



## October 2020 MLS Statistical Report

Records are being broken - again !

- Highest number of monthly unit sales - 456 units
- Highest yearly volume - \$1.18 Billion

Other surprising statistics:

- 2020 Residential yearly Sales - Up 40%
- 2020 Lot / Land yearly Sales - Up 36%
- September 2020 Residential Inventory - Down 56%
- Under Contract - Up 97% (over September 2019)

### Monthly Sales Comparison

Month / Year	Count	%Chg
Oct'20	456	104%
Oct'19	224	4%
Oct'18	215	-8%

### Yearly Sales Comparison

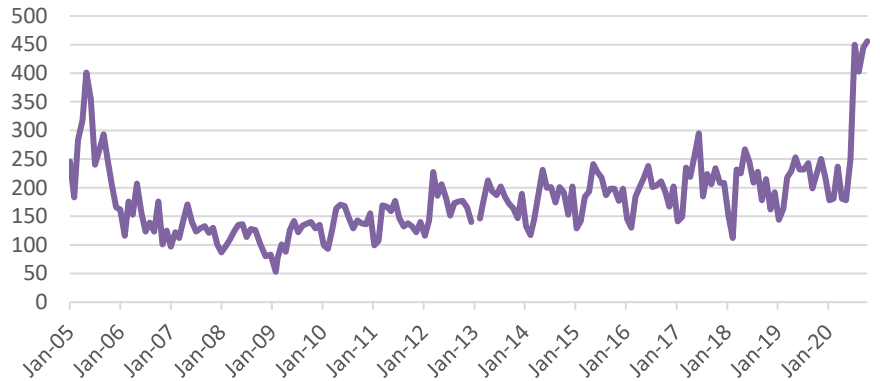
Month / Year	Count	%Chg
Oct'20	2960	39%
Oct'19	2137	4%
Oct'18	2064	-4%

### Under Contract

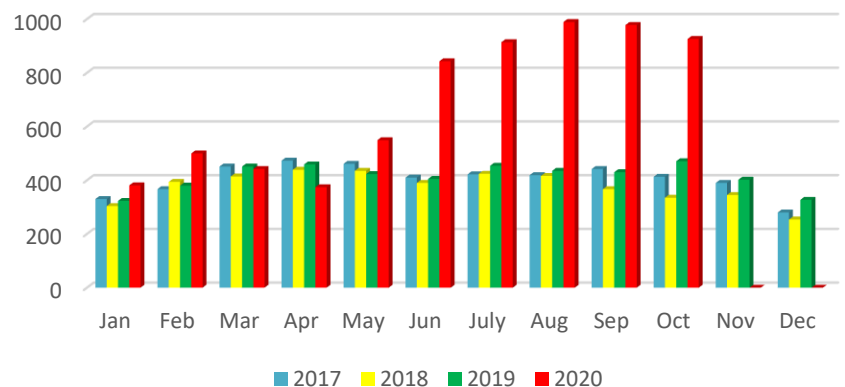
#### Monthly Under Contract

Month / Year	Count	%Chg
Oct'20	926	97%
Oct'19	471	41%
Oct'18	335	-19%

### Total Property Sold



### Under Contract



Data Obtained: November 5, 2020

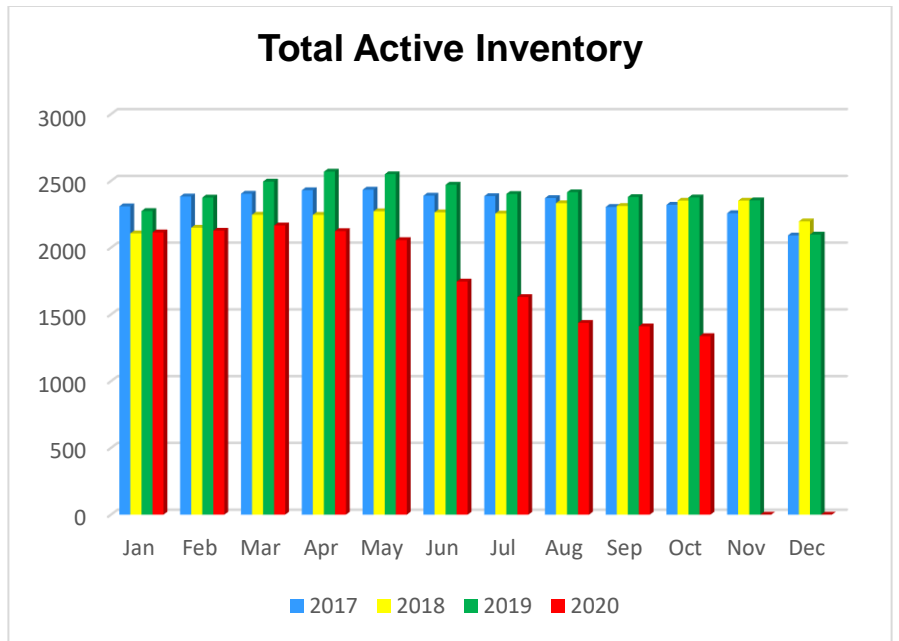
Note: This report reflects corrections / updates to previous data.

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# Inventory

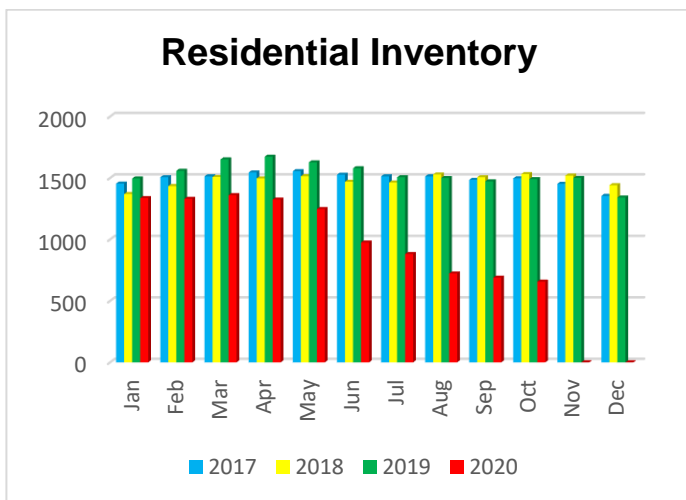
Total Inventory continues to decline.

Total Inventory		
Month / Year	Count	%Chg
Oct'20	1337	-44%
Oct'19	2376	1%
Oct'18	2352	1%



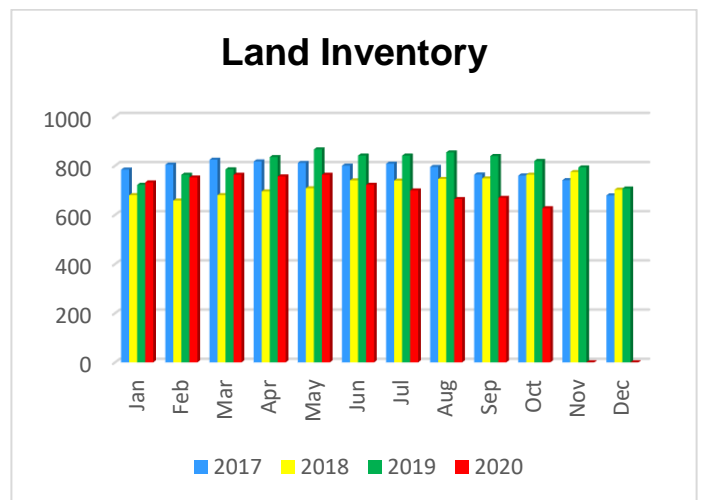
## Residential Inventory

Units		
Month / Year	Count	%Chg
Oct'20	656	-56%
Oct'19	1490	-3%
Oct'18	1531	2%



## Lots / Land Inventory

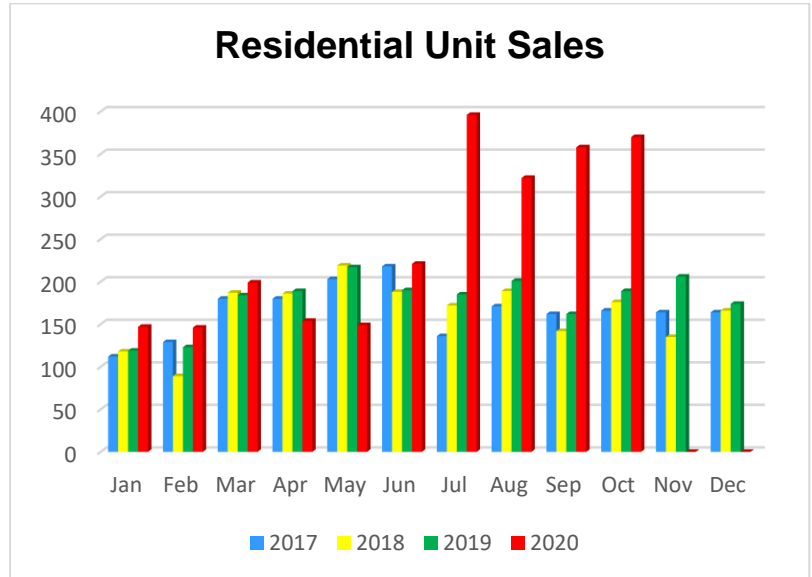
Units		
Month / Year	Count	%Chg
Oct'20	627	-23%
Oct'19	819	7%
Oct'18	763	0%



## Residential Sales

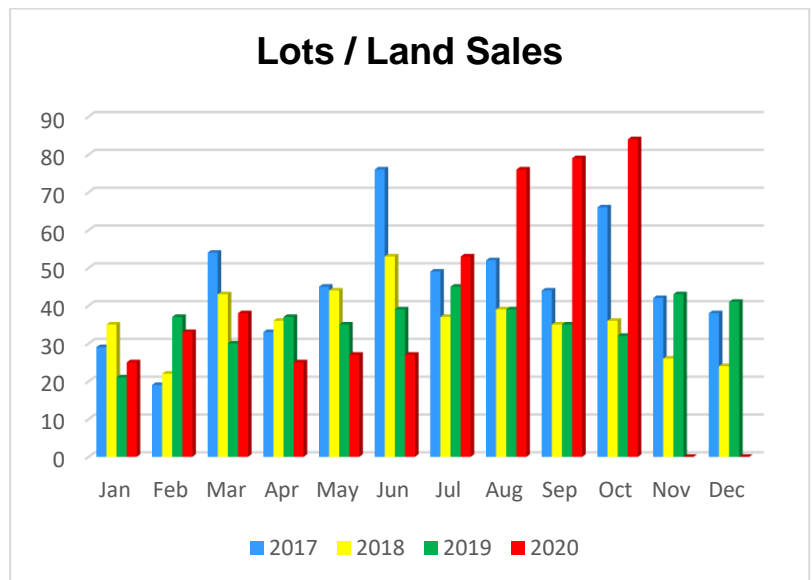
Unit Sales		
Month / Year	Count	%Chg
Oct'20	370	96%
Oct'19	189	7%
Oct'18	176	6%

Median Sale Price		
Month / Year	Count	%Chg
Oct'20	\$457,750	37%
Oct'19	\$335,000	3%
Oct'18	\$325,000	7%



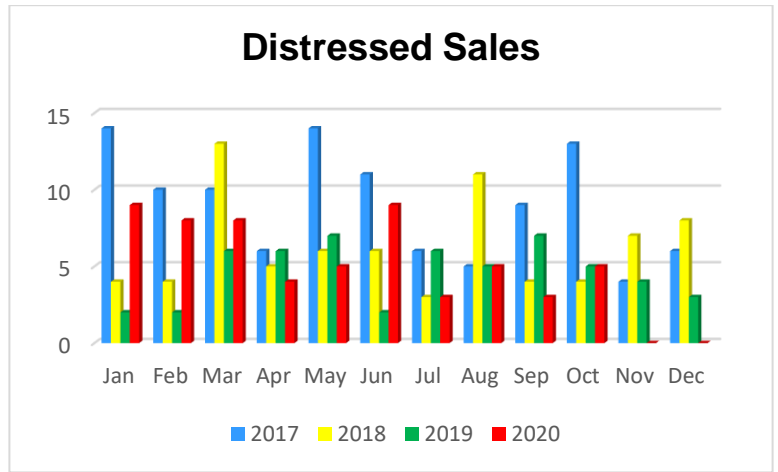
## Lots / Land Sales

Unit Sales		
Month / Year	Count	%Chg
Oct'20	84	163%
Oct'19	32	-11%
Oct'18	36	-45%



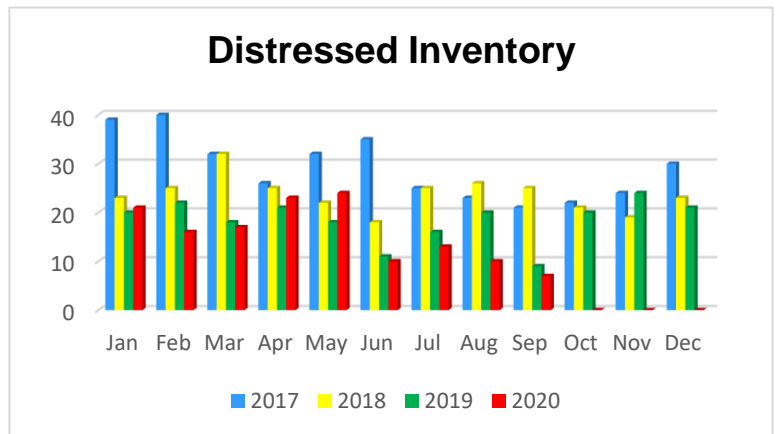
## Distressed Sales

Distressed Sales		
Month / Year	Count	%Chg
Oct'20	5	0%
Oct'19	5	25%
Oct'18	4	-69%

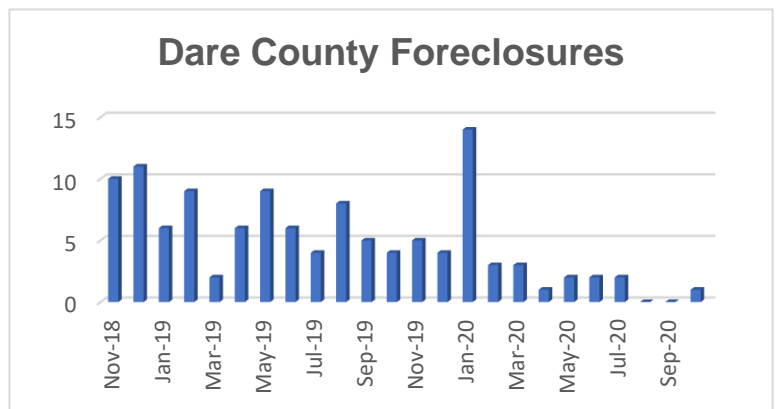


## Distressed Inventory

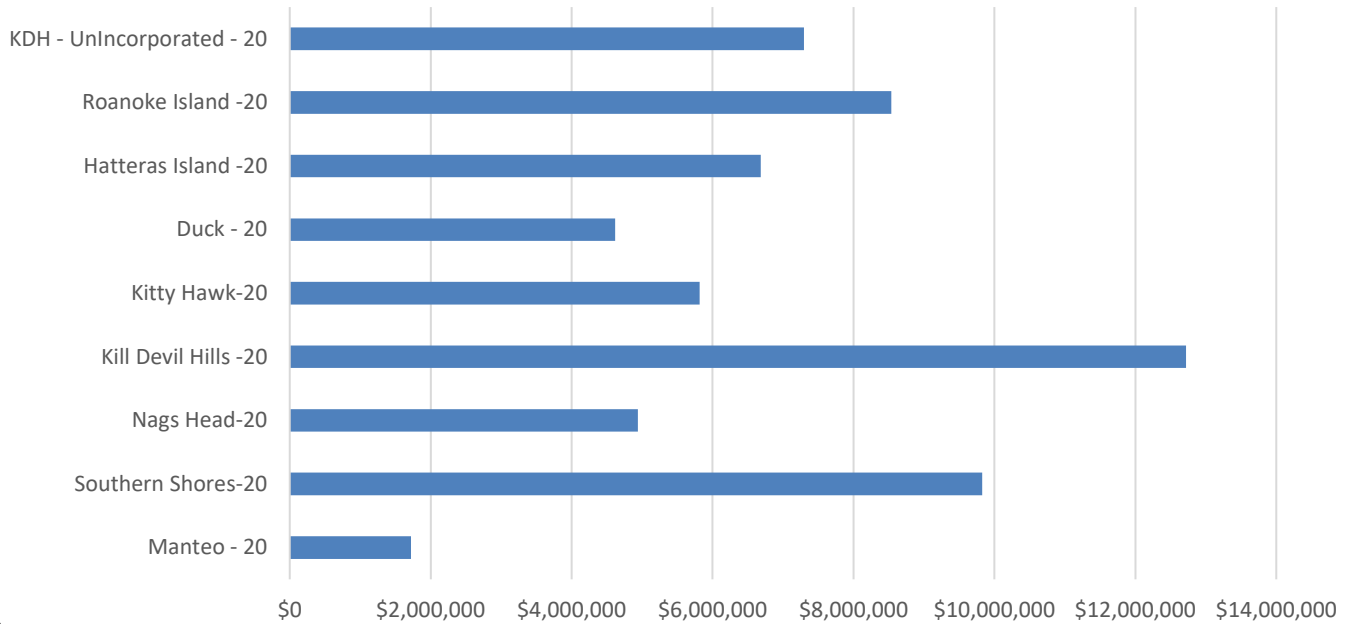
Units		
Month / Year	Count	%Chg
Oct'20	1	-95%
Oct'19	20	-5%
Oct'18	21	-5%



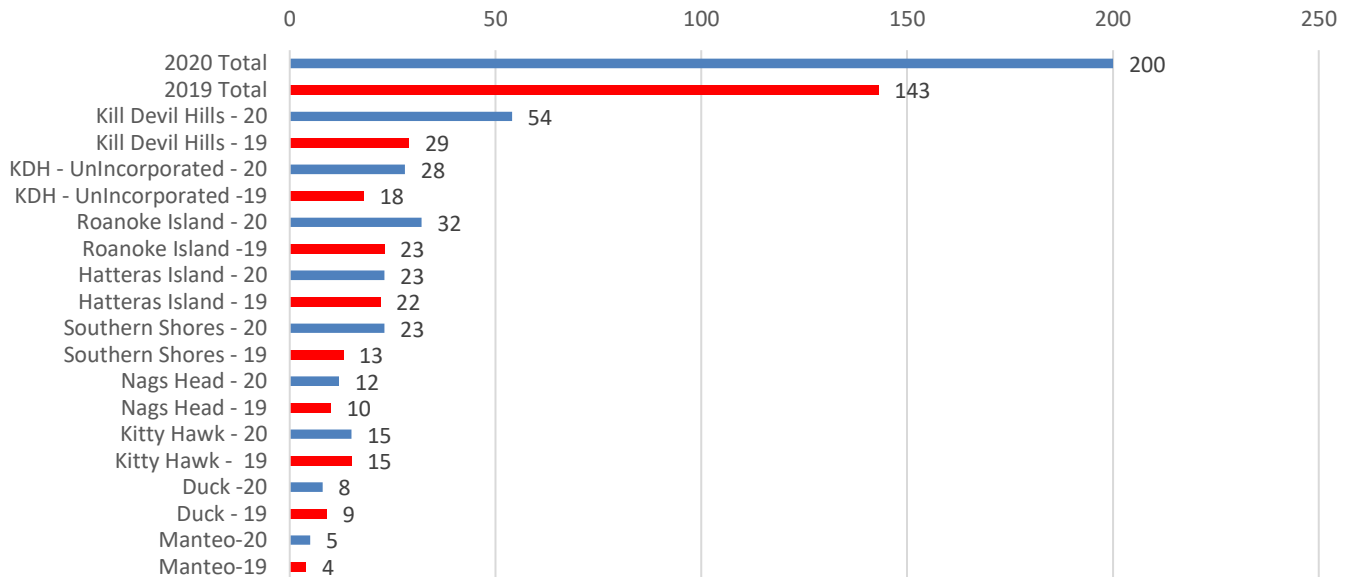
## Dare County Foreclosures



### 2020 Building Permit Value



### Year To Date 2020 Number of Building Permits



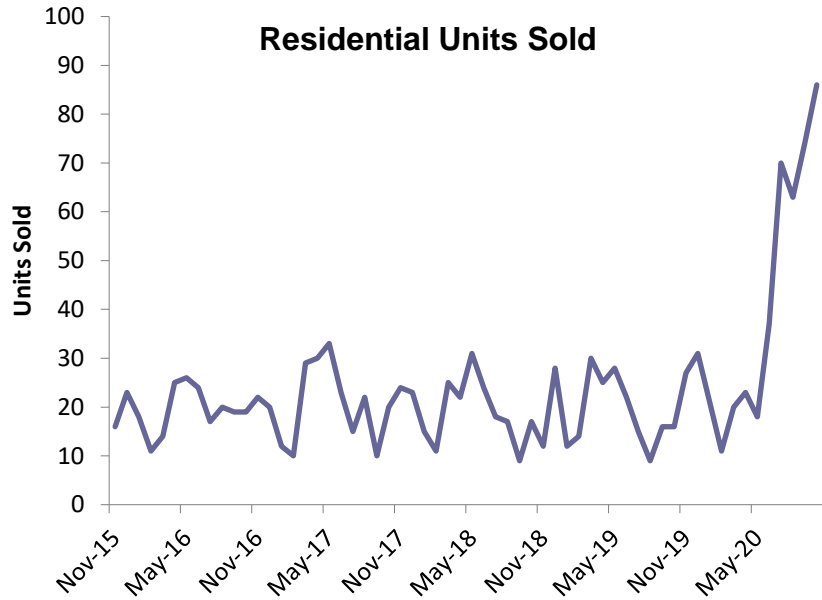
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## Outer Banks Towns / Areas

### Corolla

Jan - Oct Sales		
Month / Year	Count	%Chg
2020	423	126%
2019	187	-1%
2018	189	-7%

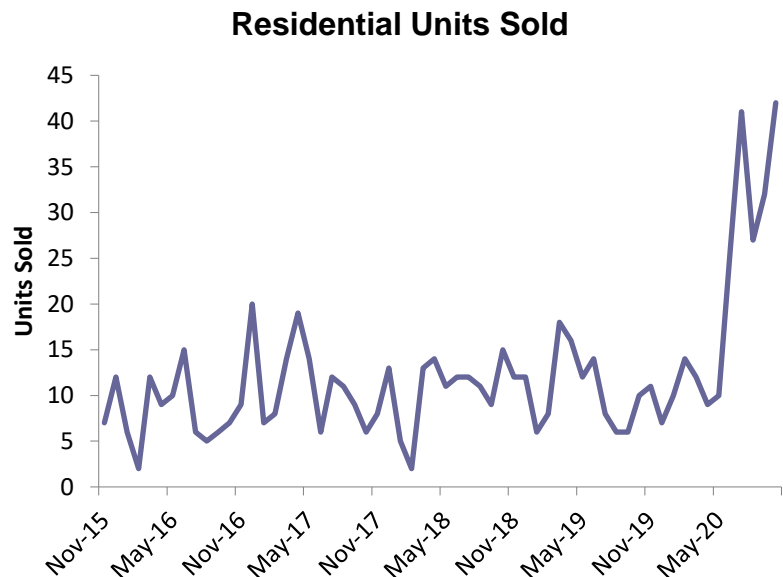
Median Sales Price		
Month / Year	MSP	%Chg
2020	\$522,000	7%
2019	\$490,000	-1%
2018	\$495,500	4%



### Duck

Jan - Oct Sales		
Month / Year	Count	%Chg
2020	223	114%
2019	104	0%
2018	104	-2%

Median Sales Price		
Month / Year	MSP	%Chg
2020	\$490,000	-2%
2019	\$497,500	16%
2018	\$430,500	-8%

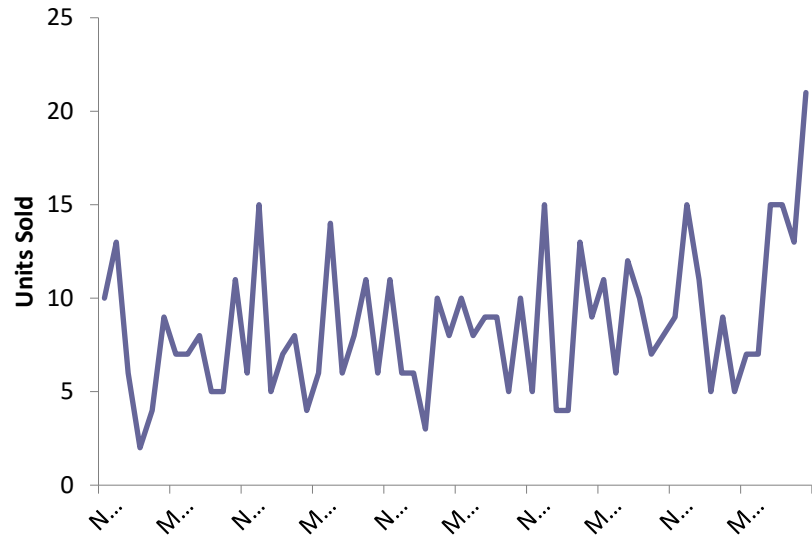


## Southern Shores

Jan - Oct Sales		
Month / Year	Count	%Chg
2020	108	29%
2019	84	8%
2018	78	4%

Median Sales Price		
Month / Year	MSP	%Chg
2020	\$502,500	6%
2019	\$472,000	10%
2018	\$430,500	3%

### Residential Units Sold

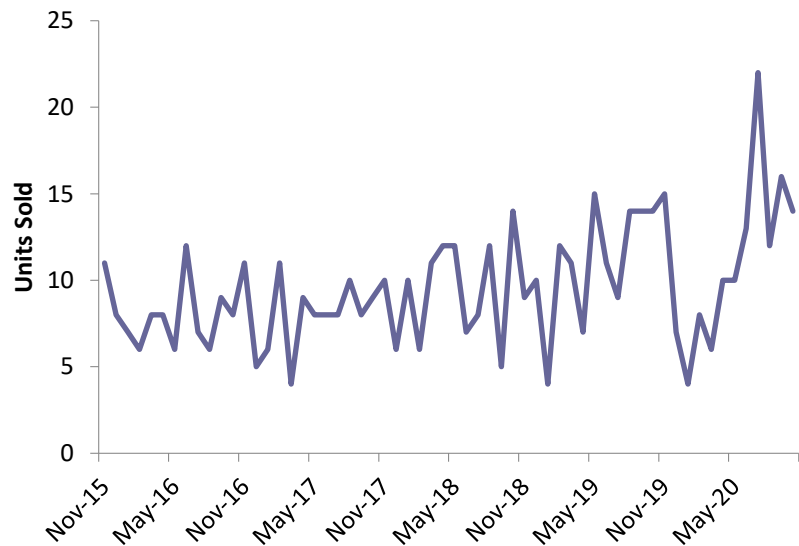


## Kitty Hawk

Jan - Oct Sales		
Month / Year	Count	%Chg
2020	115	4%
2019	111	14%
2018	97	20%

Median Sales Price		
Month / Year	MSP	%Chg
2020	\$385,000	3%
2019	\$375,000	7%
2018	\$352,000	14%

### Residential Units Sold



## Colington

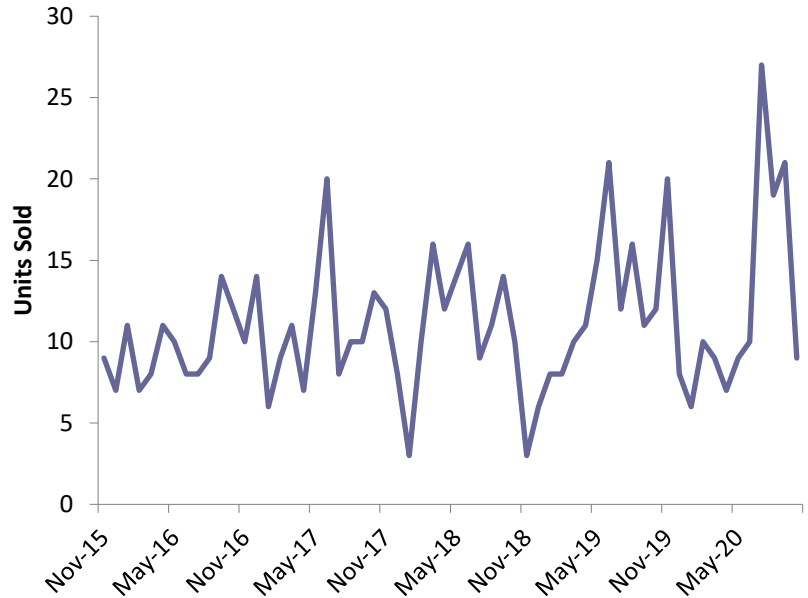
### Jan - Oct Sales

Month / Year	Count	%Chg
2020	127	2%
2019	124	8%
2018	115	7%

### Median Sales Price

Month / Year	MSP	%Chg
2020	\$299,000	10%
2019	\$271,375	-1%
2018	\$275,000	8%

### Residential Units Sold



## Kill Devil Hills

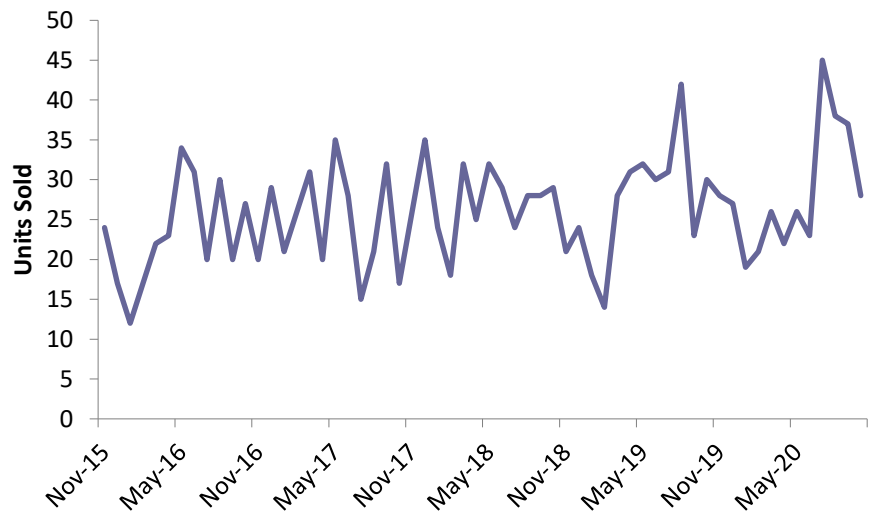
### Jan - Oct Sales

Month / Year	Count	%Chg
2020	285	2%
2019	279	4%
2018	269	9%

### Median Sales Price

Month / Year	MSP	%Chg
2020	\$325,000	14%
2019	\$285,000	4%
2018	\$275,250	0%

### Residential Units Sold



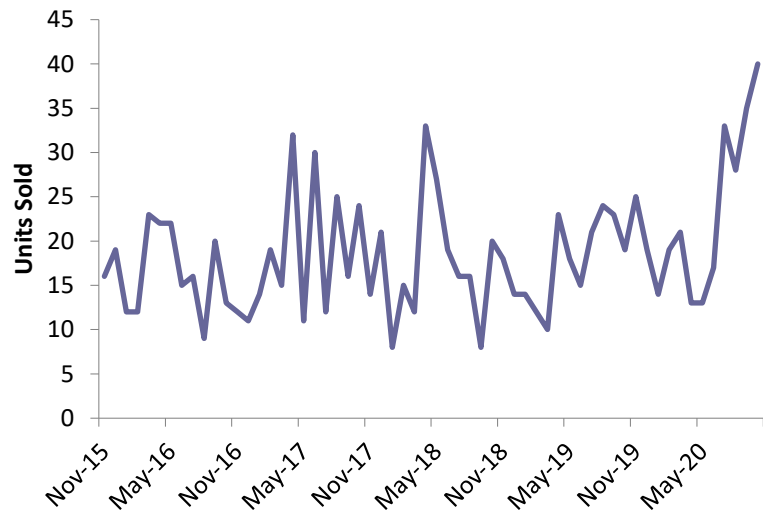


## Nags Head

Jan - Oct Sales		
Month / Year	Count	%Chg
2020	233	30%
2019	179	3%
2018	174	-12%

Median Sales Price		
Month / Year	MSP	%Chg
2020	\$460,000	15%
2019	\$399,900	3%
2018	\$388,750	1%

### Residential Units Sold

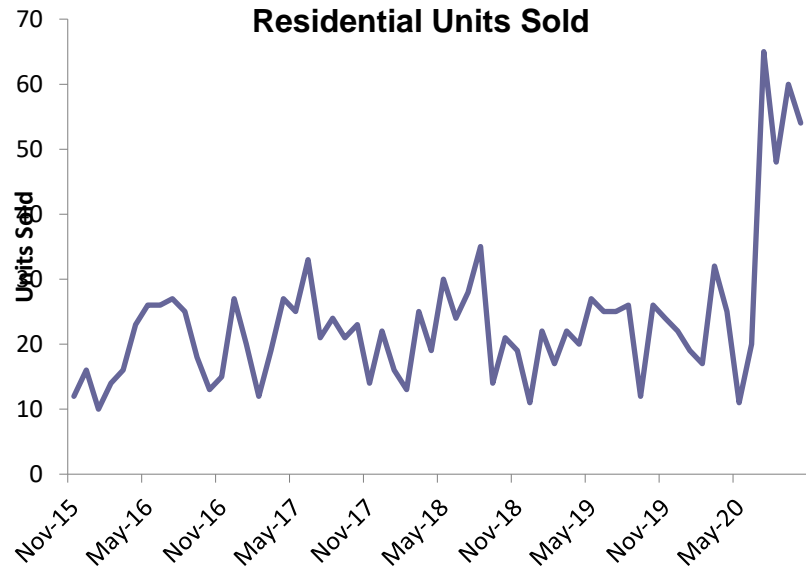


## All Hatteras

Jan - Oct Sales		
Month / Year	Count	%Chg
2020	351	58%
2019	222	-1%
2018	225	0%

Median Sales Price		
Month / Year	MSP	%Chg
2020	\$360,000	6%
2019	\$340,000	11%
2018	\$305,000	0%

### Residential Units Sold



## Roanoke Island

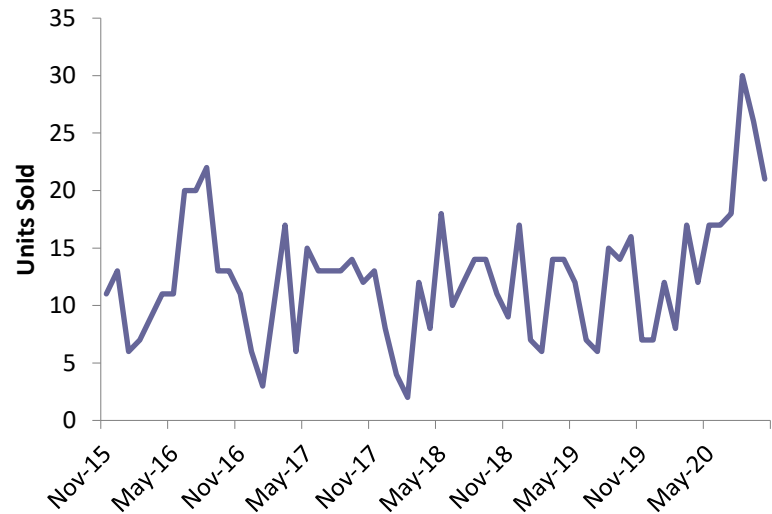
### Jan - Oct Sales

Month / Year	Count	%Chg
2020	178	60%
2019	111	6%
2018	105	-9%

### Median Sales Price

Month / Year	MSP	%Chg
2020	\$349,625	11%
2018	\$315,619	13%
2018	\$279,000	-2%

### Residential Units Sold



## Currituck Mainland

### Jan - Oct Sales

Month / Year	Count	%Chg
2020	185	14%
2019	162	10%
2018	147	-8%

### Median Sales Price

2020	\$280,758	7%
2019	\$263,250	8%
2018	\$244,450	2%
2020	\$280,758	7%

### Residential Units Sold



## Ocracoke Island

### Residential Units Sold

Jan - Oct Sales		
Month / Year	Count	%Chg
2020	15	-25%
2019	20	25%
2018	16	-24%

Median Sales Price		
Month / Year	MSP	%Chg
2020	\$355,000	1%
2019	\$352,500	10%
2018	\$320,000	3%

