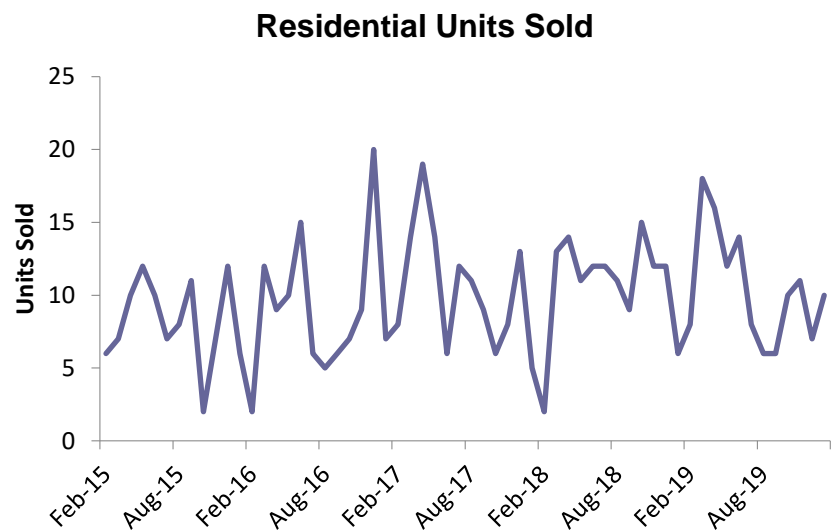
Median Sales Price		
Month / Year	MSP	%Chg
2020	\$477,750	-3%
2019	\$490,000	-1%
2018	\$495,500	4%



Duck

January Sales		
Month / Year	Count	%Chg
2020	10	67%
2019	6	20%
2018	5	-29%

Median Sales Price		
Month / Year	MSP	%Chg
2020	\$525,000	6%
2019	\$497,500	16%
2018	\$430,500	-8%



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Southern Shores

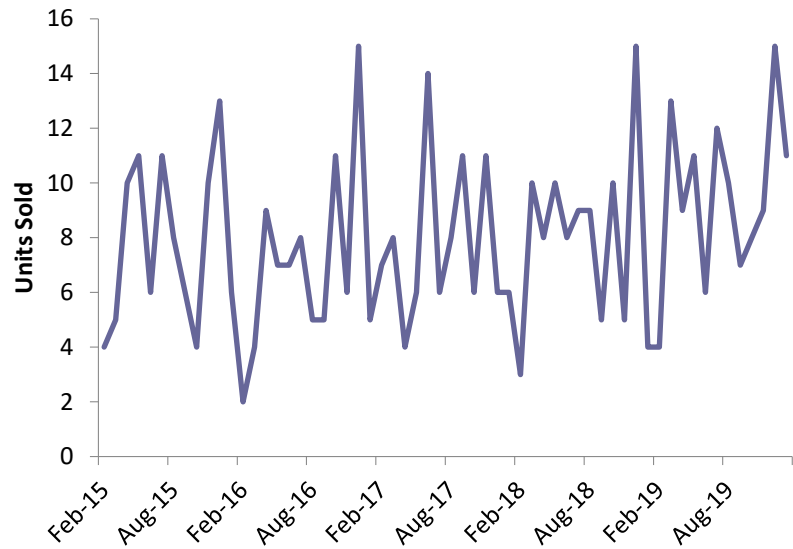
January Sales

Month / Year	Count	%Chg
2020	11	175%
2019	4	-33%
2018	6	20%

Median Sales Price

Month / Year	MSP	%Chg
2020	\$420,000	-11%
2019	\$472,000	10%
2018	\$430,500	3%

Residential Units Sold



Kitty Hawk

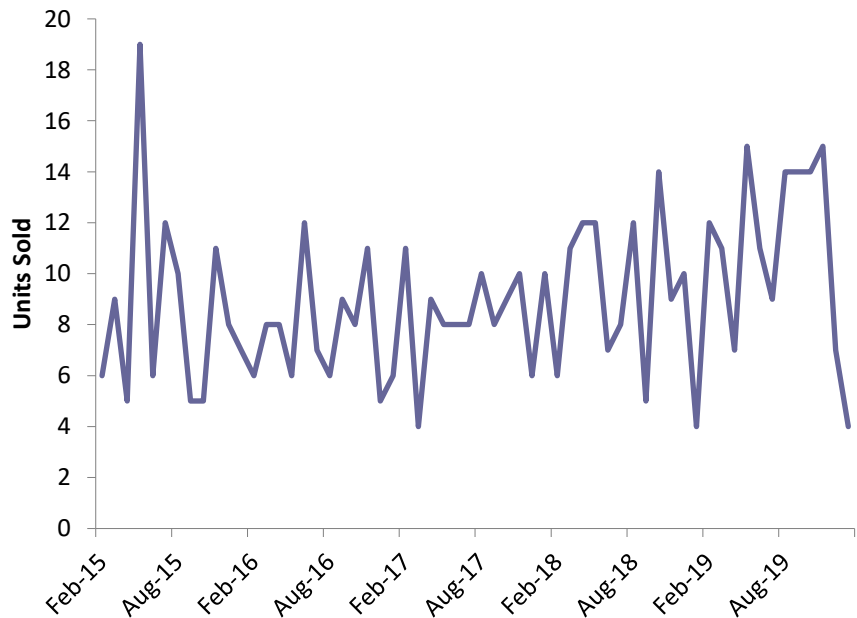
January Sales

Month / Year	Count	%Chg
2020	4	0%
2019	4	-60%
2018	10	67%

Median Sales Price

Month / Year	MSP	%Chg
2020	\$396,250	6%
2019	\$375,000	7%
2018	\$352,000	14%

Residential Units Sold



Colington

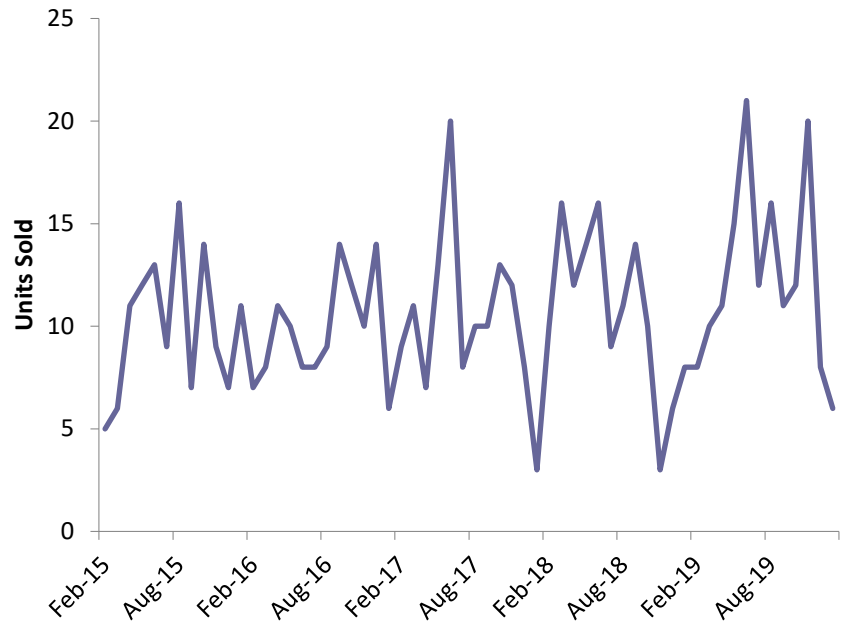
January Sales

Month / Year	Count	%Chg
2020	6	-25%
2019	8	167%
2018	3	-50%

Median Sales Price

Month / Year	MSP	%Chg
2020	\$405,000	49%
2019	\$271,375	-1%
2018	\$275,000	8%

Residential Units Sold



Kill Devil Hills

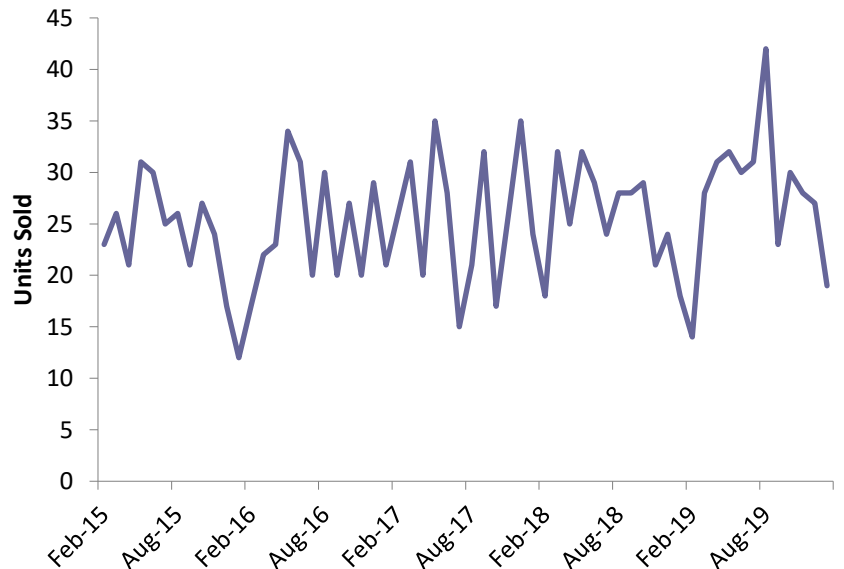
January Sales

Month / Year	Count	%Chg
2020	19	6%
2019	18	-25%
2018	24	14%

Median Sales Price

Month / Year	MSP	%Chg
2020	\$310,000	9%
2019	\$285,000	4%
2018	\$275,250	0%

Residential Units Sold



Nags Head

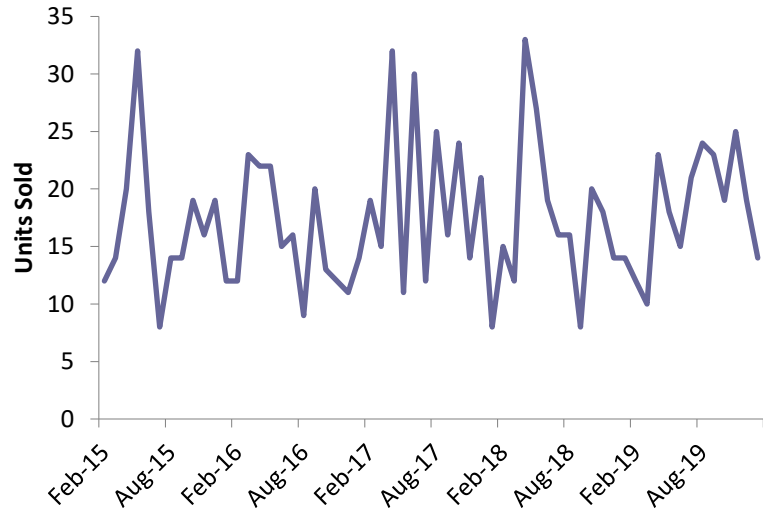
January Sales

Month / Year	Count	%Chg
2020	14	0%
2019	14	75%
2018	8	-43%

Median Sales Price

Month / Year	MSP	%Chg
2020	\$330,000	-17%
2019	\$399,900	3%
2018	\$388,750	1%

Residential Units Sold



All Hatteras

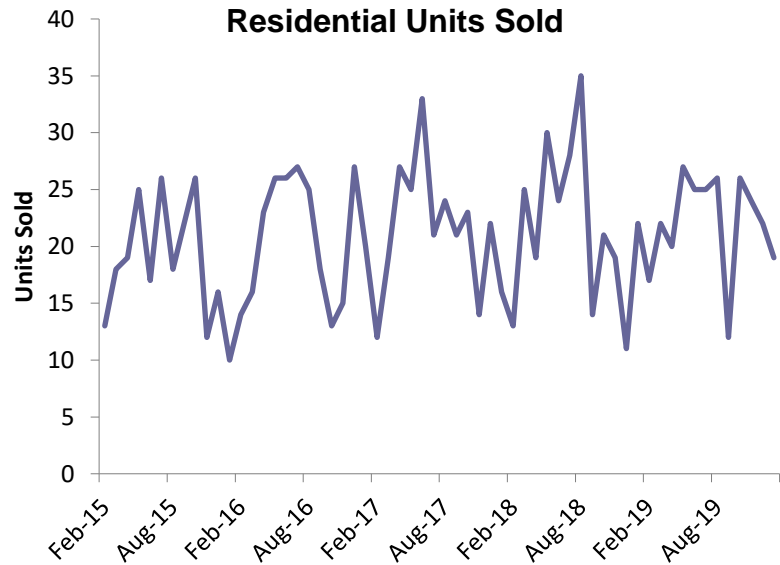
January Sales

Month / Year	Count	%Chg
2020	19	-14%
2019	22	38%
2018	16	-20%

Median Sales Price

Month / Year	MSP	%Chg
2020	\$325,000	-4%
2019	\$340,000	11%
2018	\$305,000	0%

Residential Units Sold



Roanoke Island

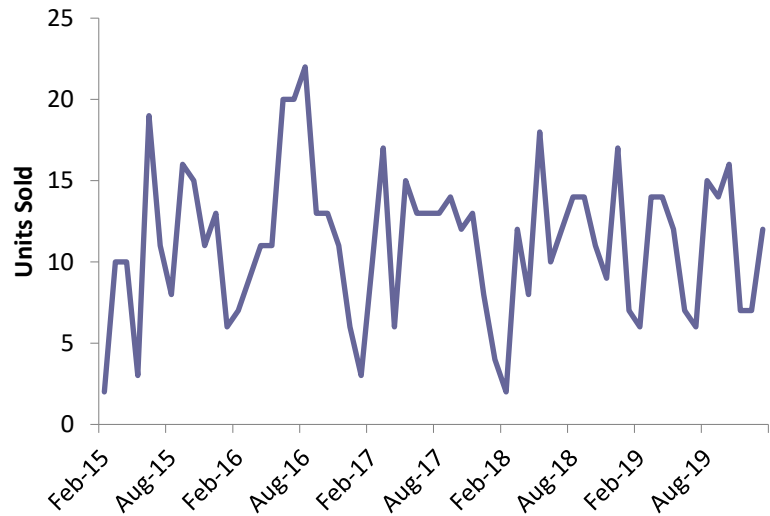
January Sales

Month / Year	Count	%Chg
2020	12	71%
2019	7	75%
2018	4	33%

Median Sales Price

Month / Year	MSP	%Chg
2020	\$321,750	2%
2018	\$315,619	13%
2018	\$279,000	-2%

Residential Units Sold



Currituck Mainland

January Sales

Month / Year	Count	%Chg
2020	11	-15%
2019	13	63%
2018	8	-50%

Median Sales Price

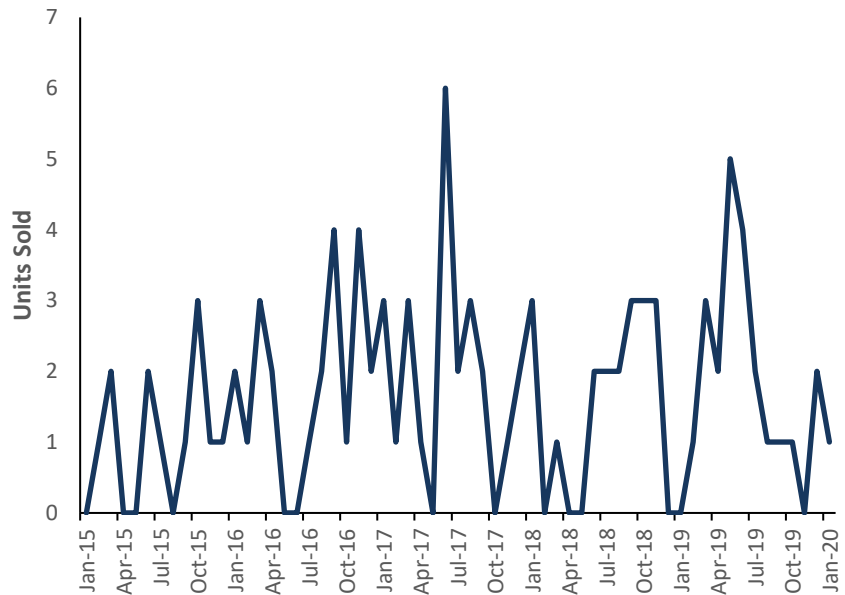
Month / Year	MSP	%Chg
2020	\$275,520	5%
2019	\$263,250	8%
2018	\$244,450	2%

Residential Units Sold



Ocracoke Island

Residential Units Sold



January Sales

Month / Year	Count	%Chg
2020	1	0%
2019	1	-67%
2018	3	0%

Median Sales Price

Month / Year	MSP	%Chg
2020	\$372,000	6%
2019	\$352,500	10%
2018	\$320,000	3%