

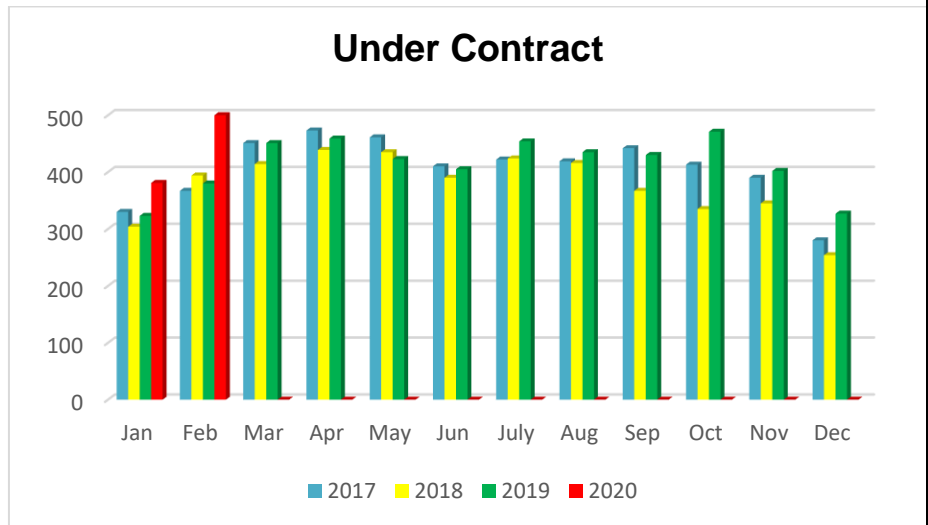


February 2020 MLS Statistical Report

- Under Contract - The big news this month is the number of listings that are under contract. This is the first time since the MLS has been keeping records that the number of listings under contract has exceeded 500 units - in any month of the year.
- Sales - Total 2020 unit sales were up 15 percent this month when compared with 2019 - with residential unit sales up 19% and lot / land unit sales up 5%.
- Inventory - Residential inventory is down from last year by 15% and total inventory is down by 10%

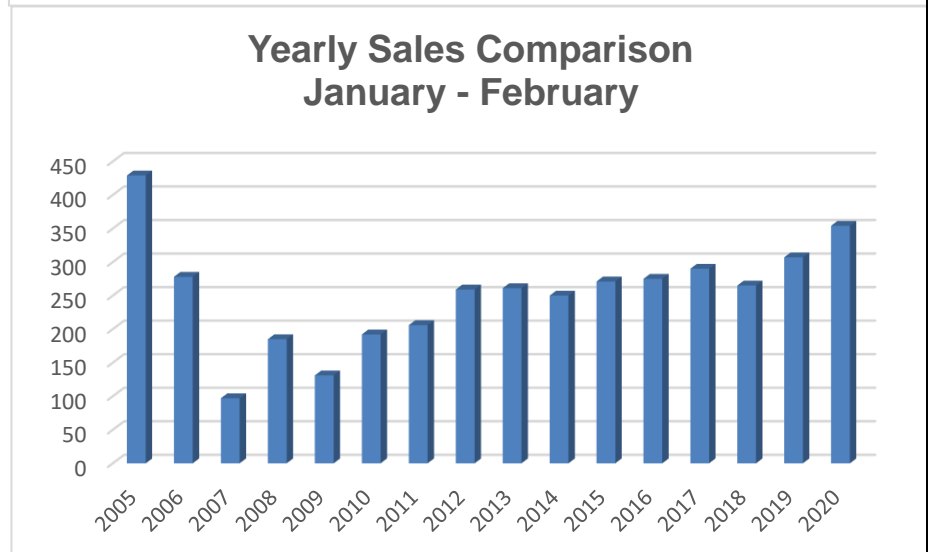
Under Contract

Under Contract		
Month / Year	Count	%Chg
Feb'20	500	32%
Feb'19	380	-4%
Feb'18	394	7%



Sales - All Classes

All Classes		
Month / Year	Count	%Chg
Feb'20	354	15%
Feb'19	307	16%
Feb'18	265	-9%



Data Obtained: March 6, 2020

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

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Residential

Residential Sales

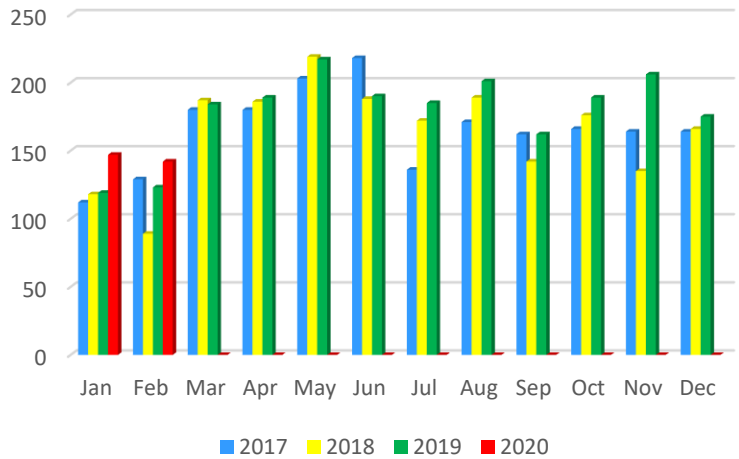
Residential		
Month / Year	Count	%Chg
Feb'20	142	15%
Feb'19	123	38%
Feb'18	89	-31%

Residential Median Sale Price		
Month / Year	Count	%Chg
Feb'20	\$332,000	4%
Feb'19	\$318,500	4%
Feb'18	\$305,000	-2%

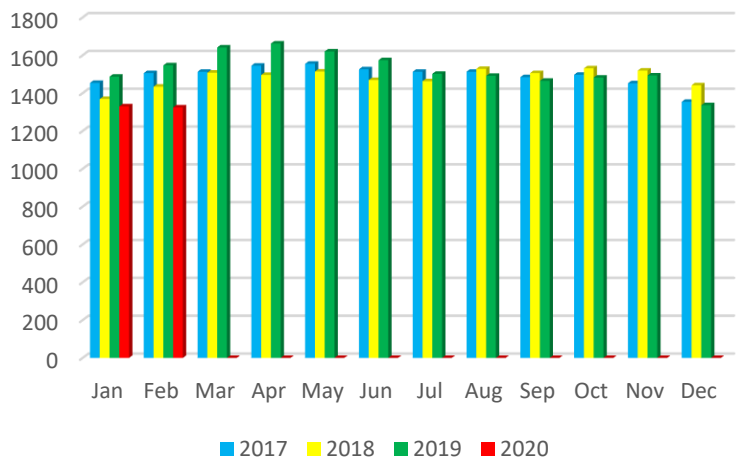
Residential Inventory

Active Residential Inventory		
Month / Year	Count	%Chg
Feb'20	1324	-14%
Feb'19	1547	8%
Feb'18	1434	-5%

Residential Sales



Active Residential Inventory



Lots / Land

Lots / Land Sales

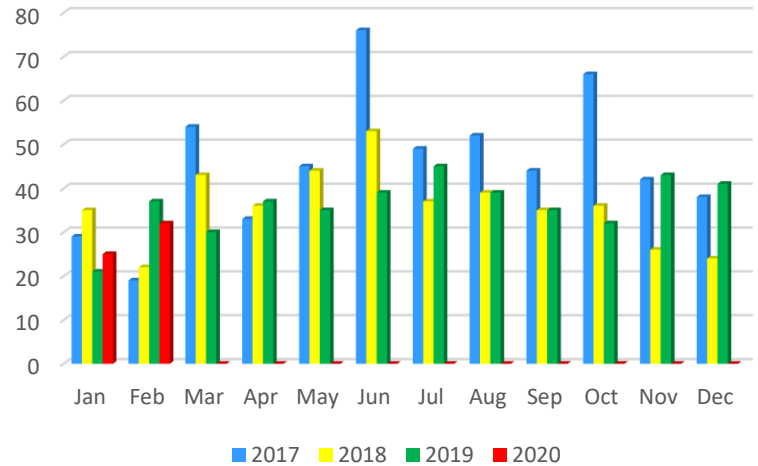
Lots / Land Sales		
Month / Year	Count	%Chg
Feb'20	32	-14%
Feb'19	37	68%
Feb'18	22	16%

Lots / Land Median Sale Price		
Month / Year	Count	%Chg
Feb'20	\$70,000	-26%
Feb'19	\$95,000	-8%
Feb'18	\$103,500	9%

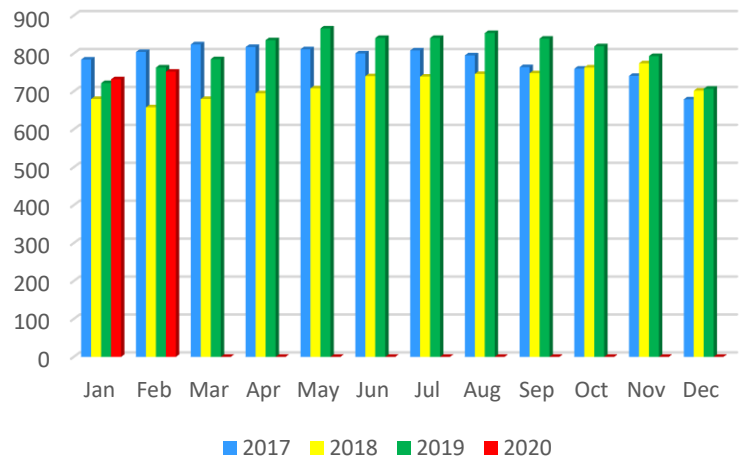
Lots Land Inventory

Lots / Land Inventory		
Month / Year	Count	%Chg
Feb'20	2127	-10%
Feb'19	2375	11%
Feb'18	2149	-10%

Lots / Land Sales



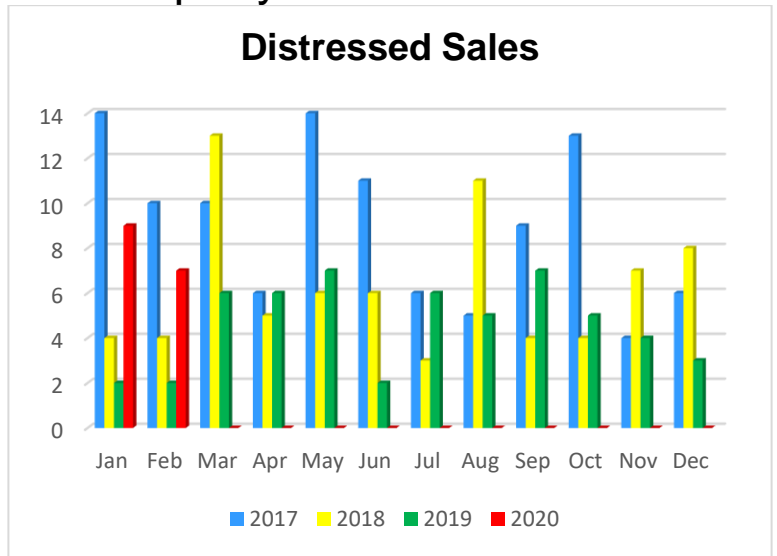
Land Inventory



Distressed Property

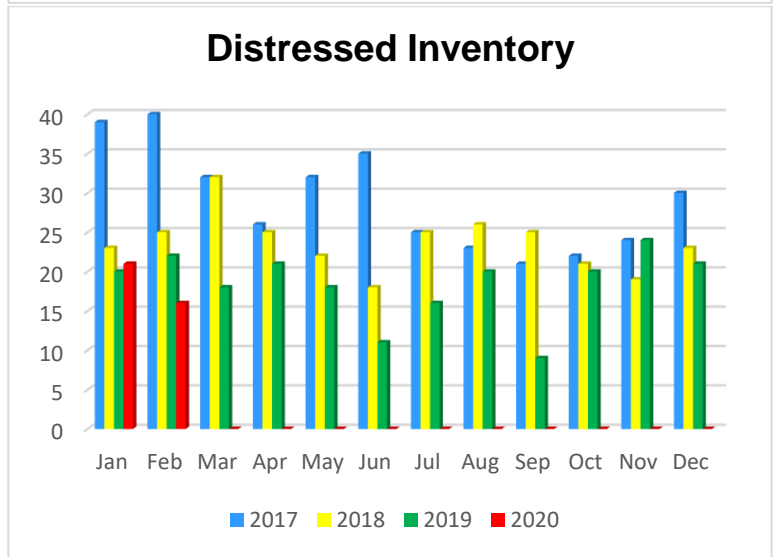
Distressed Sales

Distressed Sales		
Month / Year	Count	%Chg
Feb'20	7	250%
Feb'19	2	-50%
Feb'18	4	-60%

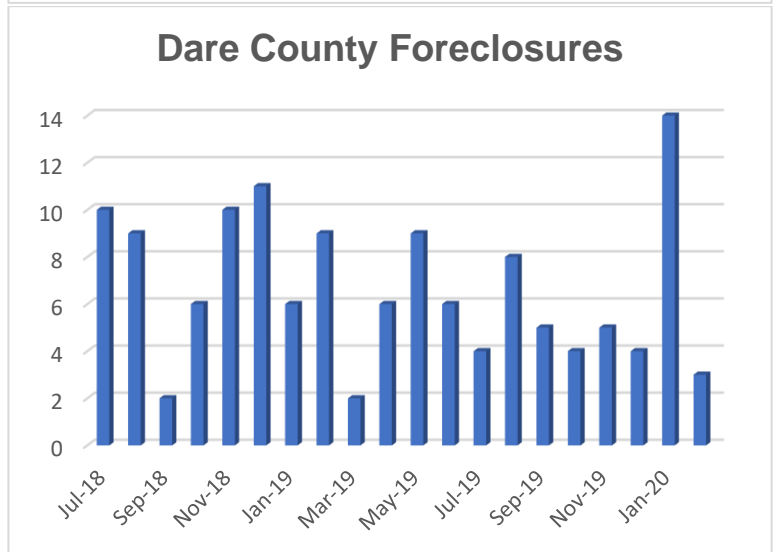


Distressed Inventory

Distressed Inventory		
Month / Year	Count	%Chg
Feb'20	16	-27%
Feb'19	22	-12%
Feb'18	25	-38%

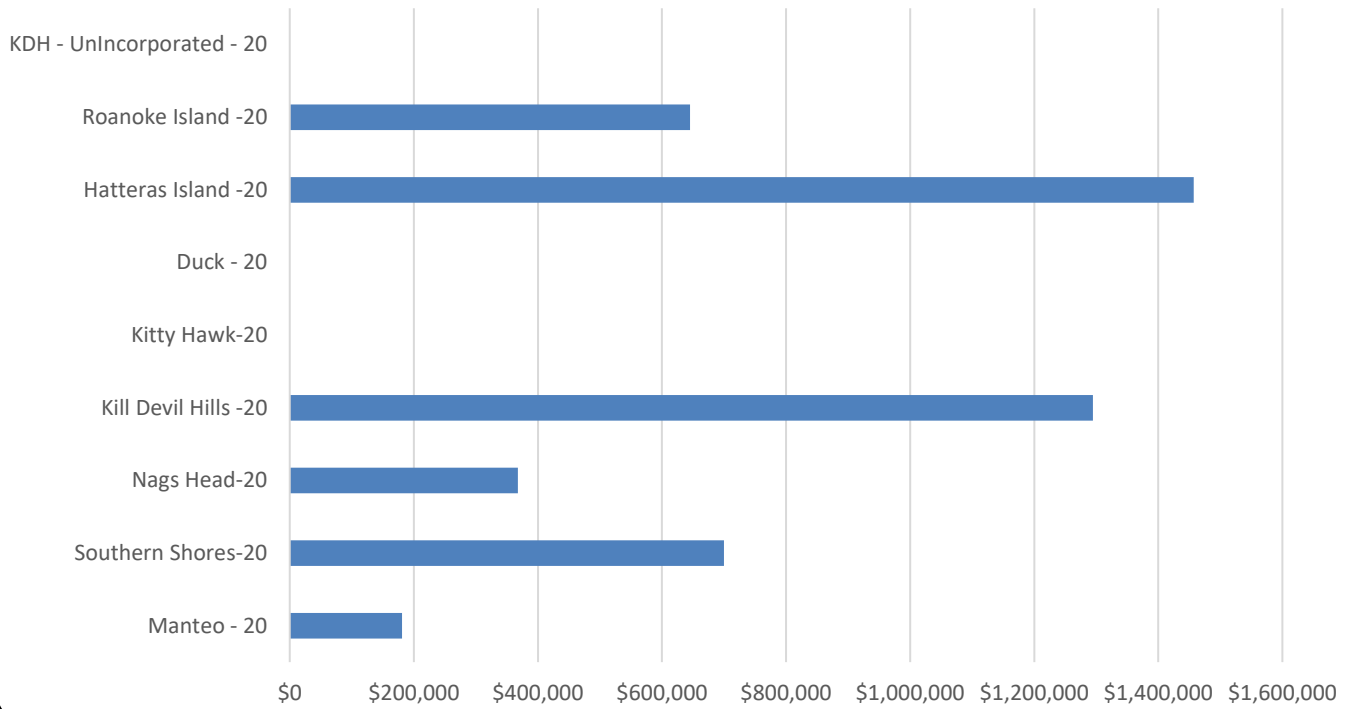


Dare County Foreclosures

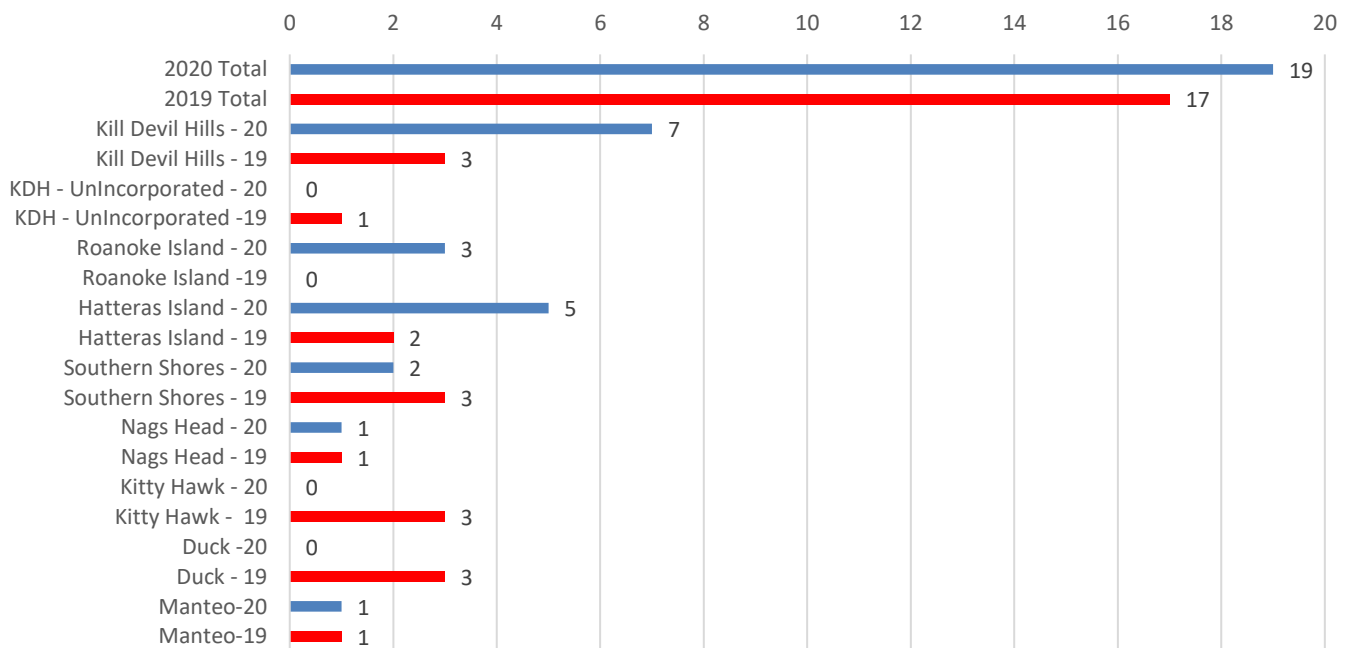


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2020 Building Permit Value



Year To Date 2020 Number of Building Permits



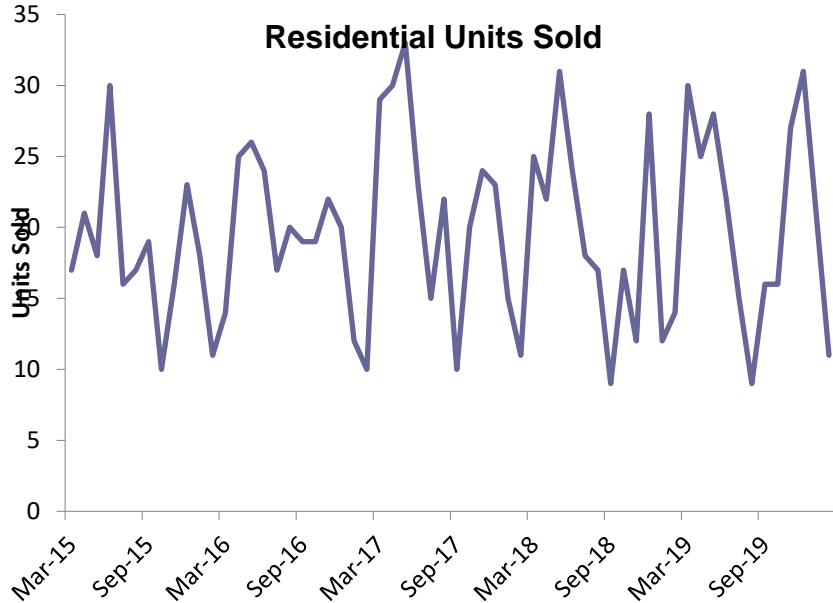
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Outer Banks Towns / Areas

Corolla

Jan - Feb Sales		
Month / Year	Count	%Chg
2020	32	23%
2019	26	0%
2018	26	18%

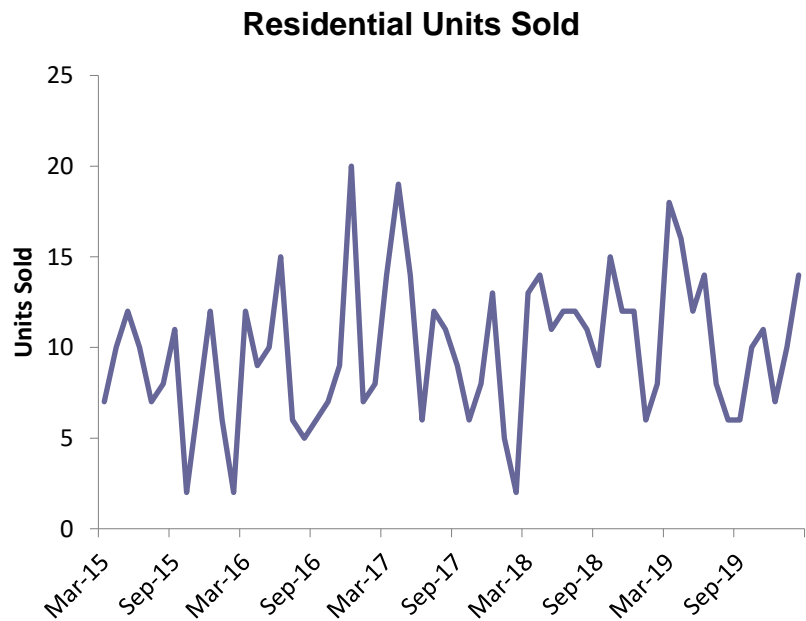
Median Sales Price		
Month / Year	MSP	%Chg
2020	\$471,000	-4%
2019	\$490,000	-1%
2018	\$495,500	4%



Duck

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

Median Sales Price		
Month / Year	MSP	%Chg
2020	\$470,000	-6%
2019	\$497,500	16%
2018	\$430,500	-8%



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Southern Shores

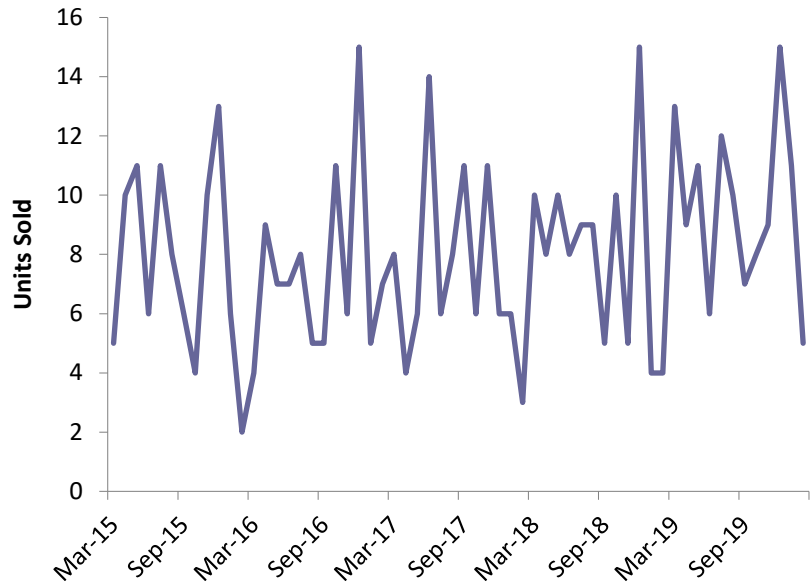
Jan - Feb Sales

Month / Year	Count	%Chg
2020	11	38%
2019	8	-11%
2018	9	-25%

Median Sales Price

Month / Year	MSP	%Chg
2020	\$394,832	-16%
2019	\$472,000	10%
2018	\$430,500	3%

Residential Units Sold



Kitty Hawk

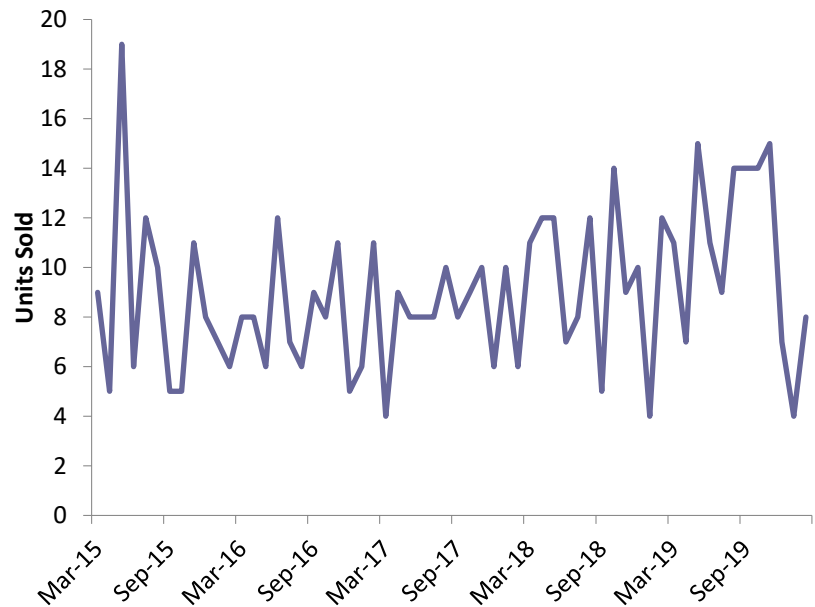
Jan - Feb Sales

Month / Year	Count	%Chg
2020	12	-25%
2019	16	0%
2018	16	-6%

Median Sales Price

Month / Year	MSP	%Chg
2020	\$394,050	5%
2019	\$375,000	7%
2018	\$352,000	14%

Residential Units Sold

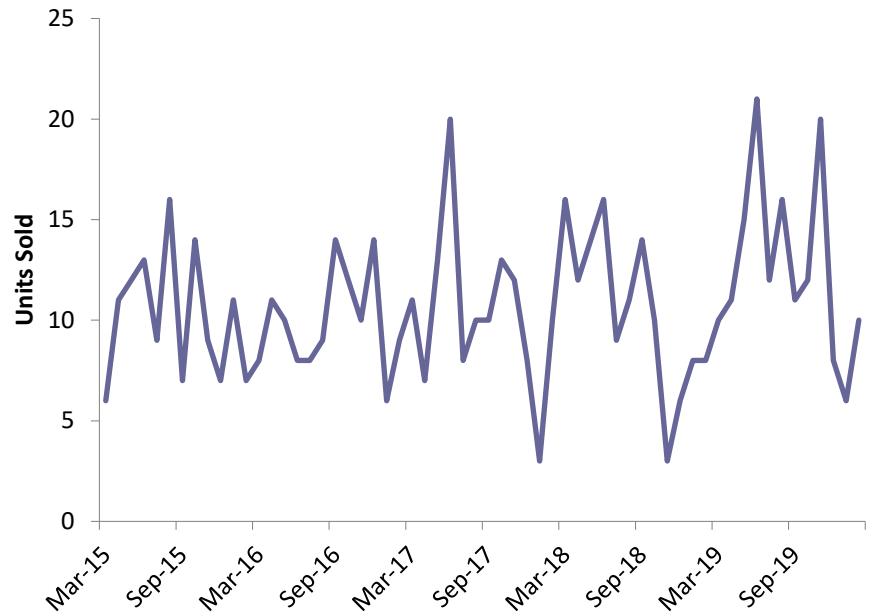


Colington

Jan - Feb Sales		
Month / Year	Count	%Chg
2020	16	0%
2019	16	23%
2018	13	-13%

Median Sales Price		
Month / Year	MSP	%Chg
2020	\$303,500	12%
2019	\$271,375	-1%
2018	\$275,000	8%

Residential Units Sold

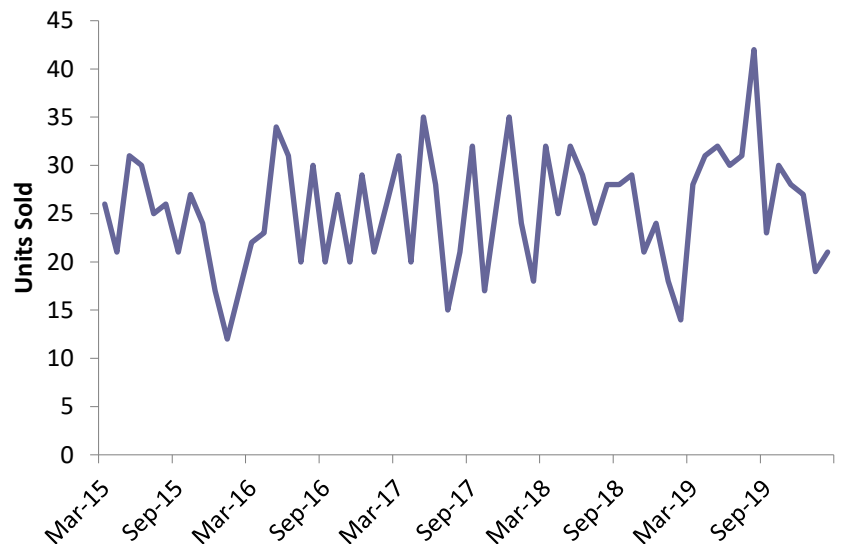


Kill Devil Hills

Jan - Feb Sales		
Month / Year	Count	%Chg
2020	40	25%
2019	32	-24%
2018	42	-11%

Median Sales Price		
Month / Year	MSP	%Chg
2020	\$343,500	21%
2019	\$285,000	4%
2018	\$275,250	0%

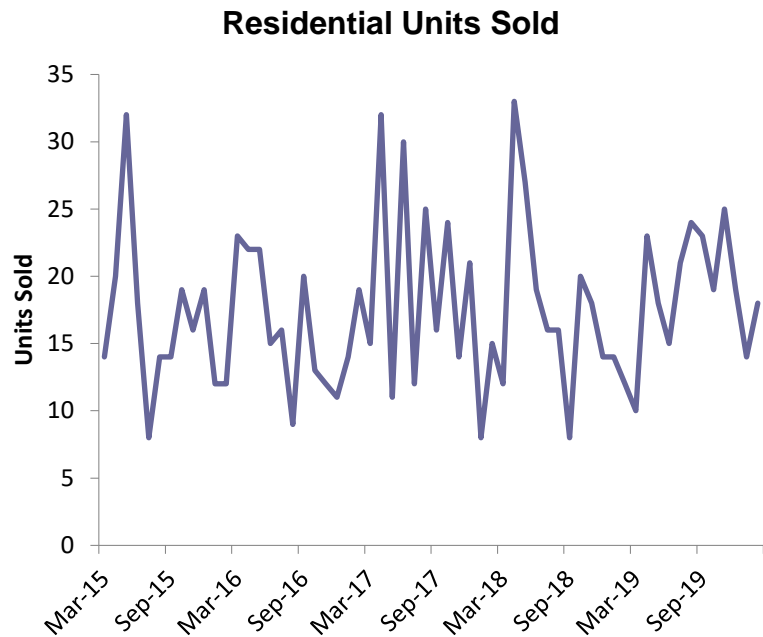
Residential Units Sold



Nags Head

Jan - Feb Sales		
Month / Year	Count	%Chg
2020	32	23%
2019	26	13%
2018	23	-30%

Median Sales Price		
Month / Year	MSP	%Chg
2020	\$384,950	-4%
2019	\$399,900	3%
2018	\$388,750	1%



All Hatteras

Jan - Feb Sales		
Month / Year	Count	%Chg
2020	36	-8%
2019	39	34%
2018	29	-9%

Median Sales Price		
Month / Year	MSP	%Chg
2020	\$350,500	3%
2019	\$340,000	11%
2018	\$305,000	0%



Roanoke Island

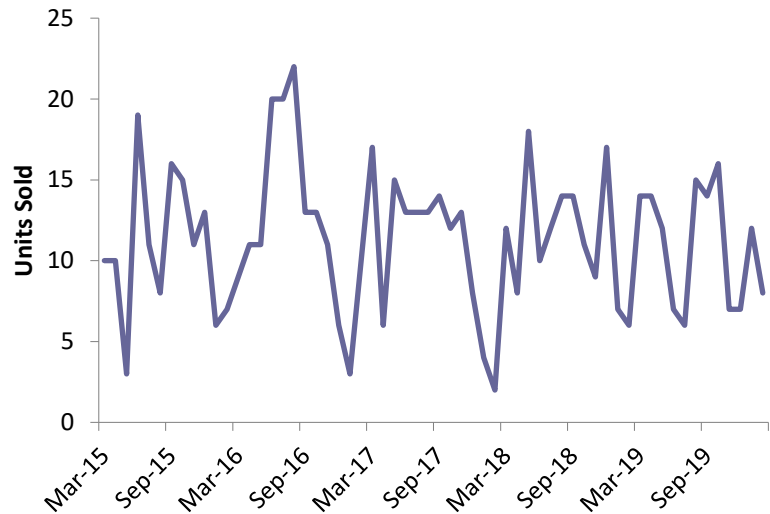
Jan - Feb Sales

Month / Year	Count	%Chg
2020	20	54%
2019	13	117%
2018	6	-54%

Median Sales Price

Month / Year	MSP	%Chg
2020	\$306,250	-3%
2018	\$315,619	13%
2018	\$279,000	-2%

Residential Units Sold



Currituck Mainland

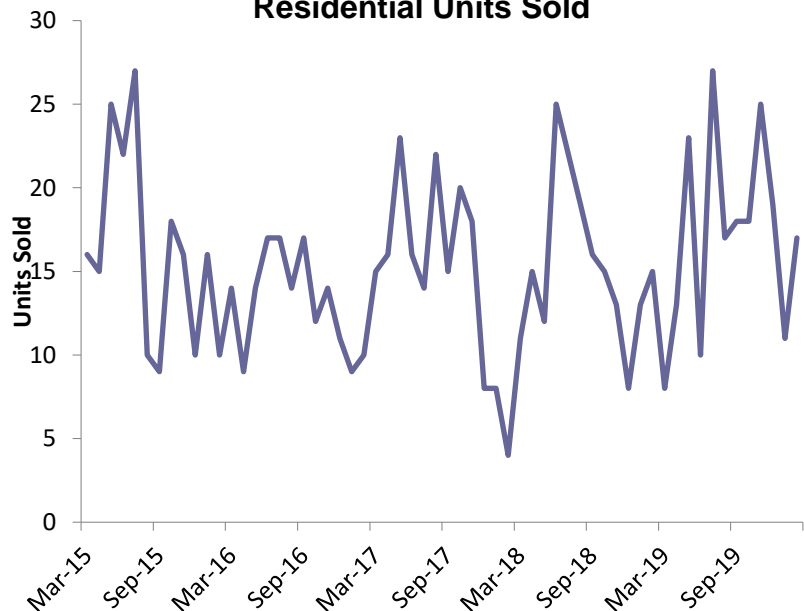
Jan - Feb Sales

Month / Year	Count	%Chg
2020	28	0%
2019	28	133%
2018	12	-37%

Median Sales Price

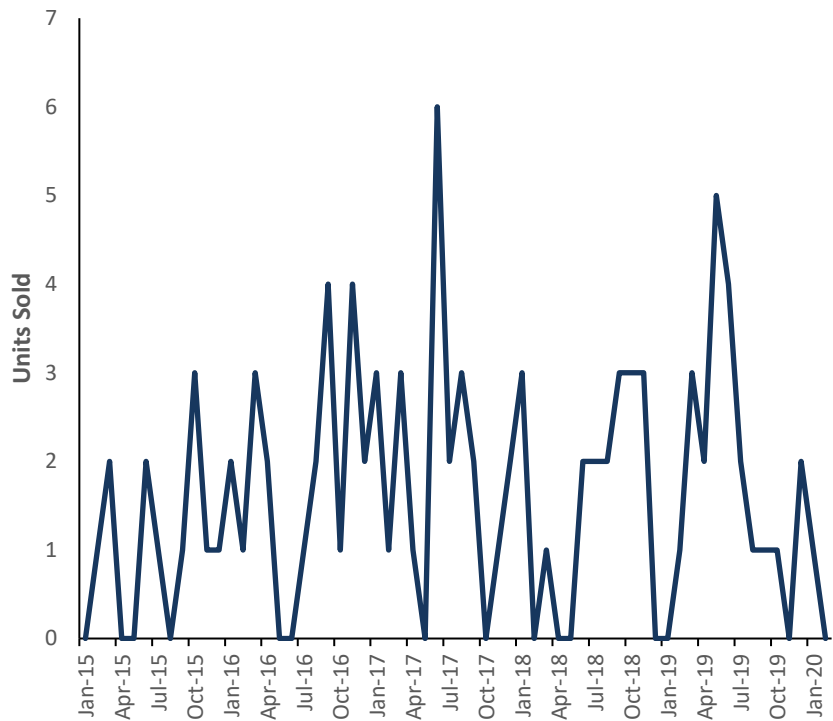
Month / Year	MSP	%Chg
2020	\$270,055	3%
2019	\$263,250	8%
2018	\$244,450	2%

Residential Units Sold



Ocracoke Island

Residential Units Sold



Jan - Feb Sales

Month / Year	Count	%Chg
2020	1	0%
2019	1	-67%
2018	3	-25%

Median Sales Price

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