

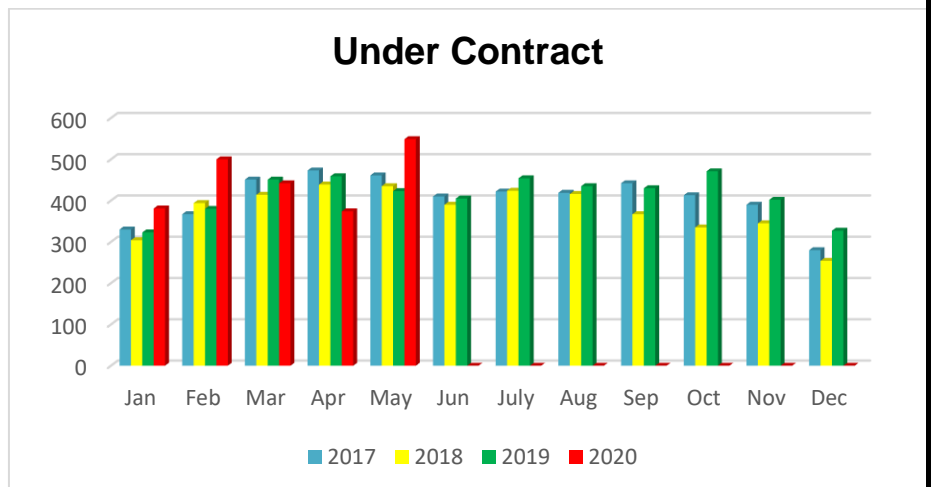


May 2020 MLS Statistical Report

- Under Contract - Under Contracts are through the roof. With 549 listings under contract this is the highest number since the MLS started tracking this data. (As of June 8th the number of under contracts stands at 621; however, this number is not reflected in this report)
- Although we are experiencing a record number of under contracts, getting these listing to closing has been hampered by the pandemic and the slowdown of real estate services - such as home inspectors, appraisers and attorneys. Appraisers have reported that they are so overwhelmed that they are running up to 4 weeks behind.

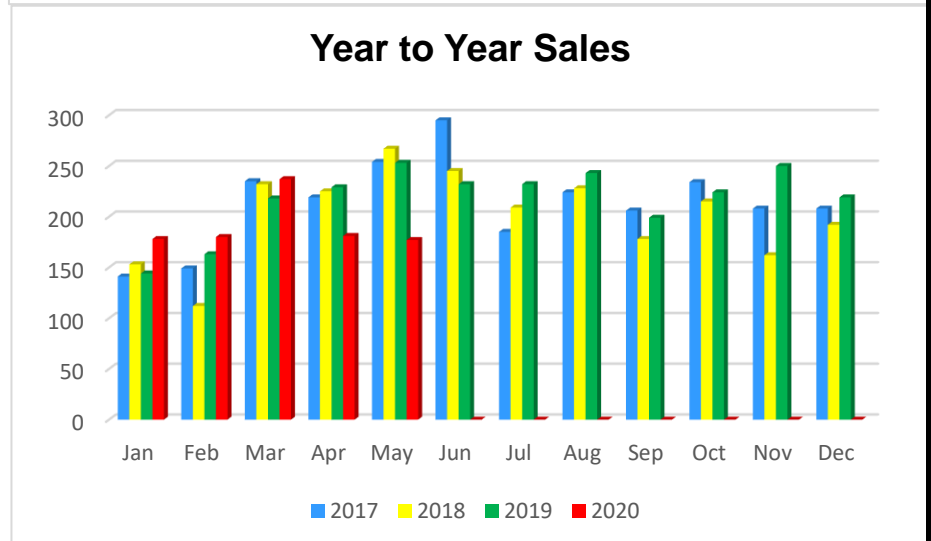
Under Contract - All Classes

Under Contract		
Month / Year	Count	%Chg
May'20	549	30%
May'19	423	-3%
May'18	435	-6%



Sales - All Classes

Monthly Sales		
Month / Year	Count	%Chg
May'20	177	-30%
May'19	253	-5%
May'18	267	5%



Yearly Sales		
Month / Year	Count	%Chg
May'20	953	-5%
May'19	1007	2%
May'18	989	-1%

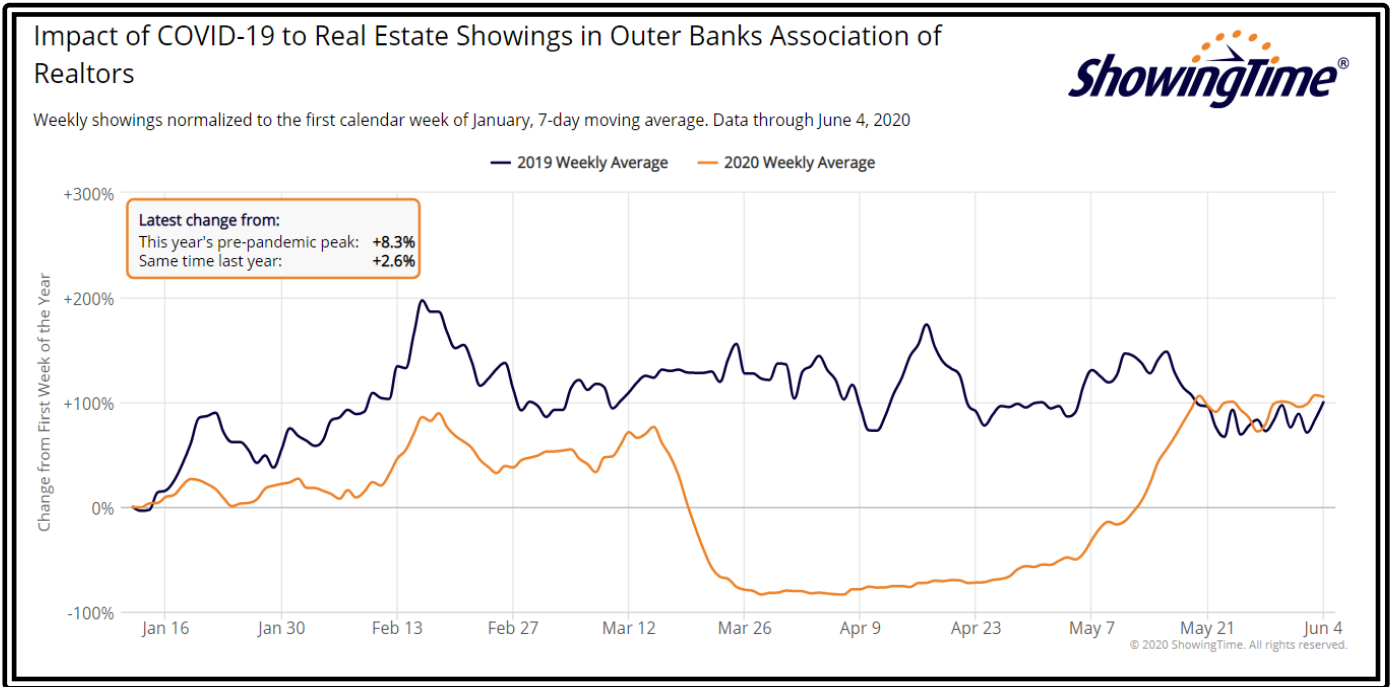
Data Obtained: June 5, 2020

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

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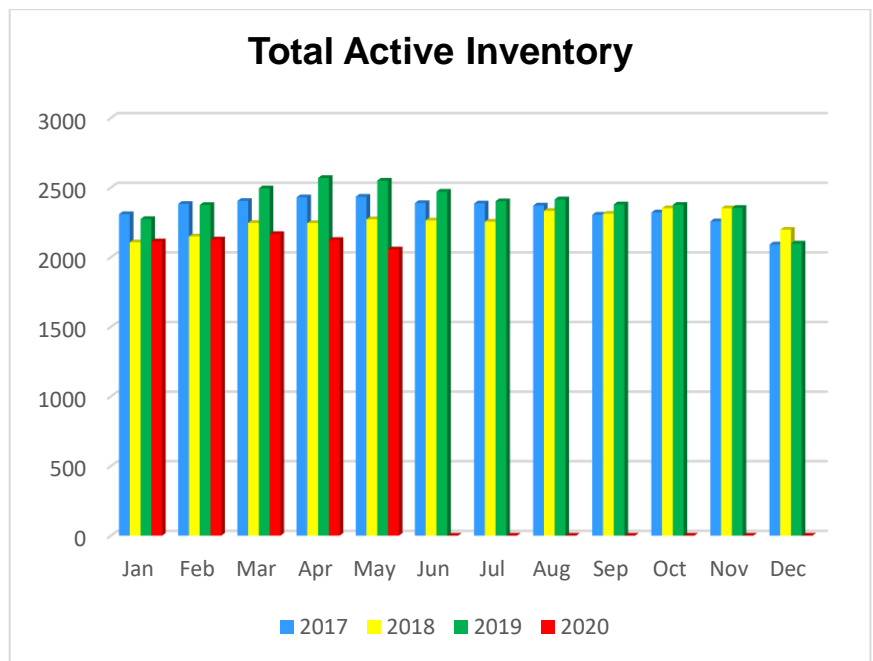
Showings

As of June 5 2020



Inventory has declined sharply in the past year - with residential inventory down 23% and land inventory down 12%.

Total Inventory		
Month / Year	Count	%Chg
May'20	2056	-19%
May'19	2550	12%
May'18	2272	-7%



Residential

Residential Sales

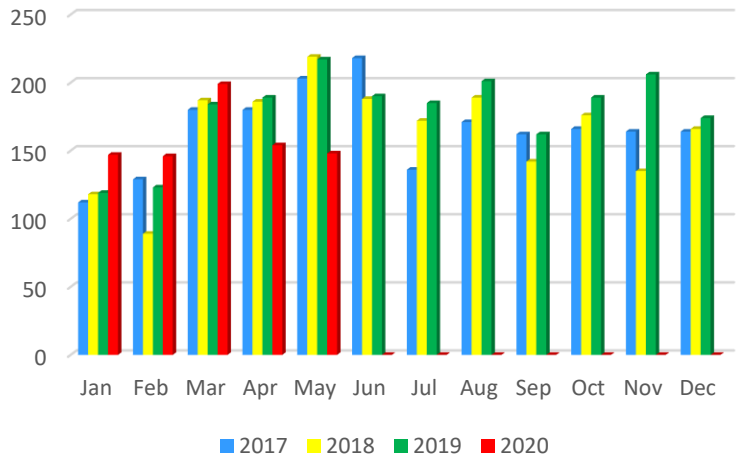
Residential		
Month / Year	Count	%Chg
May'20	148	-32%
May'19	217	-1%
May'18	219	8%

Residential Median Sale Price		
Month / Year	Count	%Chg
May'20	\$350,500	-12%
May'19	\$399,100	17%
May'18	\$342,000	19%

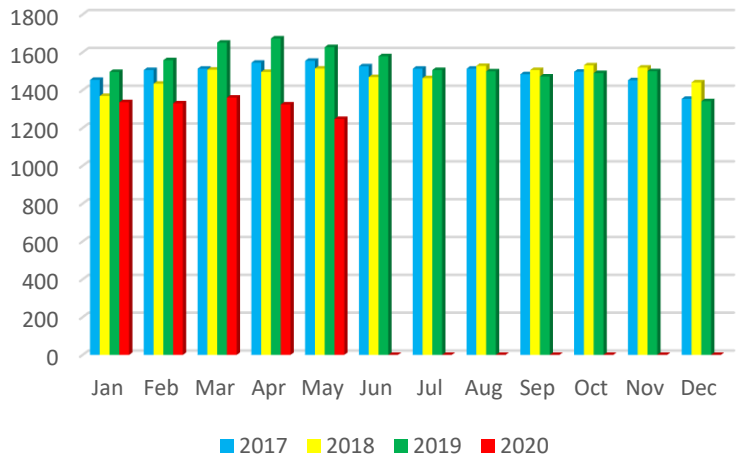
Residential Inventory

Active Residential Inventory		
Month / Year	Count	%Chg
May'20	1247	-23%
May'19	1627	7%
May'18	1514	-3%

Residential Unit Sales



Residential Inventory



Lots / Land

Lots / Land Sales

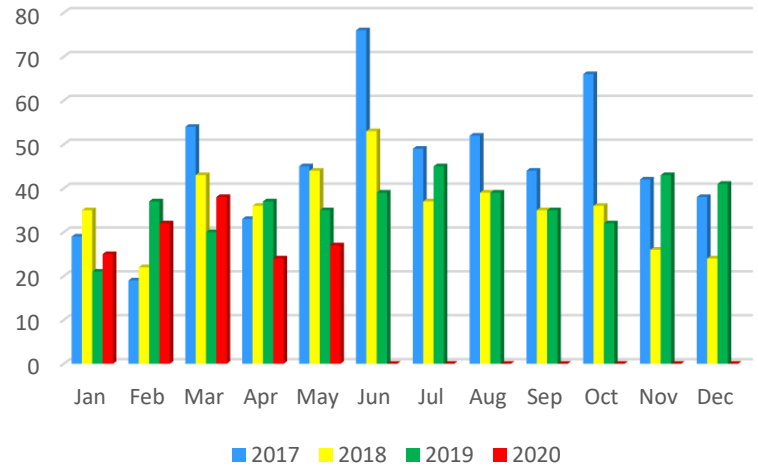
Lots / Land Sales		
Month / Year	Count	%Chg
May'20	27	-23%
May'19	35	-20%
May'18	44	-2%

Lots / Land Median Sale Price		
Month / Year	Count	%Chg
May'20	\$95,000	38%
May'19	\$68,750	0%
May'18	\$69,000	-27%

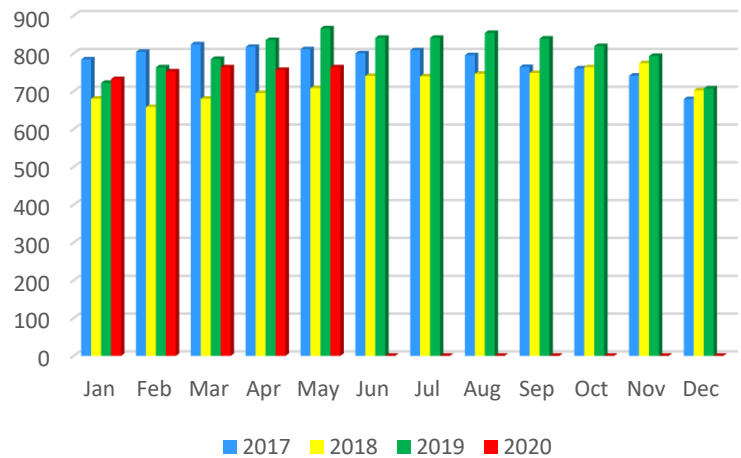
Lots Land Inventory

Lots / Land Inventory		
Month / Year	Count	%Chg
May'20	763	-12%
May'19	866	25%
May'18	695	-14%

Lots / Land Sales



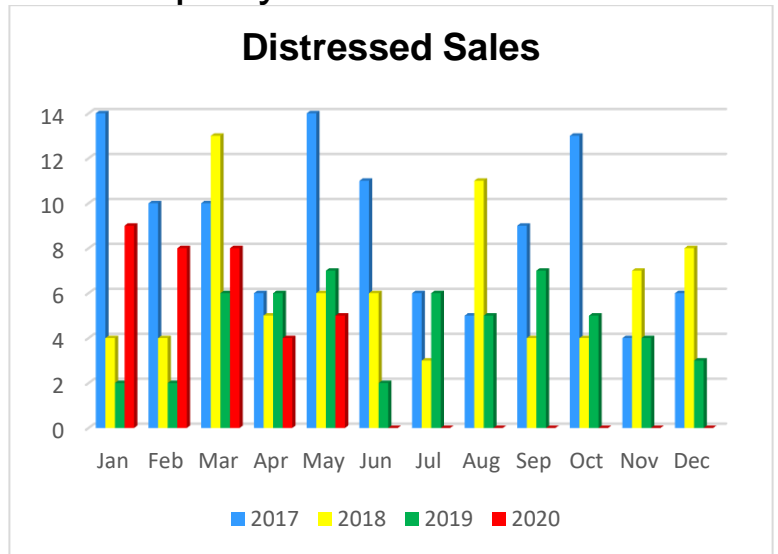
Land Inventory



Distressed Property

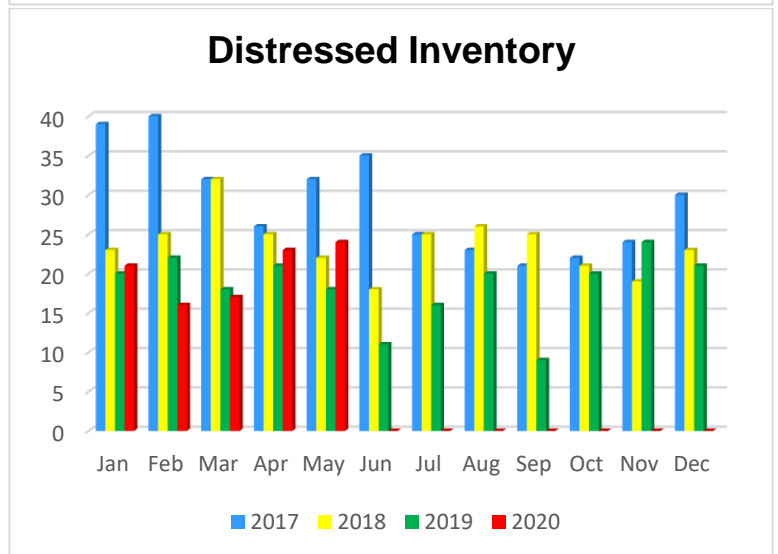
Distressed Sales

Distressed Sales		
Month / Year	Count	%Chg
May'20	5	-29%
May'19	7	17%
May'18	6	-57%

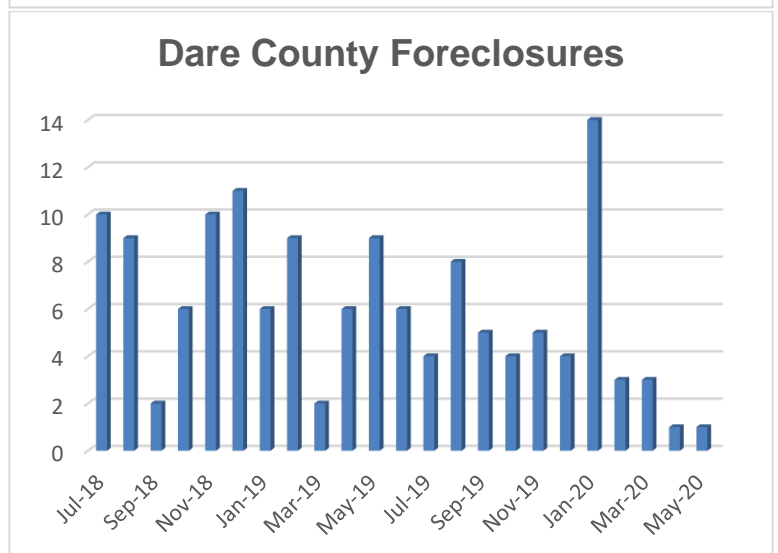


Distressed Inventory

Distressed Inventory		
Month / Year	Count	%Chg
May'20	24	33%
May'19	18	-18%
May'18	22	-31%

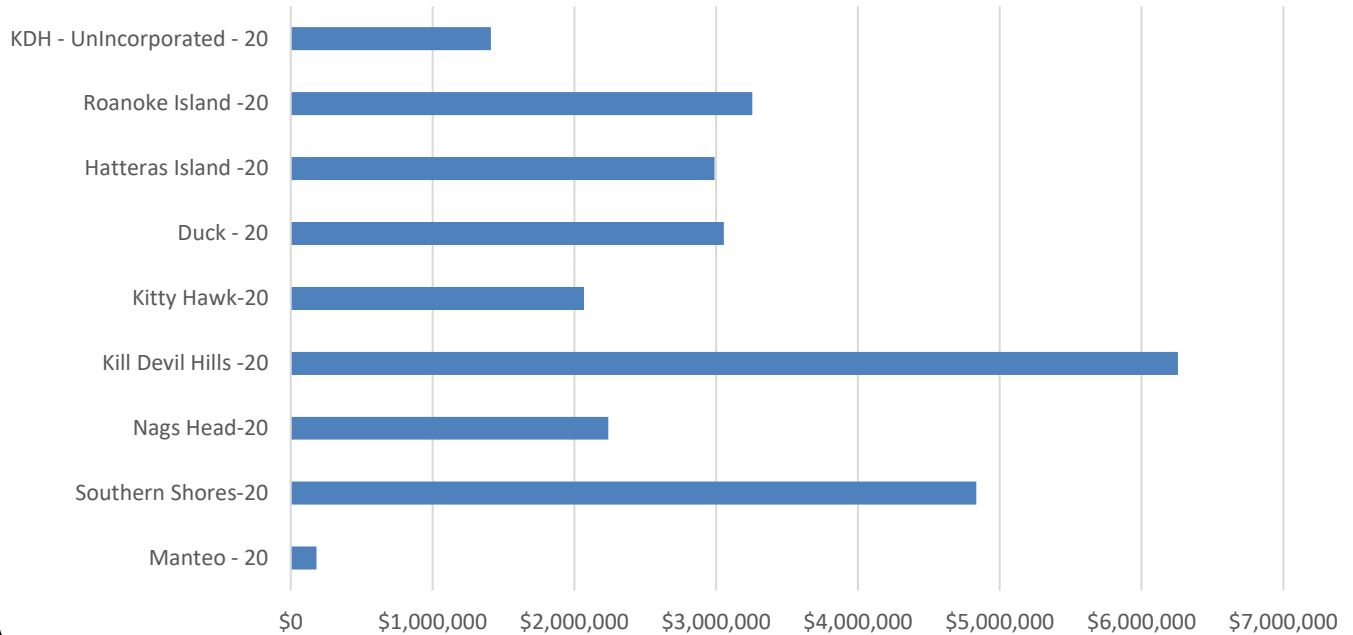


Dare County Foreclosures

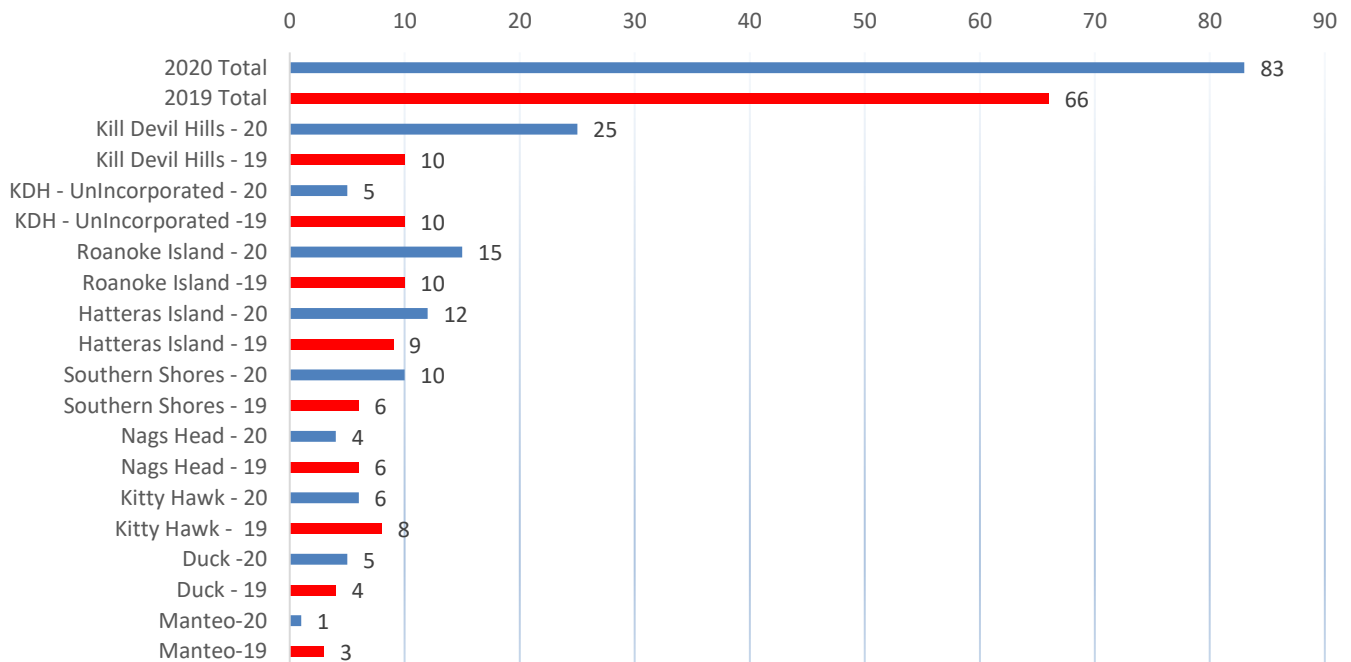


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2020 Building Permit Value



Year To Date April 2020 Number of Building Permits



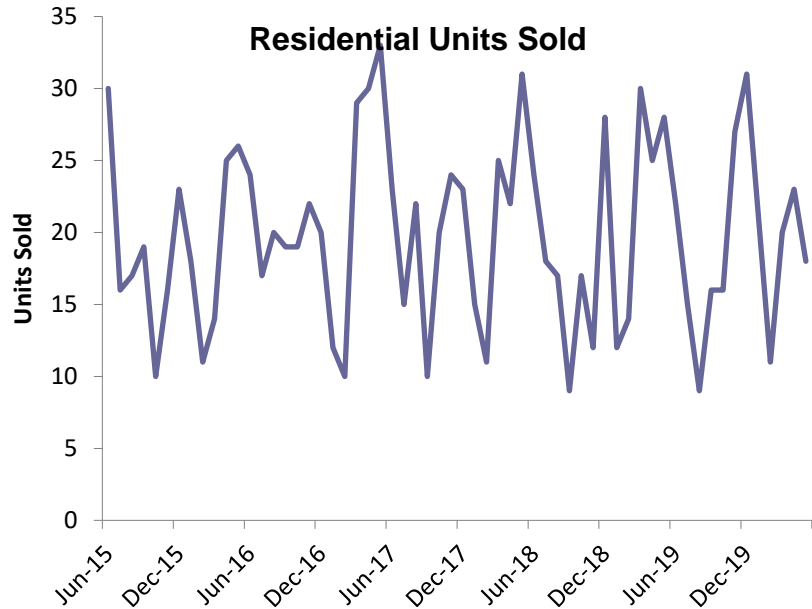
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Outer Banks Towns / Areas

Corolla

Jan - May Sales		
Month / Year	Count	%Chg
2020	93	-15%
2019	109	5%
2018	104	-9%

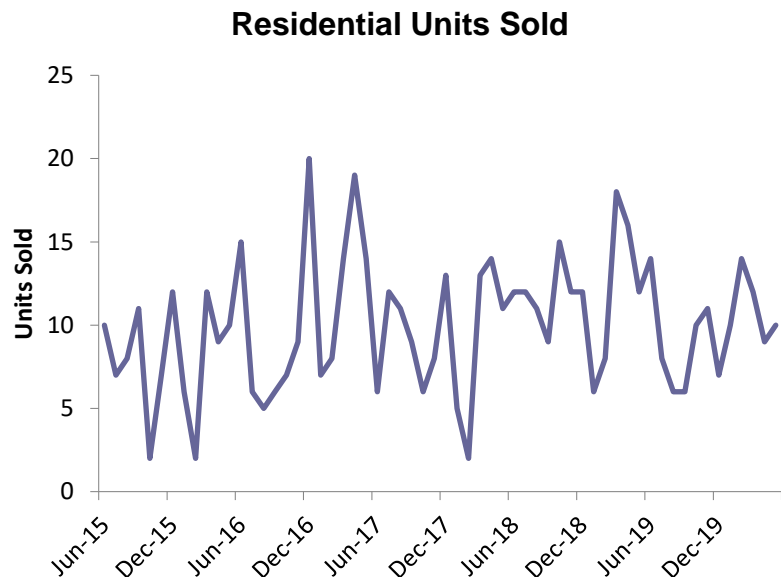
Median Sales Price		
Month / Year	MSP	%Chg
2020	\$506,000	3%
2019	\$490,000	-1%
2018	\$495,500	4%



Duck

Jan - May Sales		
Month / Year	Count	%Chg
2020	55	-8%
2019	60	33%
2018	45	-27%

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



Southern Shores

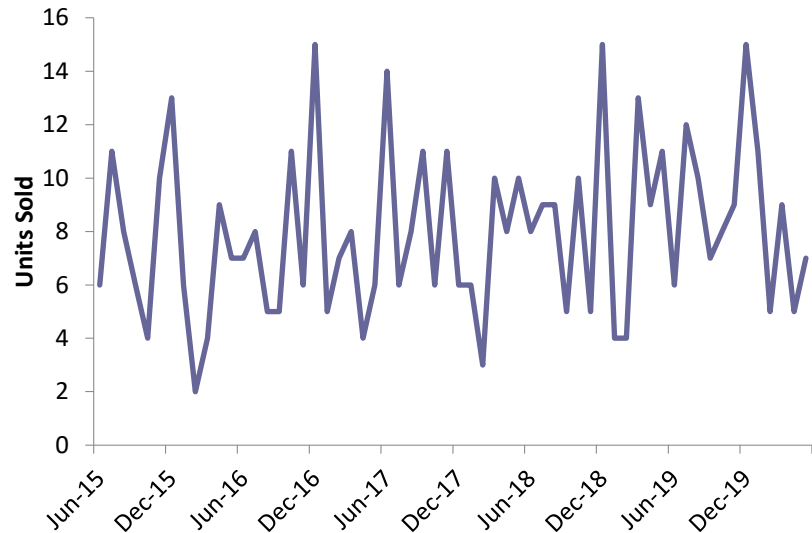
Jan - May Sales

Month / Year	Count	%Chg
2020	37	-10%
2019	41	11%
2018	37	23%

Median Sales Price

Month / Year	MSP	%Chg
2020	\$450,000	-5%
2019	\$472,000	10%
2018	\$430,500	3%

Residential Units Sold



Kitty Hawk

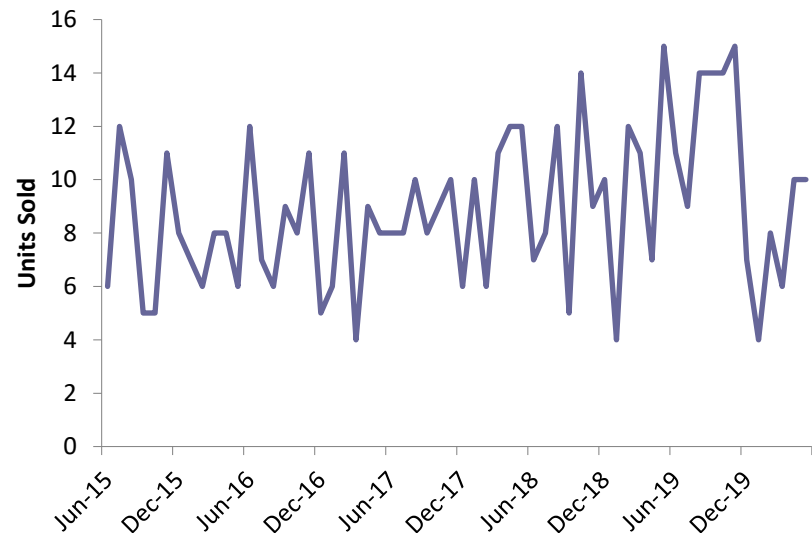
Jan - May Sales

Month / Year	Count	%Chg
2020	38	-22%
2019	49	-4%
2018	51	34%

Median Sales Price

Month / Year	MSP	%Chg
2020	\$357,950	-5%
2019	\$375,000	7%
2018	\$352,000	14%

Residential Units Sold



Colington

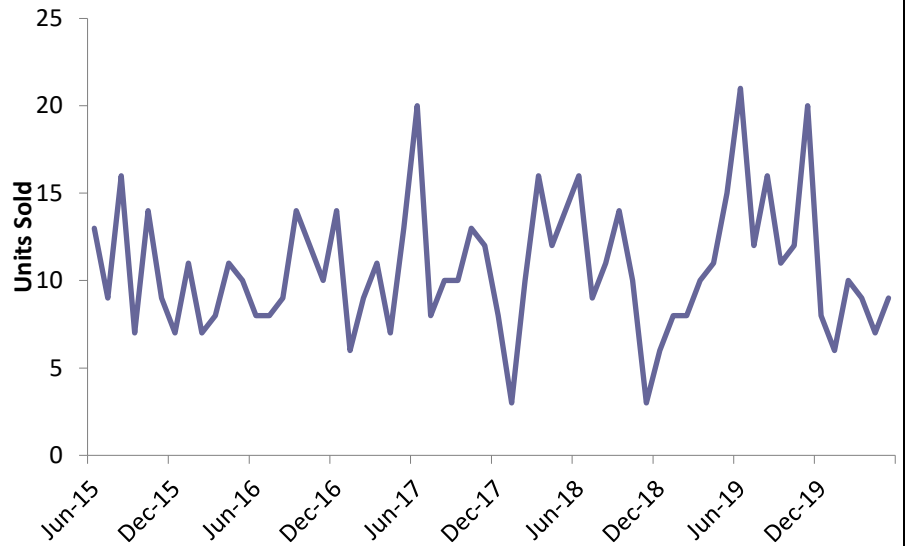
Jan - May Sales

Month / Year	Count	%Chg
2020	41	-21%
2019	52	-5%
2018	55	20%

Median Sales Price

Month / Year	MSP	%Chg
2020	\$270,000	-1%
2019	\$271,375	-1%
2018	\$275,000	8%

Residential Units Sold



Kill Devil Hills

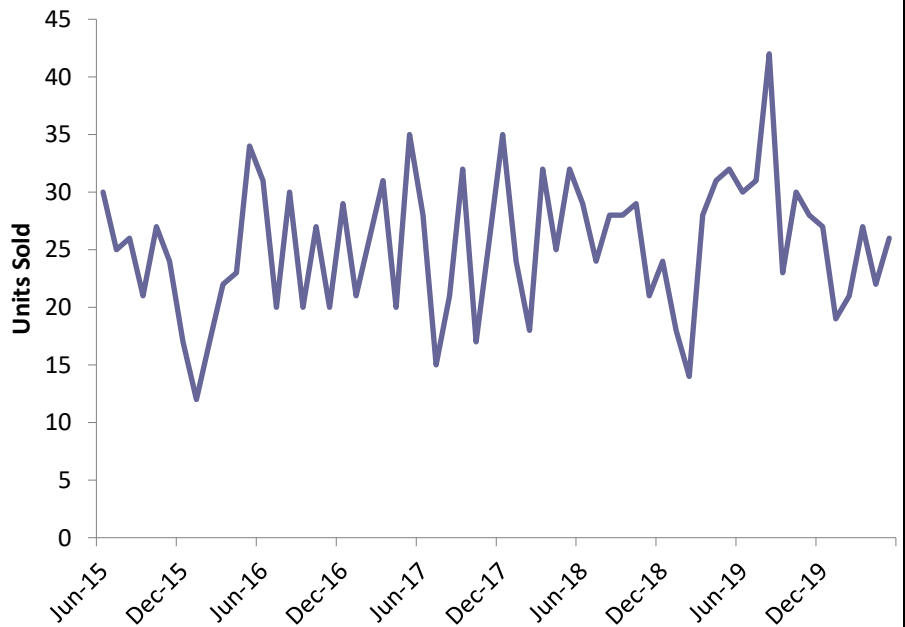
Jan - May Sales

Month / Year	Count	%Chg
2020	115	-7%
2019	123	-6%
2018	131	-2%

Median Sales Price

Month / Year	MSP	%Chg
2020	\$315,000	11%
2019	\$285,000	4%
2018	\$275,250	0%

Residential Units Sold



Nags Head

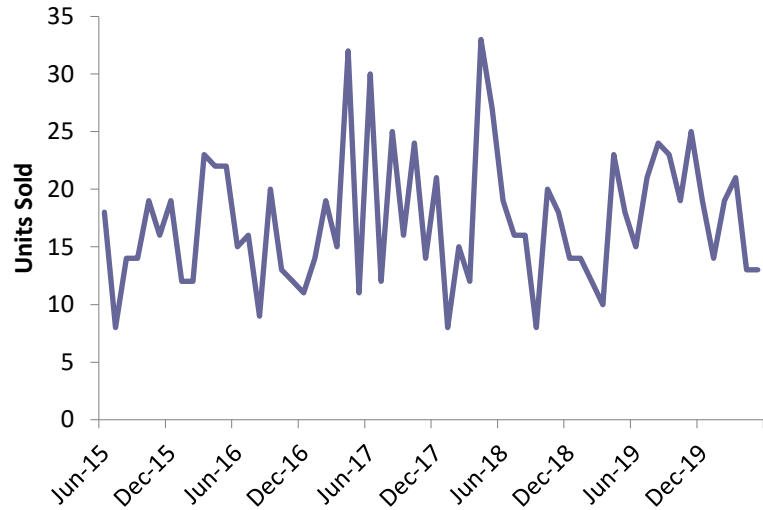
Jan - May Sales

Month / Year	Count	%Chg
2020	80	4%
2019	77	-19%
2018	95	4%

Median Sales Price

Month / Year	MSP	%Chg
2020	\$417,500	4%
2019	\$399,900	3%
2018	\$388,750	1%

Residential Units Sold



All Hatteras

Jan - May Sales

Month / Year	Count	%Chg
2020	93	15%
2019	81	11%
2018	73	-6%

Median Sales Price

Month / Year	MSP	%Chg
2020	\$342,500	1%
2019	\$340,000	11%
2018	\$305,000	0%

Residential Units Sold



Roanoke Island

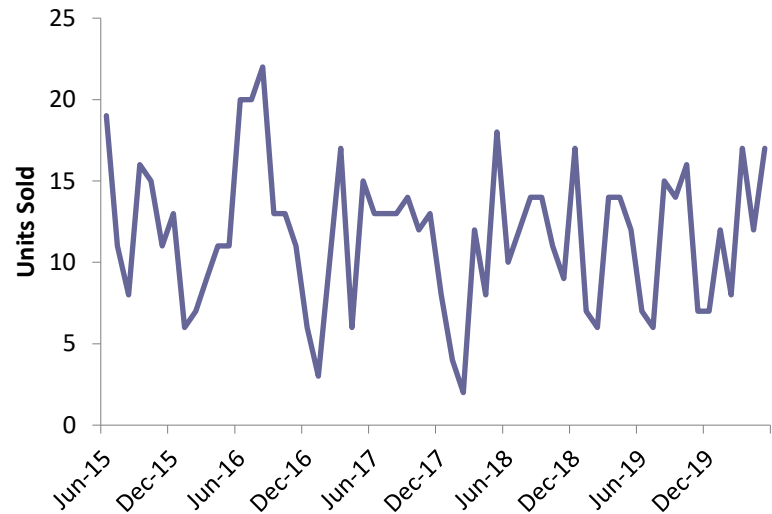
Jan - May Sales

Month / Year	Count	%Chg
2020	66	25%
2019	53	20%
2018	44	-14%

Median Sales Price

Month / Year	MSP	%Chg
2020	\$309,000	-2%
2018	\$315,619	13%
2018	\$279,000	-2%

Residential Units Sold



Currituck Mainland

Jan - May Sales

Month / Year	Count	%Chg
2020	81	13%
2019	72	44%
2018	50	-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 - May Sales		
Month / Year	Count	%Chg
2020	5	-55%
2019	11	175%
2018	4	-50%

Median Sales Price		
Month / Year	MSP	%Chg
2020	\$321,900	-9%
2019	\$352,500	10%
2018	\$320,000	3%

