

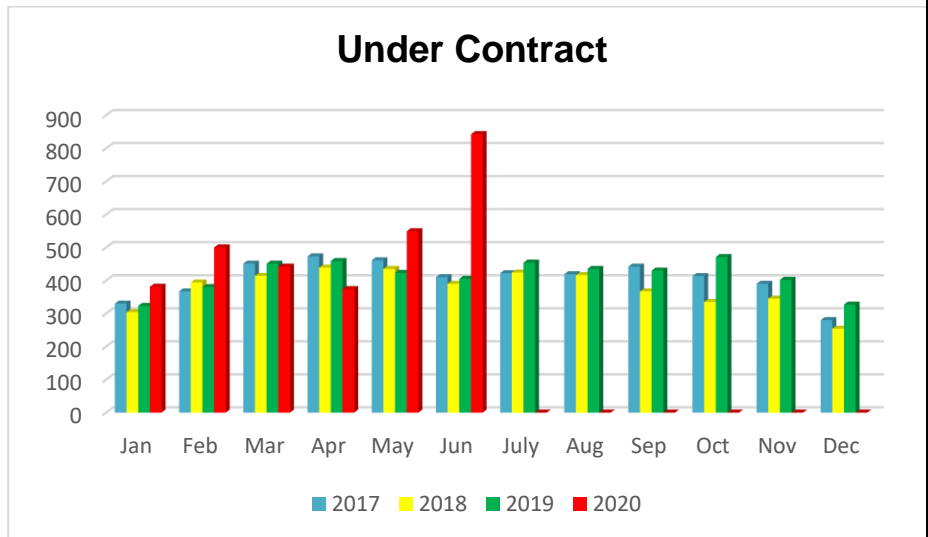


June 2020 MLS Statistical Report

- Under Contract - In June we experience an exceptional increase in the number of listings placed under contract. At the time of this report there are 842 under contract listings.
- Even though sales figures are up slightly we are still seeing problems getting listings to closing. Appraisers, Home Inspectors and attorneys are overwhelmed.

Under Contract - All Classes

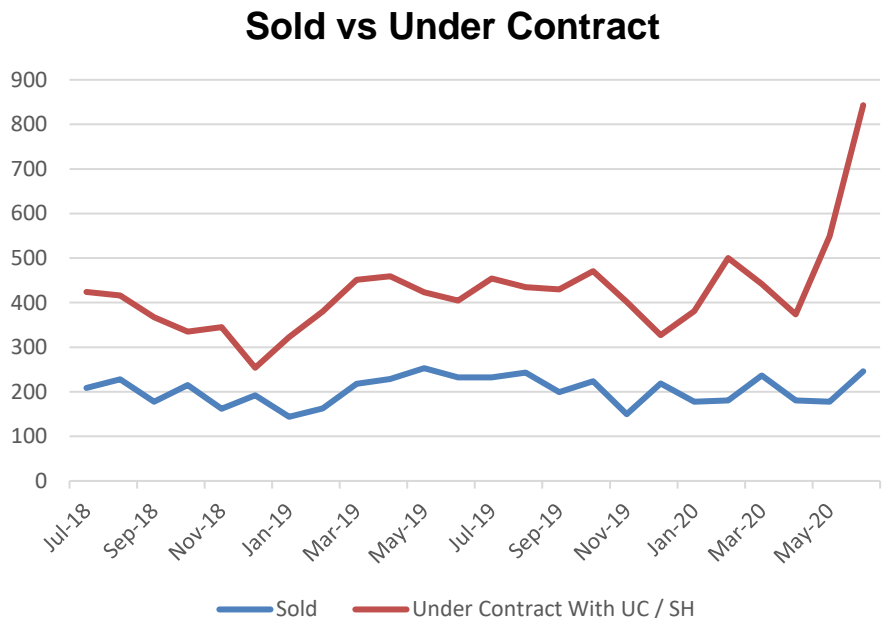
Under Contract		
Month / Year	Count	%Chg
Jun'20	843	108%
Jun'19	405	4%
Jun'18	390	-5%



Sales - All Classes

Monthly Sales		
Month / Year	Count	%Chg
Jun'20	246	6%
Jun'19	232	-5%
Jun'18	245	-17%

Yearly Sales		
Month / Year	Count	%Chg
Jun'20	955	-5%
Jun'19	1007	2%
Jun'18	989	-1%



Data Obtained: July 7, 2020

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

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Showings

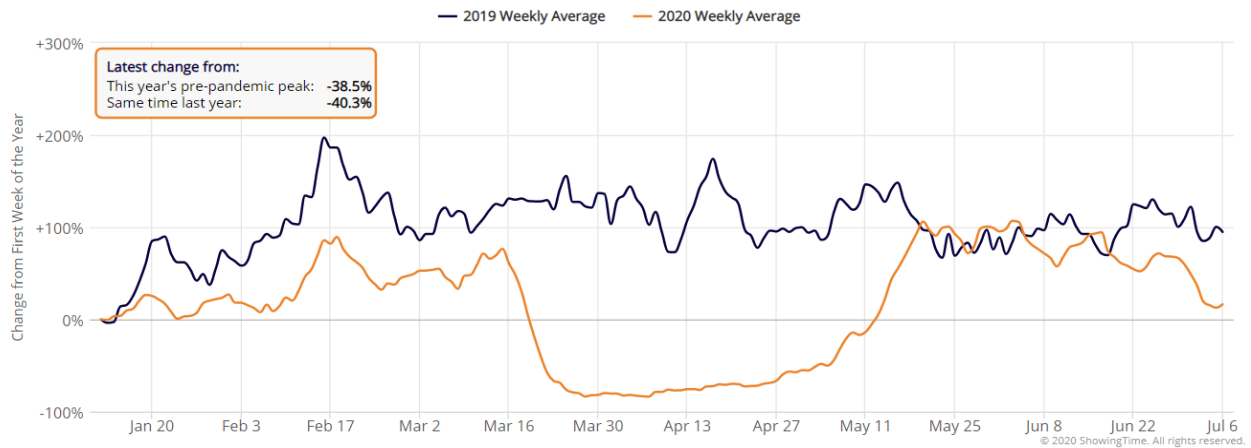
As of July 7, 2020

Showings have definitely fallen off but most likely because of difficulty of showing properties during rental season.

Impact of COVID-19 to Real Estate Showings in Outer Banks Association of Realtors



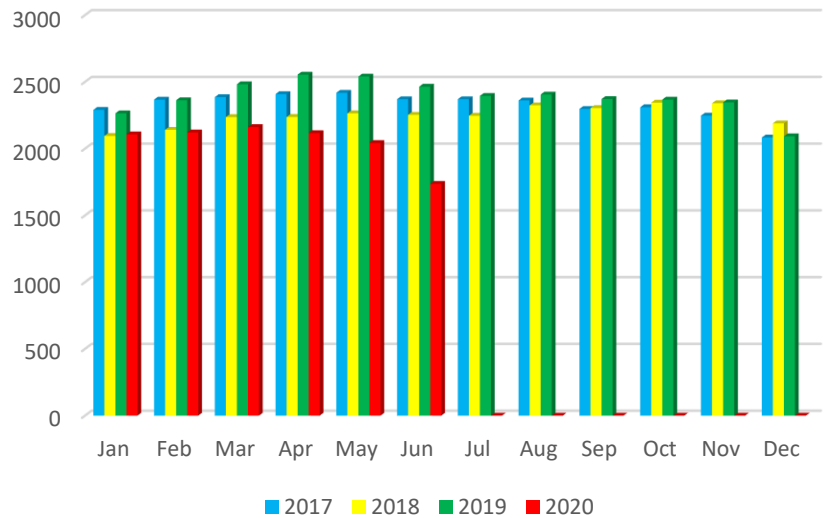
Weekly showings normalized to the first calendar week of January, 7-day moving average. Data through July 6, 2020



Inventory has declined sharply in the past year - with residential inventory down 39% and land inventory down 14%.

Total Inventory		
Month / Year	Count	%Chg
Jun'20	1736	-30%
Jun'19	2464	9%
Jun'18	2253	-5%

Inventory - All Classes



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Residential

Residential Sales

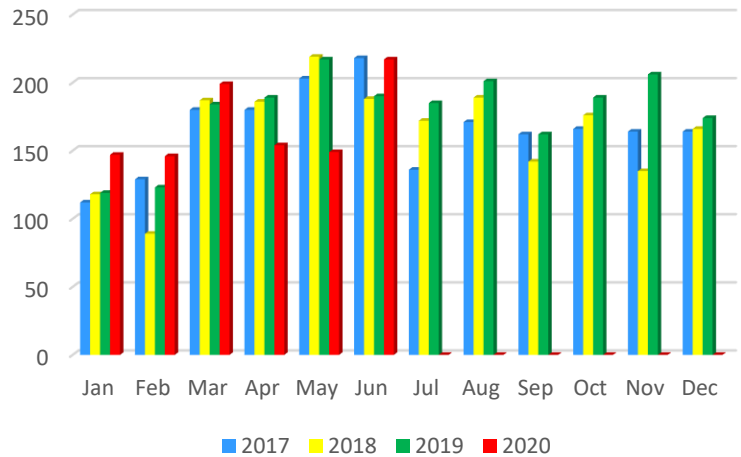
Residential		
Month / Year	Count	%Chg
Jun'20	217	14%
Jun'19	190	1%
Jun'18	188	-14%

Residential Median Sale Price		
Month / Year	Count	%Chg
Jun'20	\$343,000	2%
Jun'19	\$335,000	7%
Jun'18	\$313,750	-1%

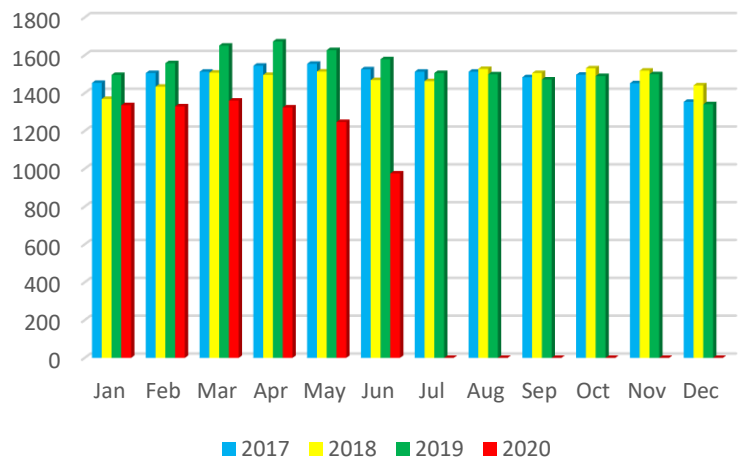
Residential Inventory

Active Residential Inventory		
Month / Year	Count	%Chg
Jun'20	975	-38%
Jun'19	1579	7%
Jun'18	1469	-4%

Residential Unit Sales



Residential Inventory



Lots / Land

Lots / Land Sales

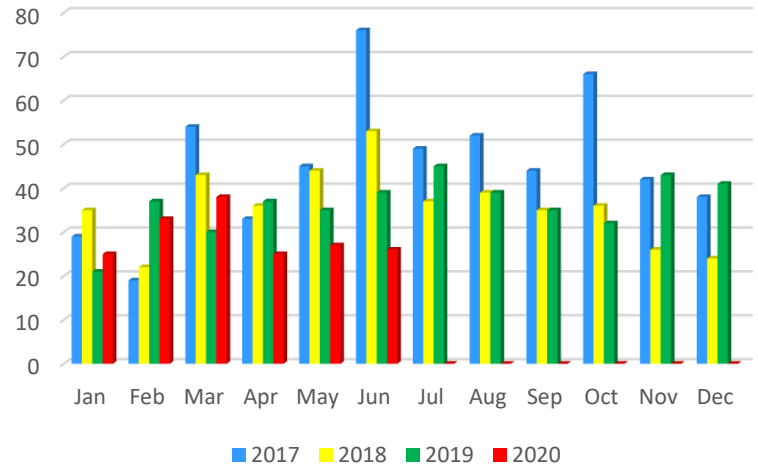
Lots / Land Sales		
Month / Year	Count	%Chg
Jun'20	26	-33%
Jun'19	39	-26%
Jun'18	53	-30%

Lots / Land Median Sale Price		
Month / Year	Count	%Chg
Jun'20	\$95,000	25%
Jun'19	\$76,000	-11%
Jun'18	\$85,000	13%

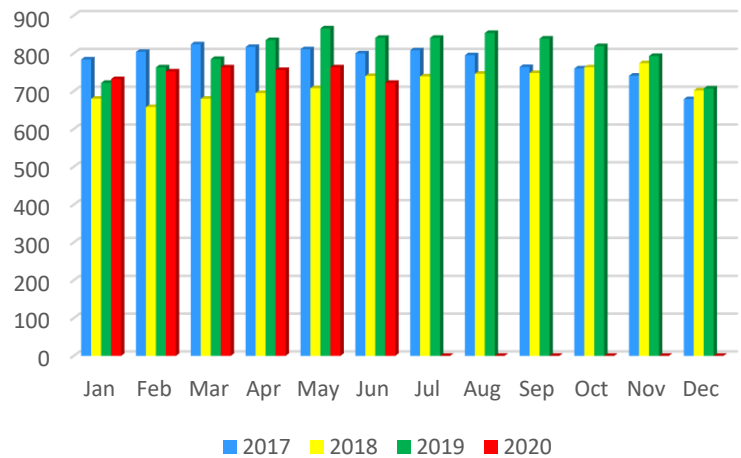
Lots Land Inventory

Lots / Land Inventory		
Month / Year	Count	%Chg
Jun'20	722	-14%
Jun'19	841	14%
Jun'18	740	-8%

Lots / Land Sales



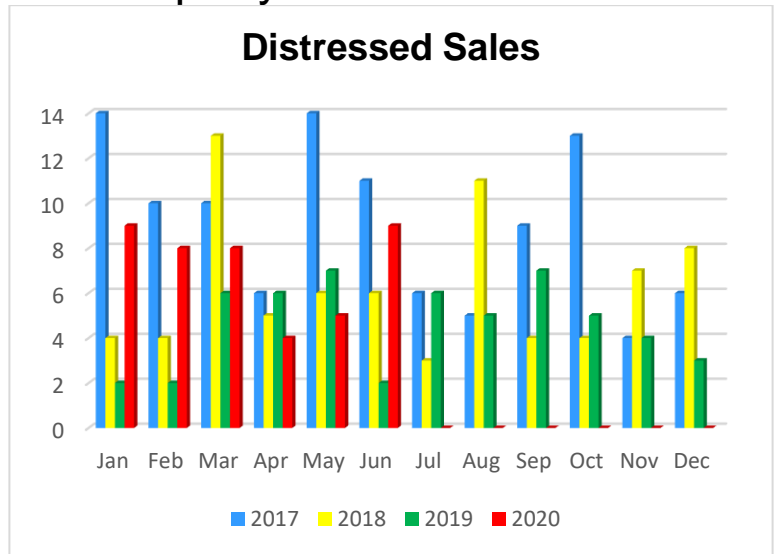
Land Inventory



Distressed Property

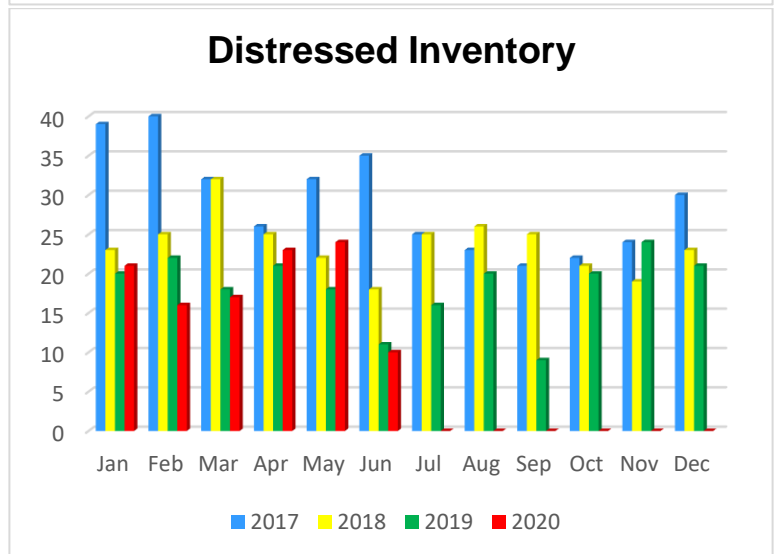
Distressed Sales

Distressed Sales		
Month / Year	Count	%Chg
Jun'20	9	350%
Jun'19	2	-67%
Jun'18	6	-57%

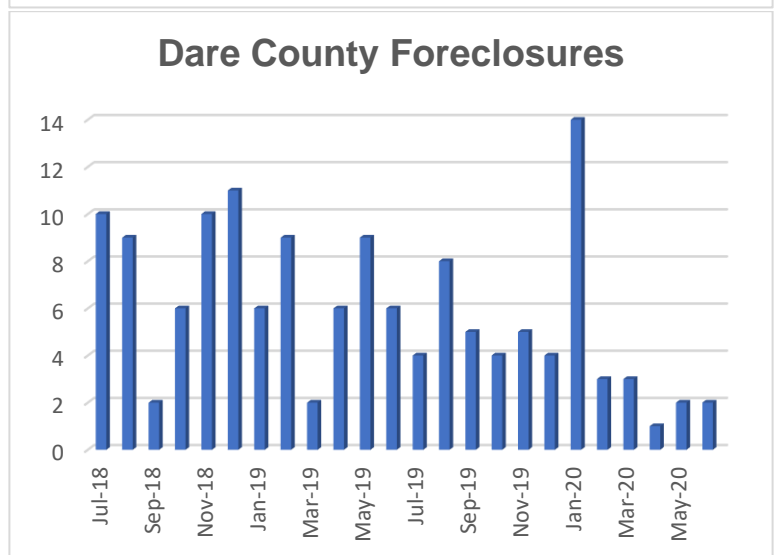


Distressed Inventory

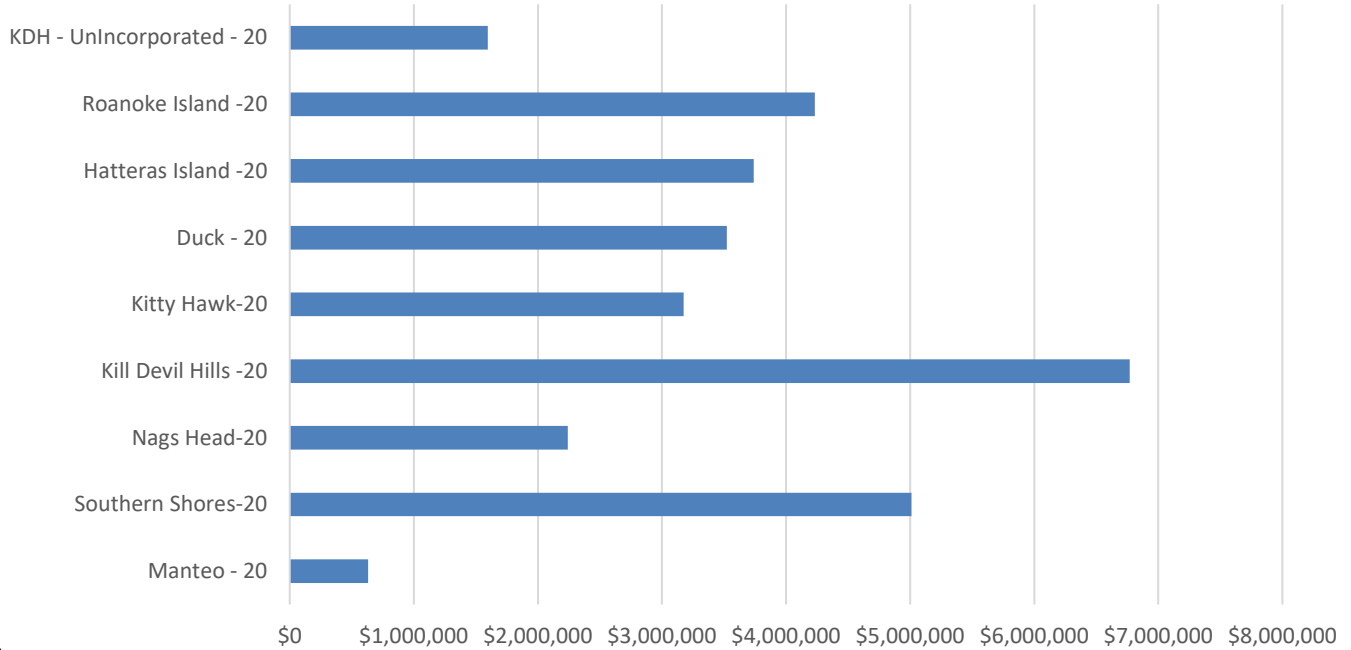
Distressed Inventory		
Month / Year	Count	%Chg
Jun'20	10	-9%
Jun'19	11	-39%
Jun'18	18	-49%



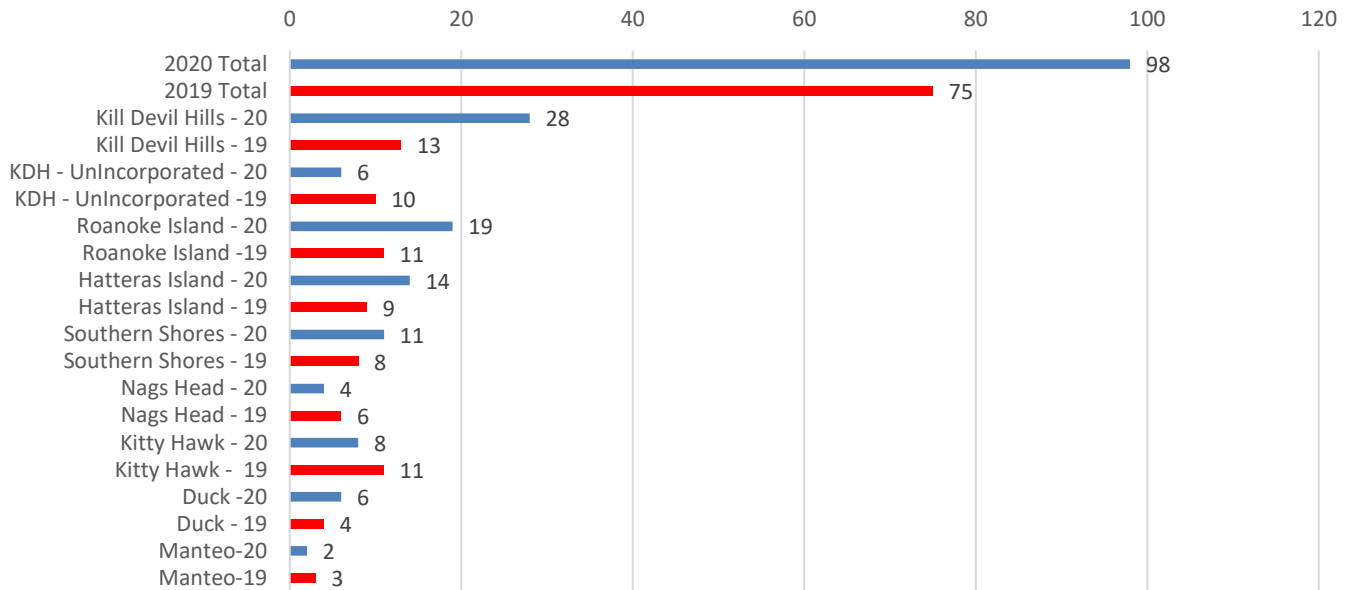
Dare County Foreclosures



2020 Building Permit Value



Year To Date 2020 Number of Building Permits



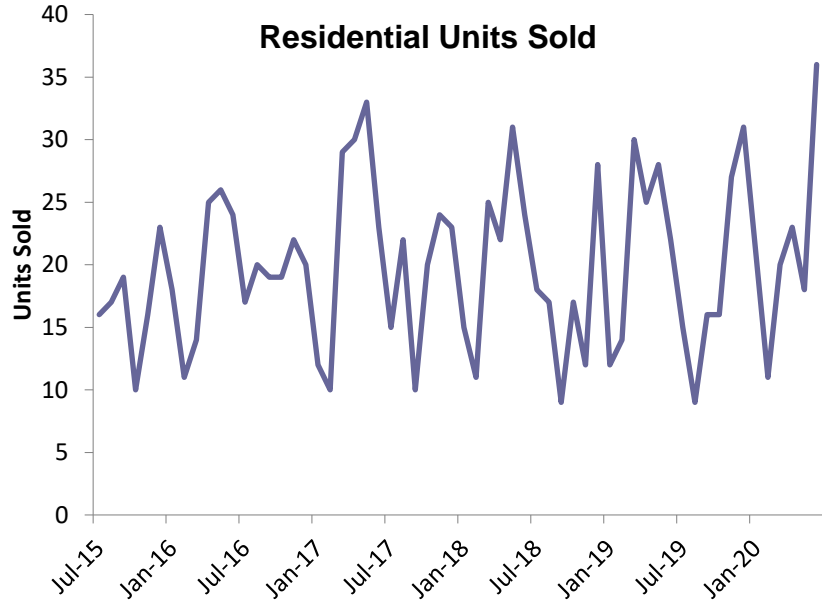
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Outer Banks Towns / Areas

Corolla

Jan - Jun Sales		
Month / Year	Count	%Chg
2020	129	18%
2019	109	5%
2018	104	-9%

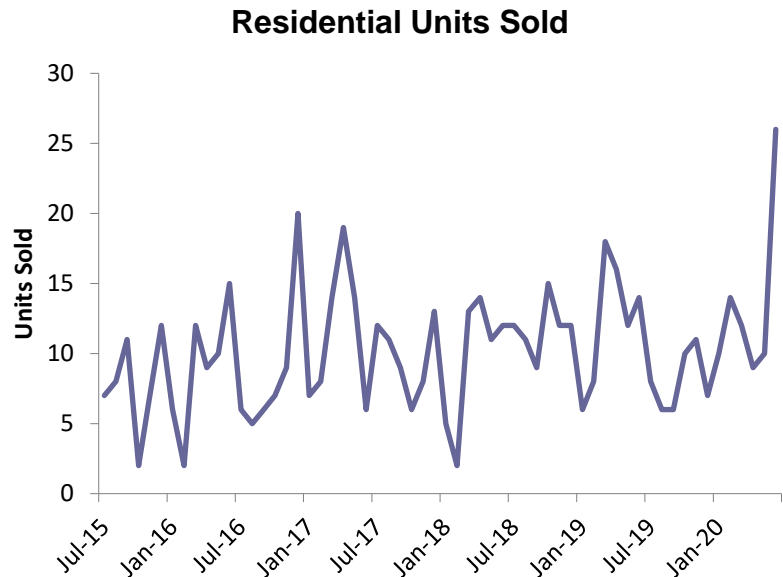
Median Sales Price		
Month / Year	MSP	%Chg
2020	\$495,000	1%
2019	\$490,000	-1%
2018	\$495,500	4%



Duck

Jan - Jun Sales		
Month / Year	Count	%Chg
2020	81	35%
2019	60	33%
2018	45	-27%

Median Sales Price		
Month / Year	MSP	%Chg
2020	\$450,000	-10%
2019	\$497,500	16%
2018	\$430,500	-8%



Southern Shores

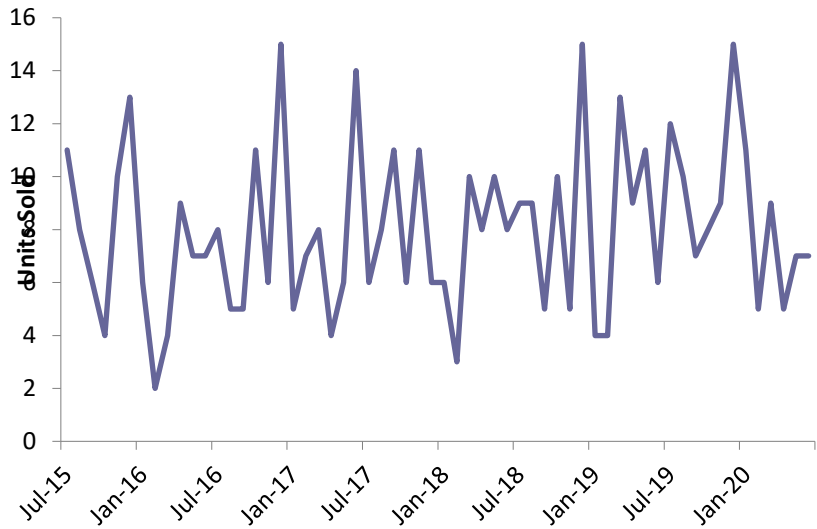
Jan - Jun Sales

Month / Year	Count	%Chg
2020	44	7%
2019	41	11%
2018	37	23%

Median Sales Price

Month / Year	MSP	%Chg
2020	\$417,500	-12%
2019	\$472,000	10%
2018	\$430,500	3%

Residential Units Sold



Kitty Hawk

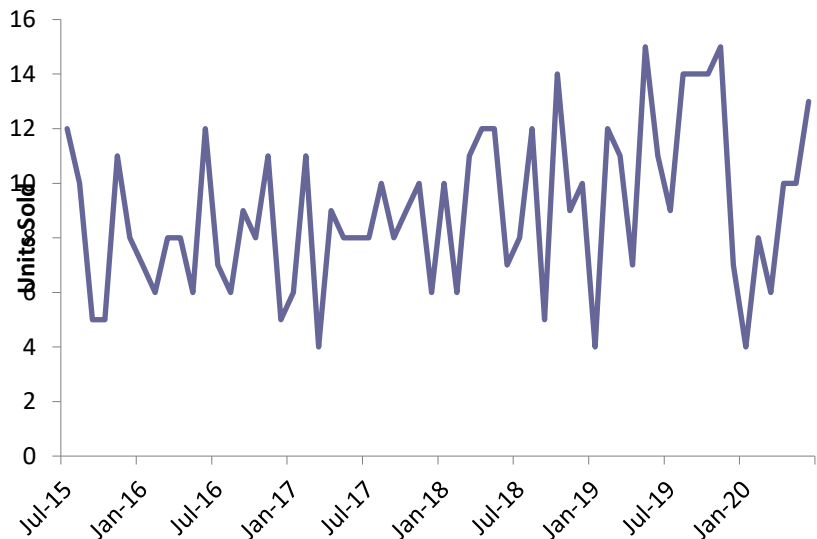
Jan - Jun Sales

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

Median Sales Price

Month / Year	MSP	%Chg
2020	\$364,000	-3%
2019	\$375,000	7%
2018	\$352,000	14%

Residential Units Sold

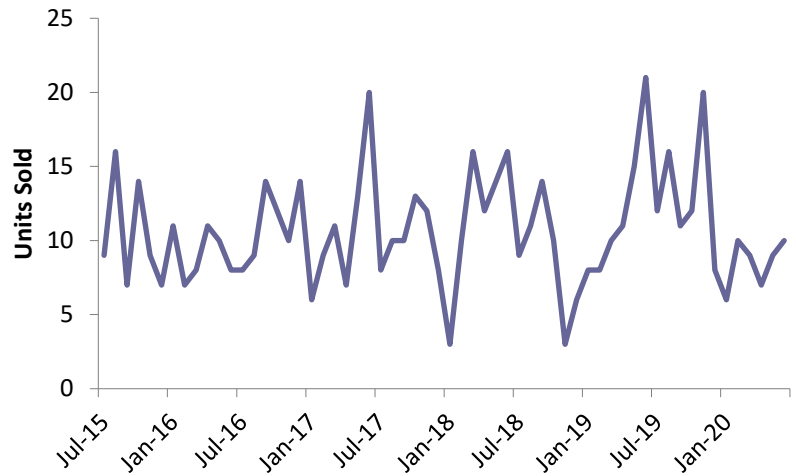


Colington

Jan - Jun Sales		
Month / Year	Count	%Chg
2020	51	-2%
2019	52	-5%
2018	55	20%

Median Sales Price		
Month / Year	MSP	%Chg
2020	\$274,000	1%
2019	\$271,375	-1%
2018	\$275,000	8%

Residential Units Sold

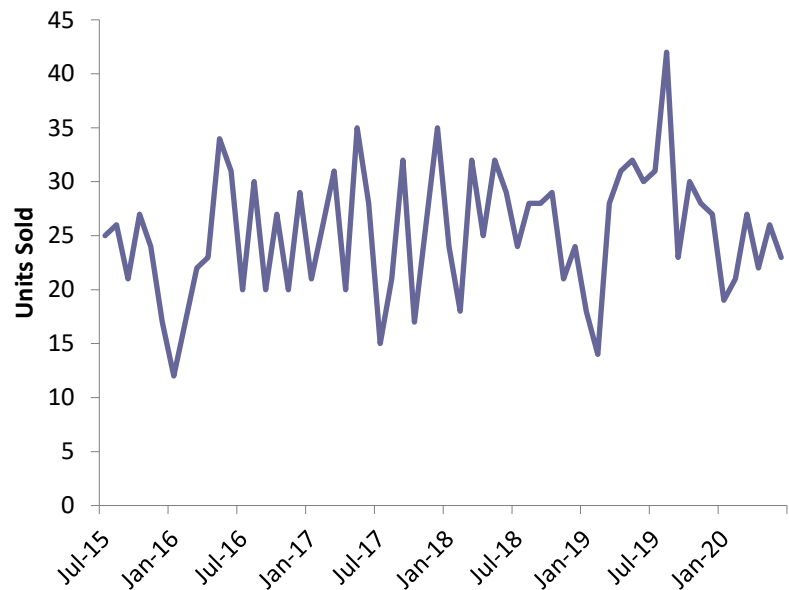


Kill Devil Hills

Jan - Jun Sales		
Month / Year	Count	%Chg
2020	138	12%
2019	123	-6%
2018	131	-2%

Median Sales Price		
Month / Year	MSP	%Chg
2020	\$321,450	13%
2019	\$285,000	4%
2018	\$275,250	0%

Residential Units Sold

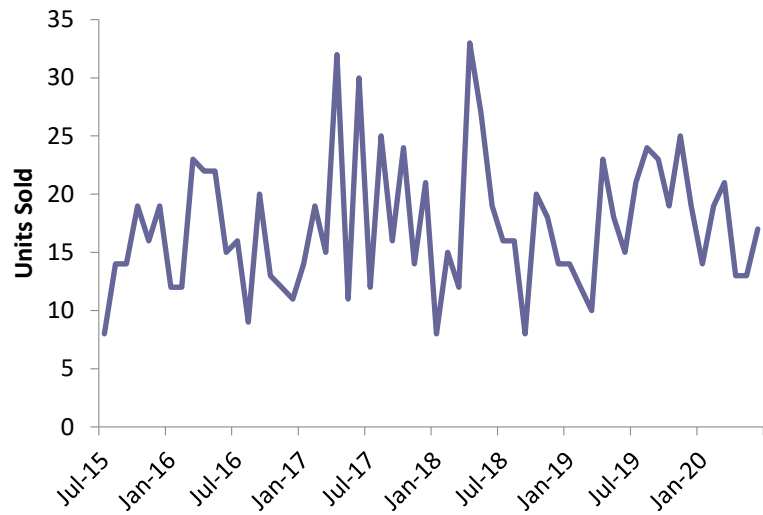


Nags Head

Jan - Jun Sales		
Month / Year	Count	%Chg
2020	97	26%
2019	77	-19%
2018	95	4%

Median Sales Price		
Month / Year	MSP	%Chg
2020	\$415,000	4%
2019	\$399,900	3%
2018	\$388,750	1%

Residential Units Sold

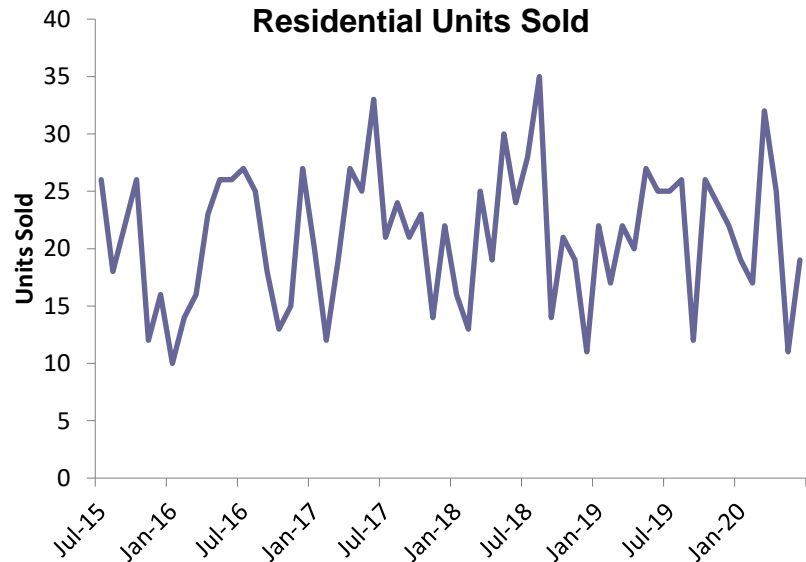


All Hatteras

Jan - Jun Sales		
Month / Year	Count	%Chg
2020	123	14%
2019	108	5%
2018	103	0%

Median Sales Price		
Month / Year	MSP	%Chg
2020	\$332,500	-2%
2019	\$340,000	11%
2018	\$305,000	0%

Residential Units Sold



Roanoke Island

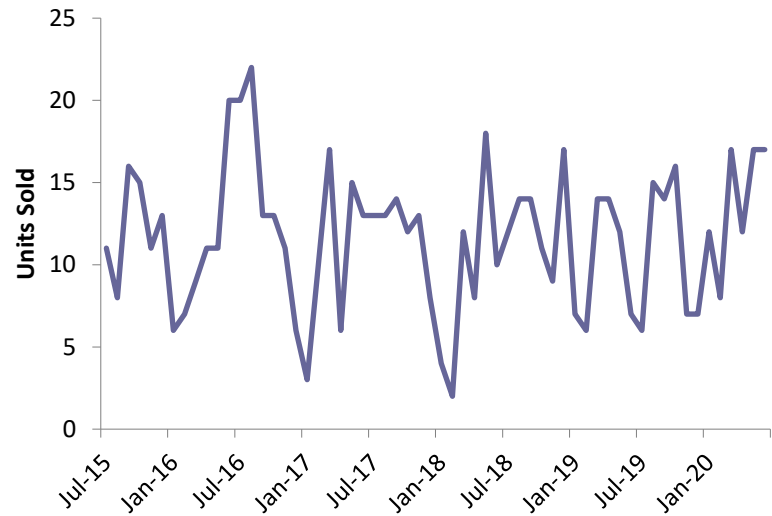
Jan - Jun Sales

Month / Year	Count	%Chg
2020	83	57%
2019	53	20%
2018	44	-14%

Median Sales Price

Month / Year	MSP	%Chg
2020	\$308,000	-2%
2018	\$315,619	13%
2018	\$279,000	-2%

Residential Units Sold



Currituck Mainland

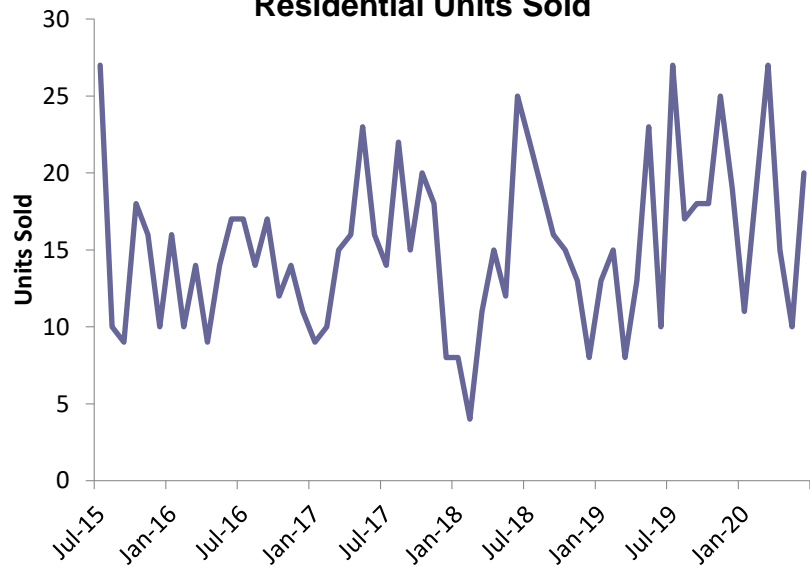
Jan - Jun Sales

Month / Year	Count	%Chg
2020	102	42%
2019	72	44%
2018	50	-32%

Median Sales Price

Month / Year	MSP	%Chg
2020	\$267,000	1%
2019	\$263,250	8%
2018	\$244,450	2%

Residential Units Sold



Ocracoke Island

Residential Units Sold

Jan - Jun Sales		
Month / Year	Count	%Chg
2020	5	-55%
2019	11	175%
2018	4	-50%

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

