



March 2020 MLS Statistical Report

- Sales - Surprisingly, monthly sales were up 7% in March and yearly sales were up 14% over 2019. The MLS projects that sales will be down in April due to COVID-19.

Lot / Land sales were up 11% when compared with 2019.

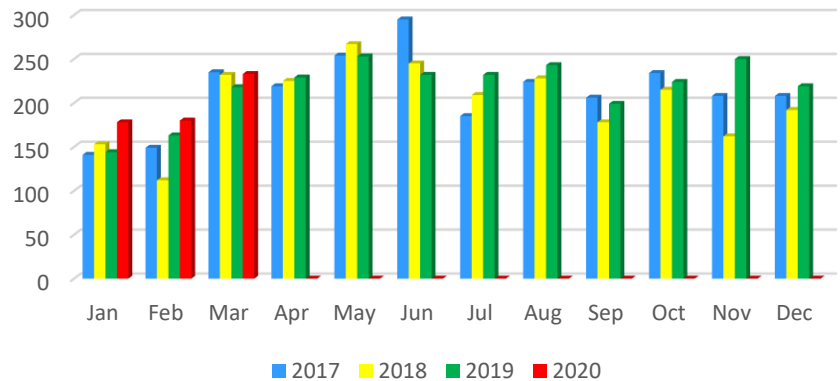
- Under Contract - The number of under contract listings are down 2% have started to fall - down 2% from 2019 and down 12% since last month.
- Inventory - Residential inventory is down from last year by 18% and total inventory is down by 13%

Sales Comparison

Monthly Sales

Month / Year	Count	%Chg
Mar'20	233	7%
Mar'19	218	-6%
Mar'18	232	-1%

Year to Year Sales

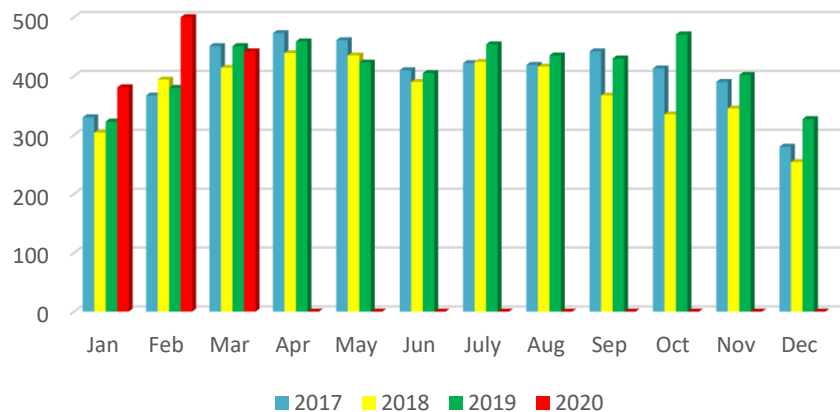


Under Contract - All Classes

All Classes

Month / Year	Count	%Chg
Mar'20	442	-2%
Mar'19	451	9%
Mar'18	414	-8%

Under Contract



Data Obtained: April 7, 2020

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

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Residential

Residential Sales

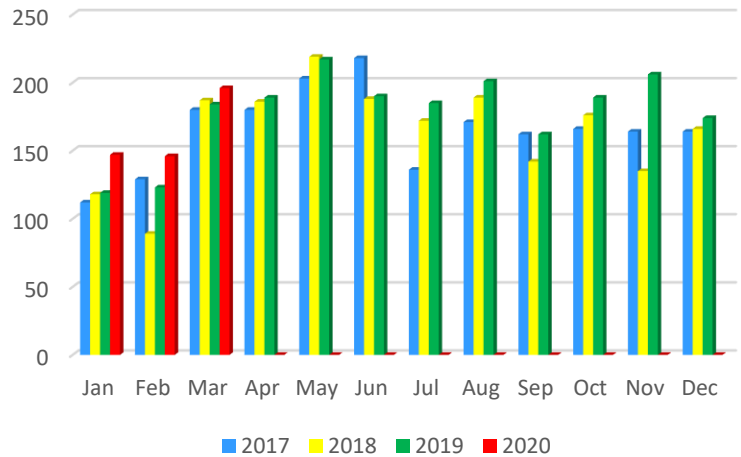
Residential		
Month / Year	Count	%Chg
Mar'20	196	7%
Mar'19	184	-2%
Mar'18	187	45%

Residential Median Sale Price		
Month / Year	Count	%Chg
Mar'20	\$348,950	5%
Mar'19	\$332,500	2%
Mar'18	\$325,000	4%

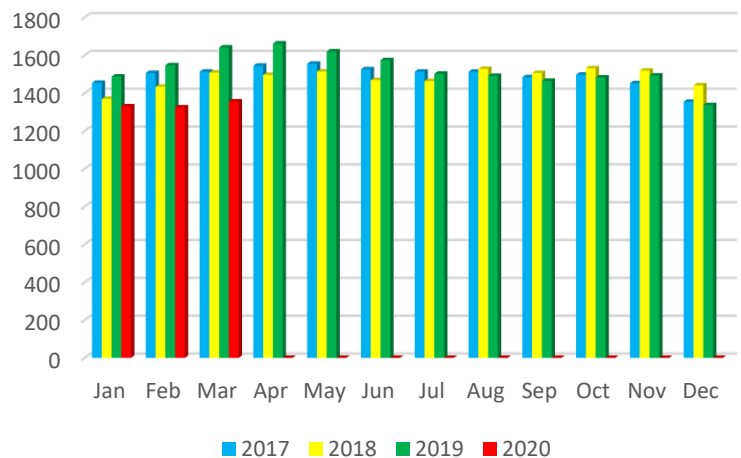
Residential Inventory

Active Residential Inventory		
Month / Year	Count	%Chg
Mar'20	1356	-17%
Mar'19	1641	9%
Mar'18	1508	0%

Residential Unit Sales



Active Residential Inventory



Lots / Land

Lots / Land Sales

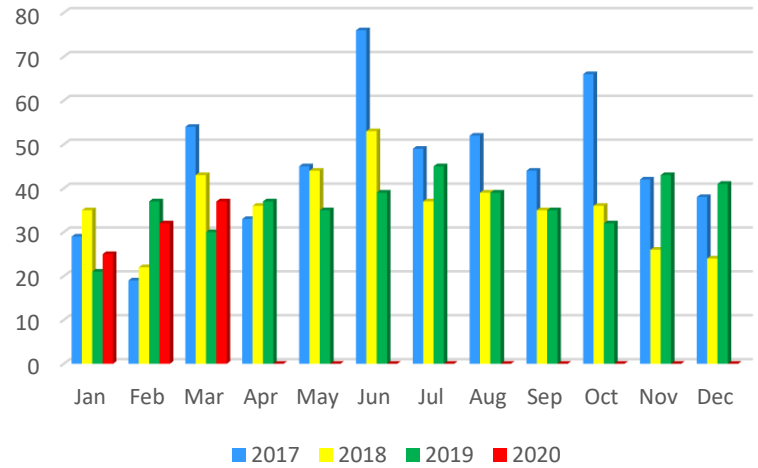
Lots / Land Sales		
Month / Year	Count	%Chg
Mar'20	37	23%
Mar'19	30	-30%
Mar'18	43	-20%

Lots / Land Median Sale Price		
Month / Year	Count	%Chg
Mar'20	\$78,000	56%
Mar'19	\$50,000	-50%
Mar'18	\$100,000	40%

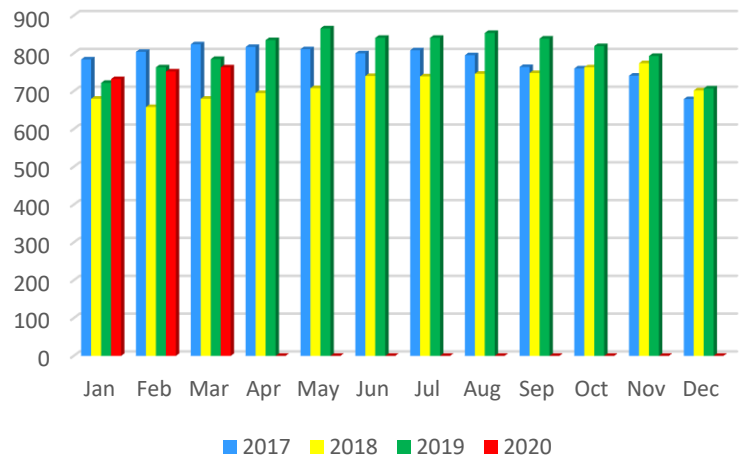
Lots Land Inventory

Lots / Land Inventory		
Month / Year	Count	%Chg
Mar'20	763	-3%
Mar'19	785	15%
Mar'18	680	-15%

Lots / Land Sales



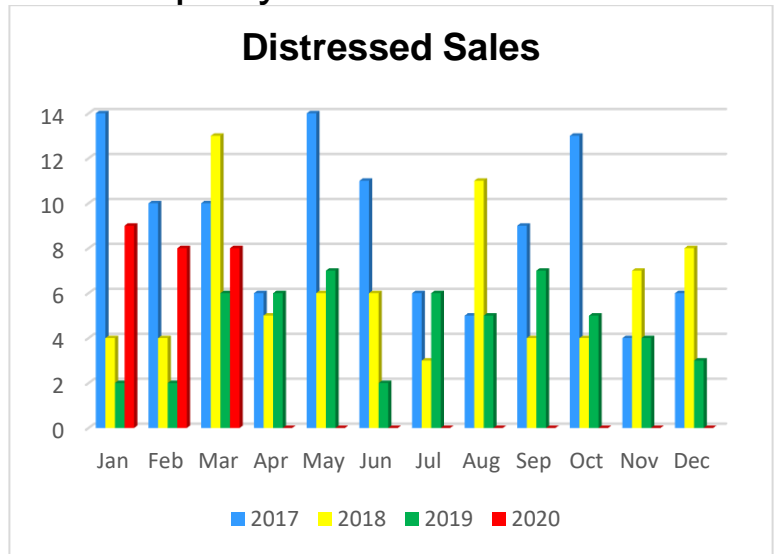
Land Inventory



Distressed Property

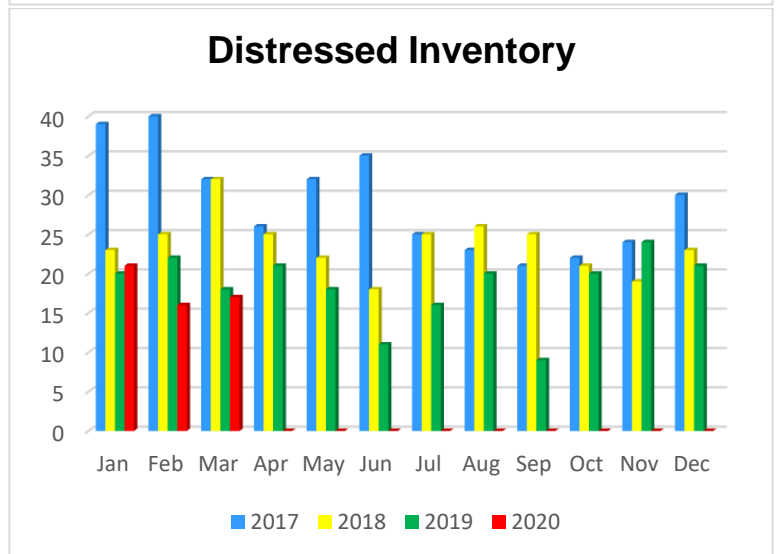
Distressed Sales

Distressed Sales		
Month / Year	Count	%Chg
Mar'20	8	33%
Mar'19	6	-54%
Mar'18	13	30%

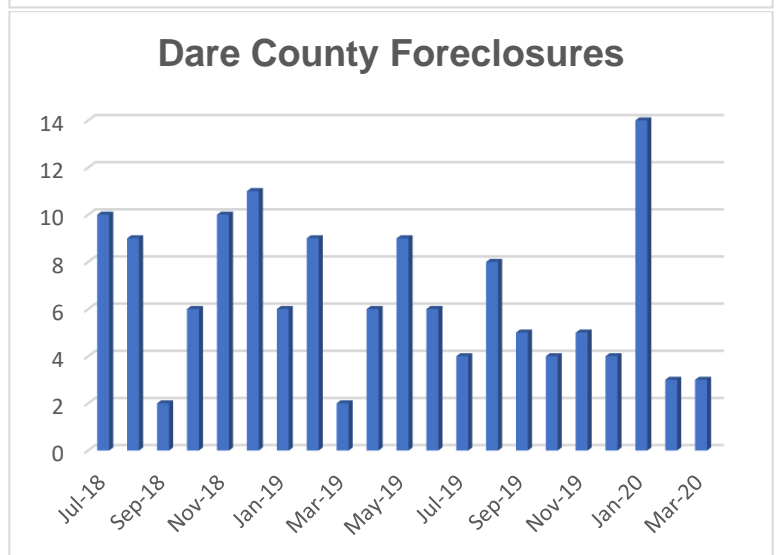


Distressed Inventory

Distressed Inventory		
Month / Year	Count	%Chg
Mar'20	17	-6%
Mar'19	18	-44%
Mar'18	32	0%

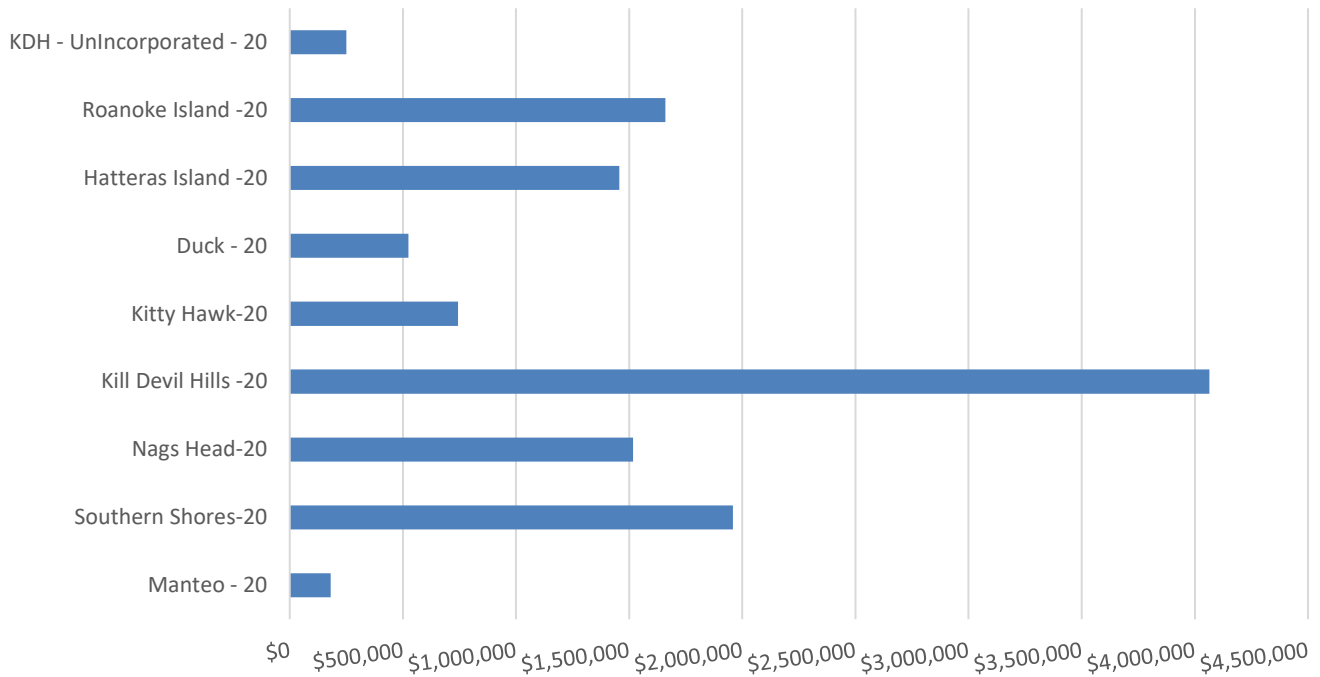


Dare County Foreclosures

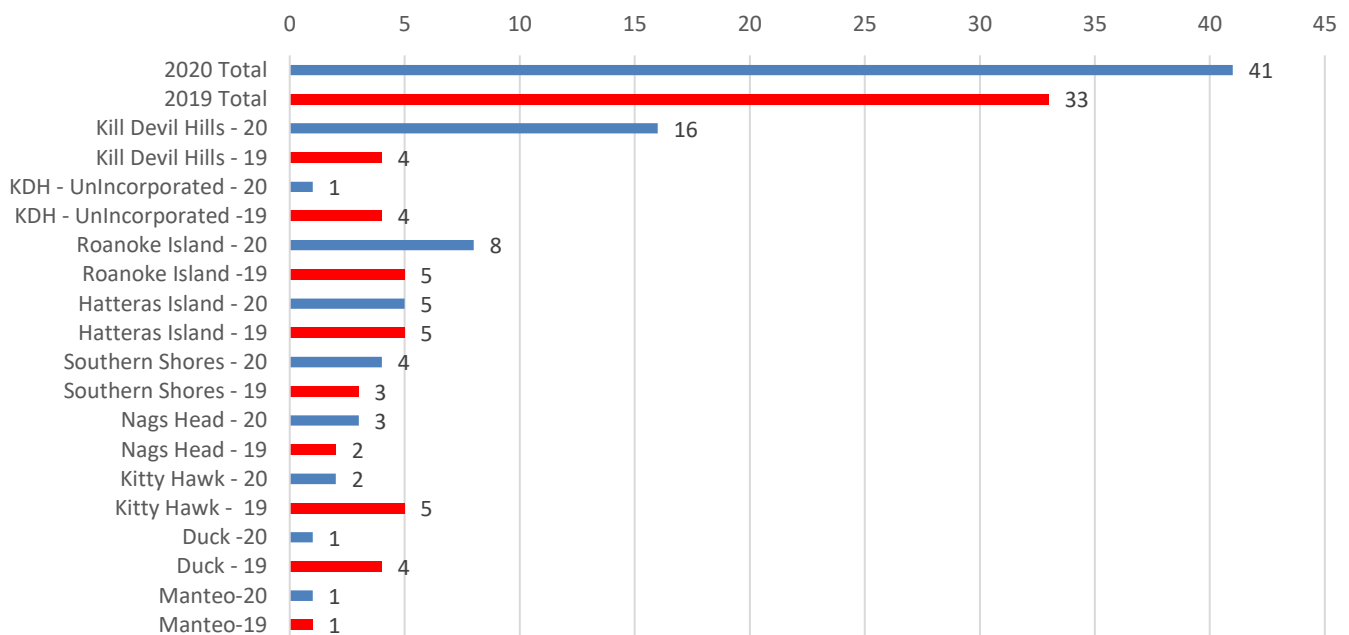


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2020 Building Permit Value



Year To Date 2020 Number of Building Permits



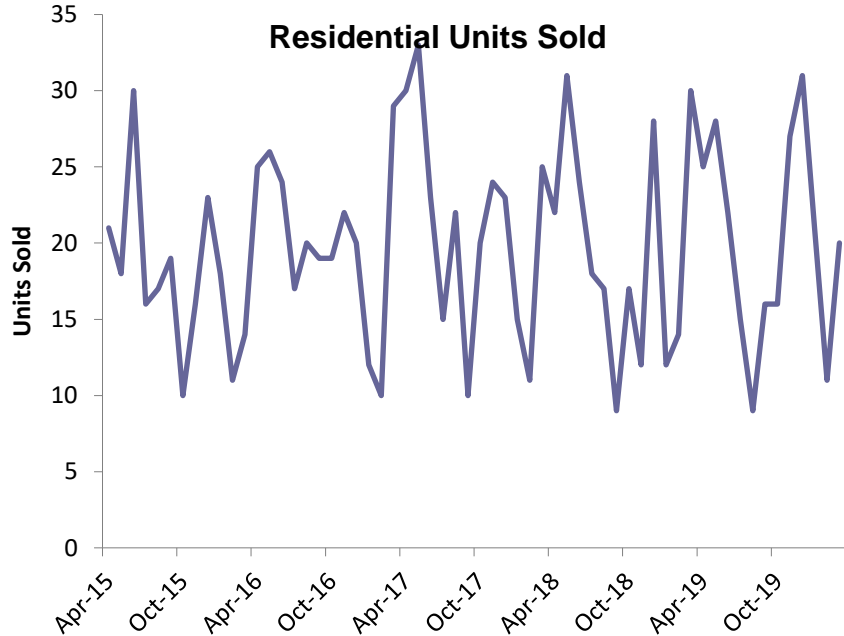
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Outer Banks Towns / Areas

Corolla

Jan - Mar Sales		
Month / Year	Count	%Chg
2020	52	-7%
2019	56	10%
2018	51	0%

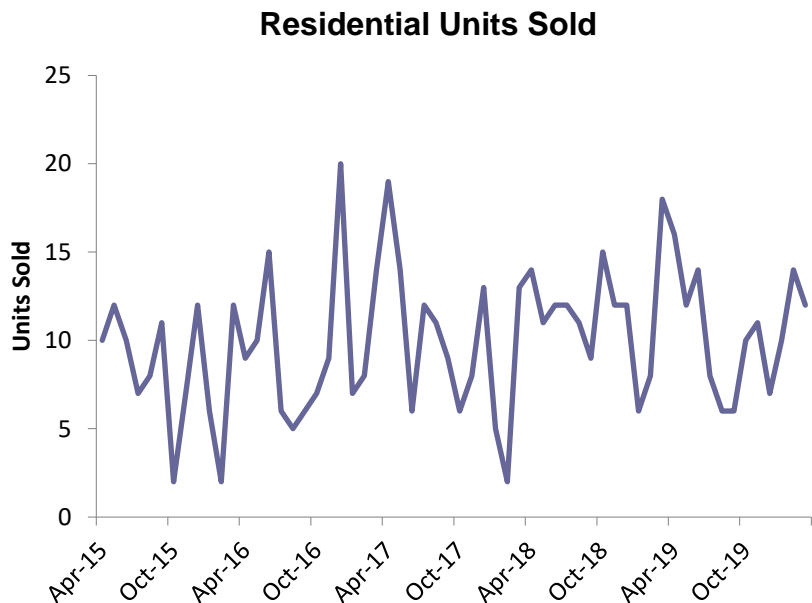
Median Sales Price		
Month / Year	MSP	%Chg
2020	\$482,875	-1%
2019	\$490,000	-1%
2018	\$495,500	4%



Duck

Jan - Mar Sales		
Month / Year	Count	%Chg
2020	36	13%
2019	32	60%
2018	20	-31%

Median Sales Price		
Month / Year	MSP	%Chg
2020	\$507,500	2%
2019	\$497,500	16%
2018	\$430,500	-8%



Southern Shores

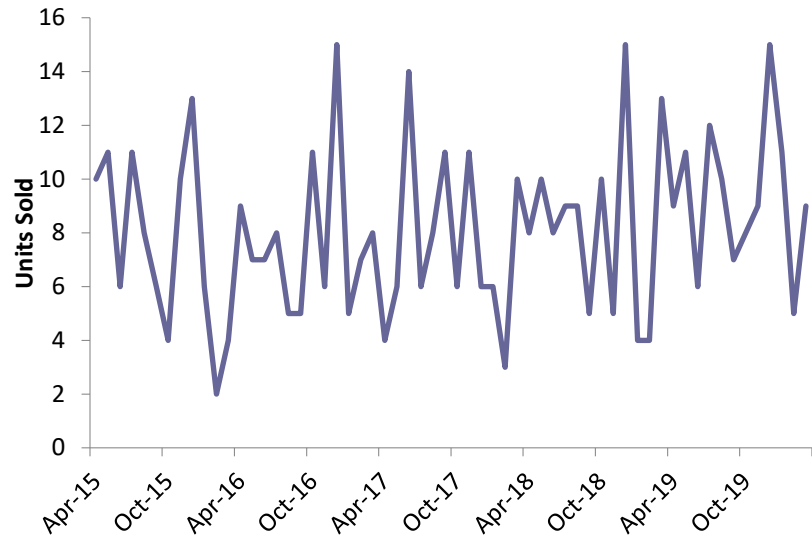
Jan - Mar Sales

Month / Year	Count	%Chg
2020	25	19%
2019	21	11%
2018	19	-5%

Median Sales Price

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

Residential Units Sold



Kitty Hawk

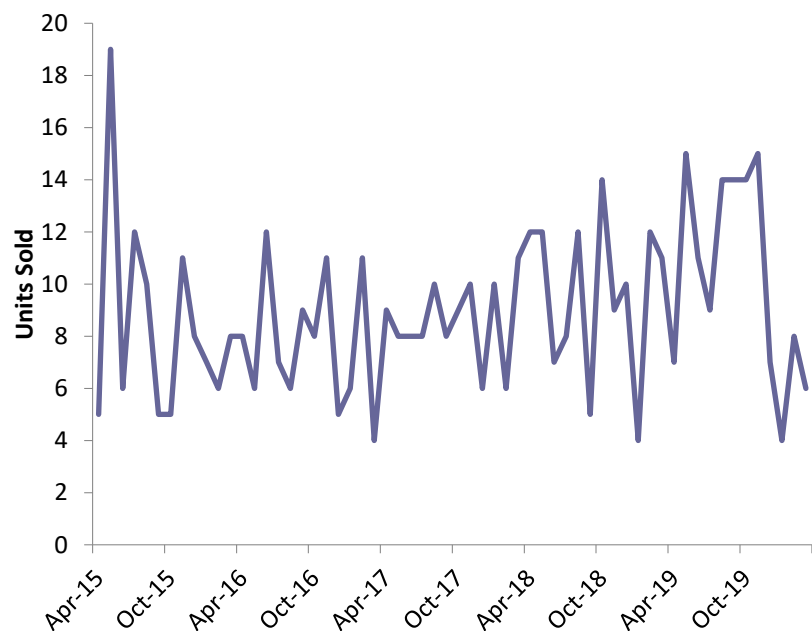
Jan - Mar Sales

Month / Year	Count	%Chg
2020	18	-33%
2019	27	0%
2018	27	29%

Median Sales Price

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

Residential Units Sold

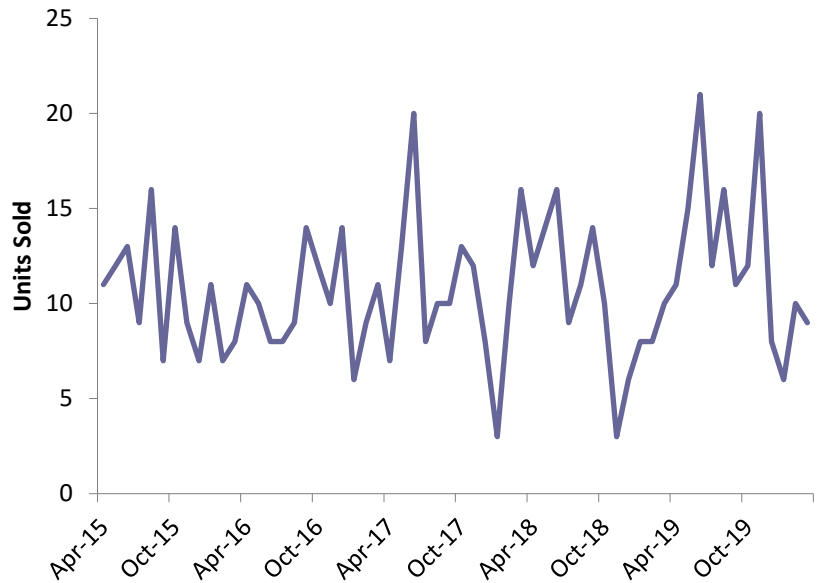


Colington

Jan - Mar Sales		
Month / Year	Count	%Chg
2020	25	-4%
2019	26	-10%
2018	29	12%

Median Sales Price		
Month / Year	MSP	%Chg
2020	\$293,500	8%
2019	\$271,375	-1%
2018	\$275,000	8%

Residential Units Sold

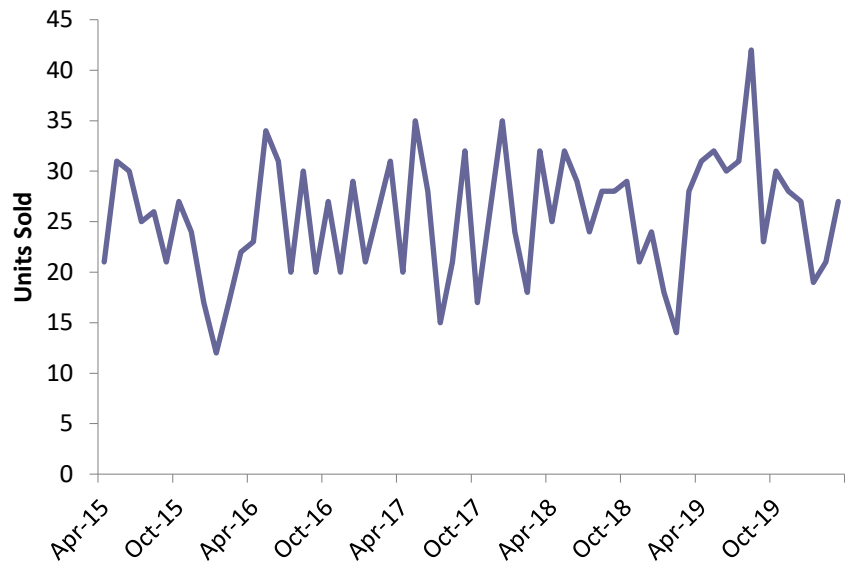


Kill Devil Hills

Jan - Mar Sales		
Month / Year	Count	%Chg
2020	67	109%
2019	32	-24%
2018	42	-11%

Median Sales Price		
Month / Year	MSP	%Chg
2020	\$340,000	19%
2019	\$285,000	4%
2018	\$275,250	0%

Residential Units Sold

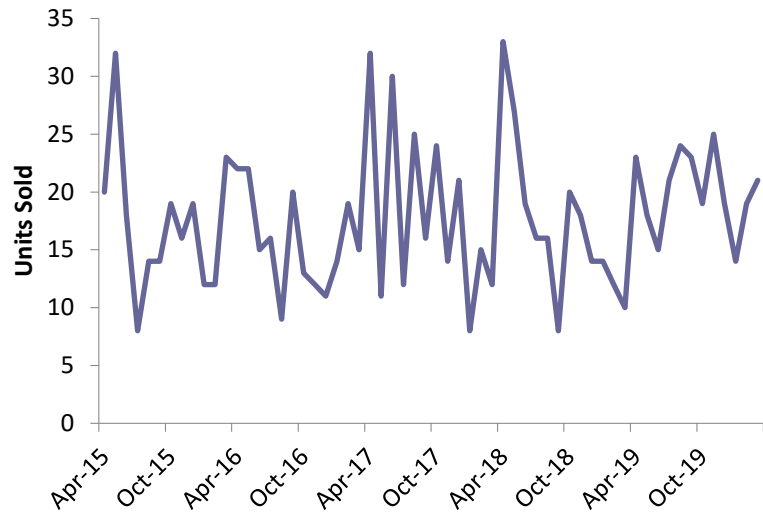


Nags Head

Jan - Mar Sales		
Month / Year	Count	%Chg
2020	54	50%
2019	36	3%
2018	35	-27%

Median Sales Price		
Month / Year	MSP	%Chg
2020	\$411,000	3%
2019	\$399,900	3%
2018	\$388,750	1%

Residential Units Sold



All Hatteras

Jan - Mar Sales		
Month / Year	Count	%Chg
2020	67	10%
2019	61	13%
2018	54	6%

Median Sales Price		
Month / Year	MSP	%Chg
2020	\$359,000	6%
2019	\$340,000	11%
2018	\$305,000	0%

Residential Units Sold



Roanoke Island

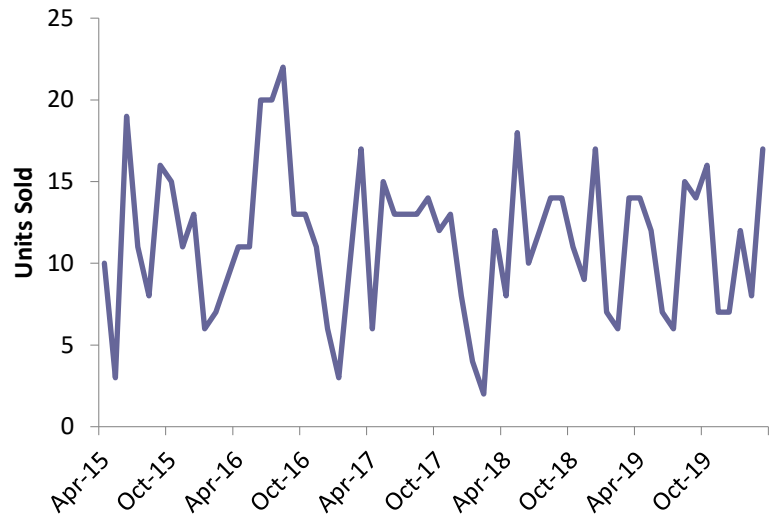
Jan - Mar Sales

Month / Year	Count	%Chg
2020	37	37%
2019	27	50%
2018	18	-40%

Median Sales Price

Month / Year	MSP	%Chg
2020	\$307,000	-3%
2018	\$315,619	13%
2018	\$279,000	-2%

Residential Units Sold



Currutuck Mainland

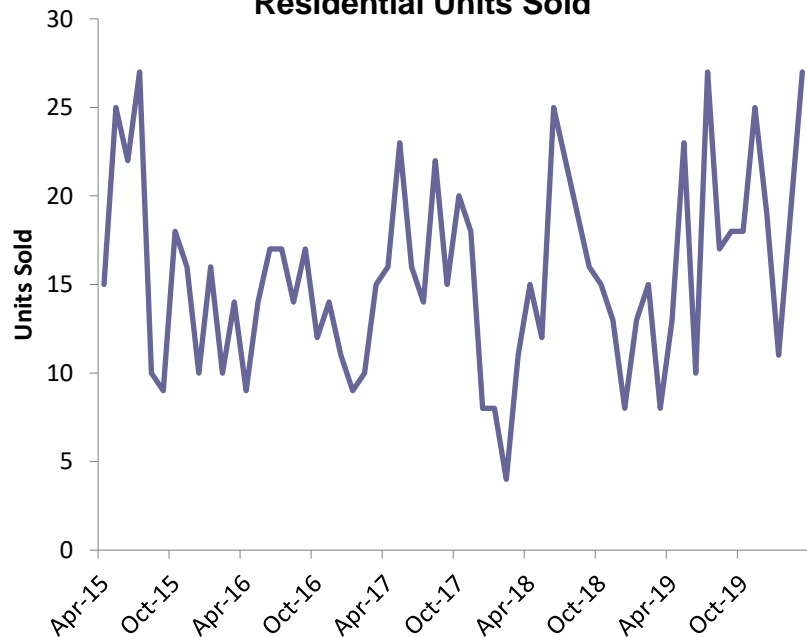
Jan - Mar Sales

Month / Year	Count	%Chg
2020	57	58%
2019	36	57%
2018	23	-32%

Median Sales Price

Month / Year	MSP	%Chg
2020	\$268,000	2%
2019	\$263,250	8%
2018	\$244,450	2%

Residential Units Sold



Ocracoke Island

Residential Units Sold

Jan - Mar Sales		
Month / Year	Count	%Chg
2020	2	-50%
2019	4	0%
2018	4	-43%

Median Sales Price		
Month / Year	MSP	%Chg
2020	\$342,250	-3%
2019	\$352,500	10%
2018	\$320,000	3%

