



November 2020 MLS up Statistical Report

Although the market has cooled a little, sales are still up 40% from last year.

- Residential
 - Sales up 41% over last year.
 - Highest number of residential sales for an October since 2005.
- Land
 - Sales are up 40% over last year.
 - Highest number of residential sales for an October

Other surprising statistics:

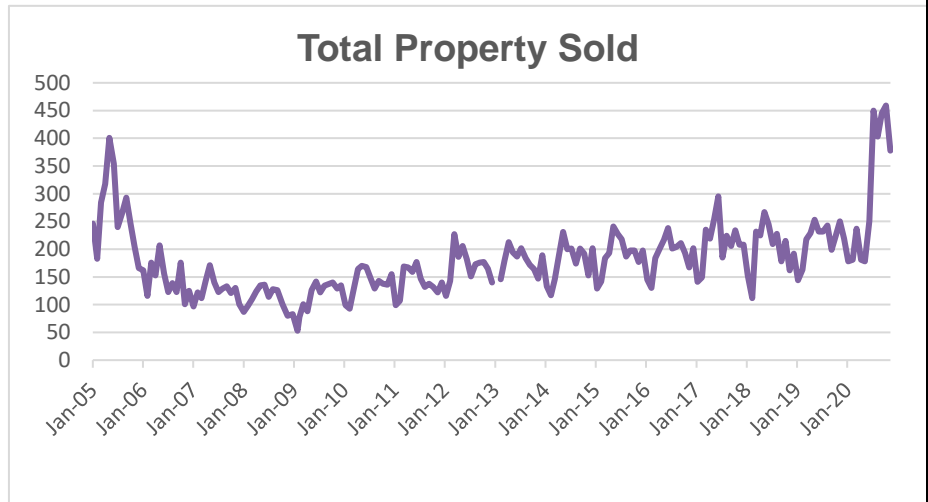
- Residential Inventory - Down 58%
- Under Contract - Up 109%

Monthly Sales Comparison

Month / Year	Count	%Chg
Nov'20	378	51%
Nov'19	250	54%
Nov'18	162	-22%

Yearly Sales Comparison

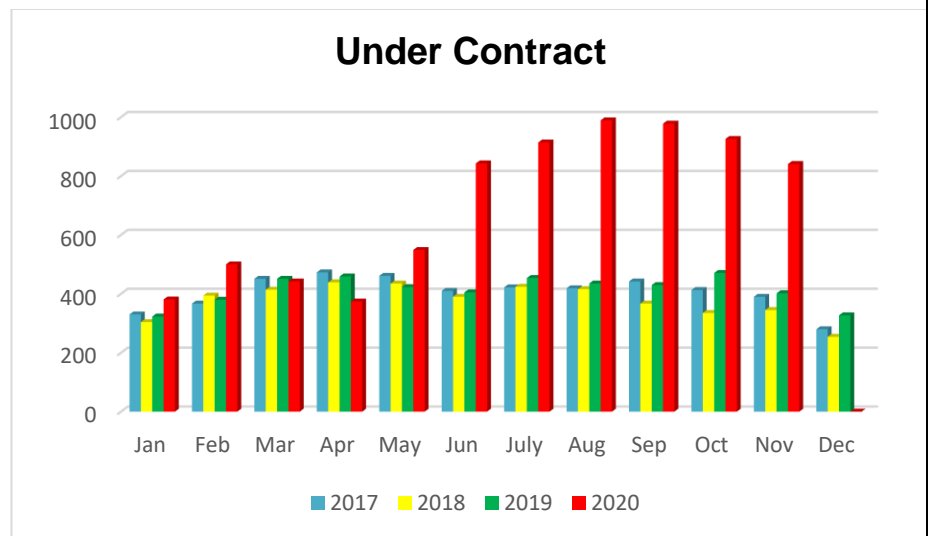
Month / Year	Count	%Chg
Nov'20	2963	39%
Nov'19	2137	4%
Nov'18	2064	-4%



Under Contract

Monthly Under Contract

Month / Year	Count	%Chg
Nov'20	841	109%
Nov'19	402	17%
Nov'18	345	-12%



Data Obtained: December 7, 2020

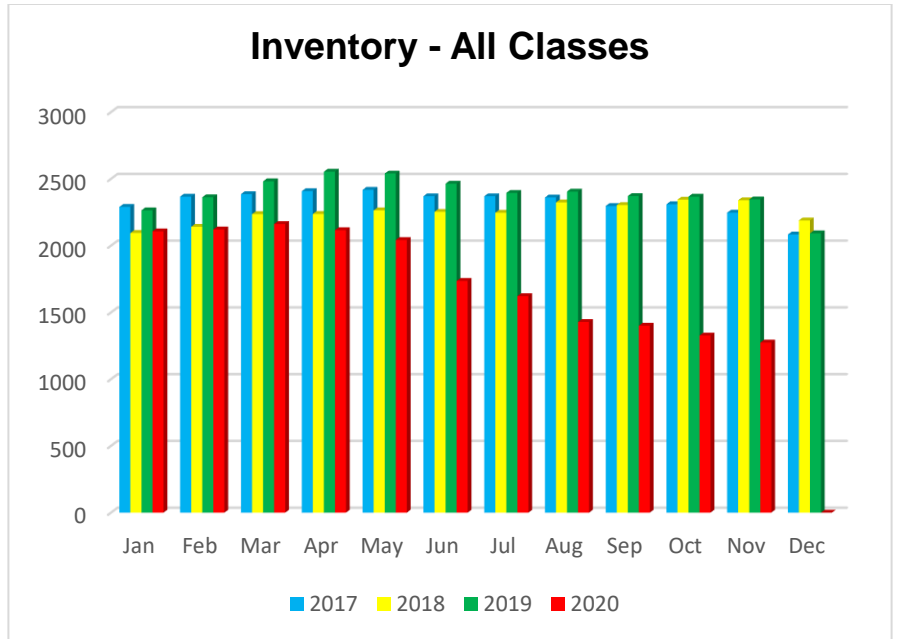
Note: This report reflects corrections / updates to previous data.

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Inventory

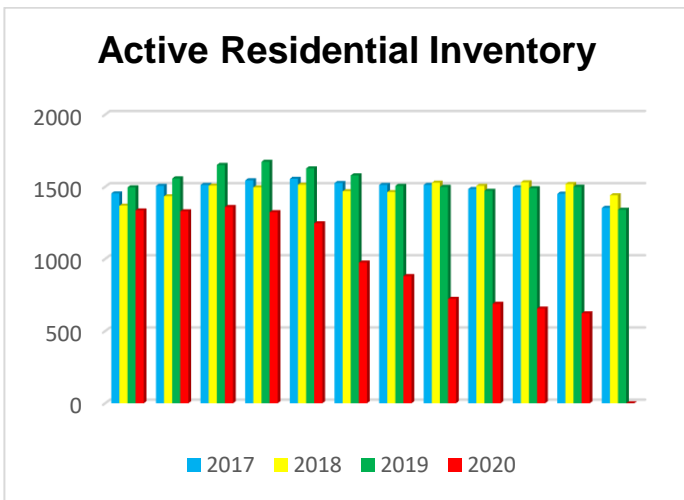
Total Inventory continues to decline.

Total Inventory		
Month / Year	Count	%Chg
Nov'20	1274	-46%
Nov'19	2346	0%
Nov'18	2340	4%



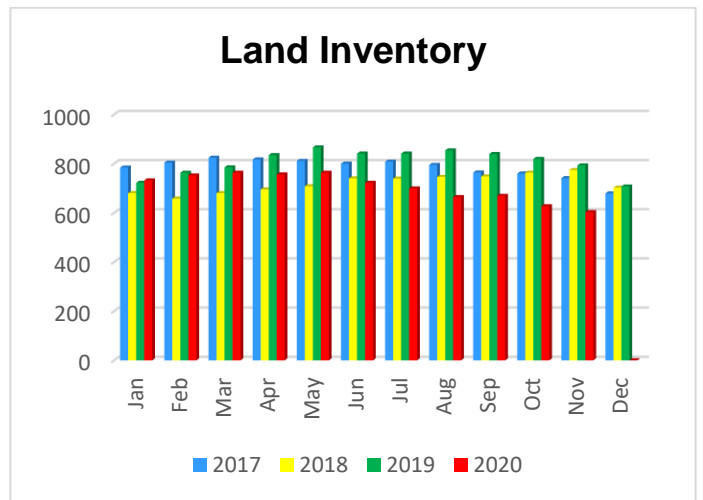
Residential Inventory

Units		
Month / Year	Count	%Chg
Nov'20	623	-58%
Nov'19	1500	-1%
Nov'18	1519	5%



Lots / Land Inventory

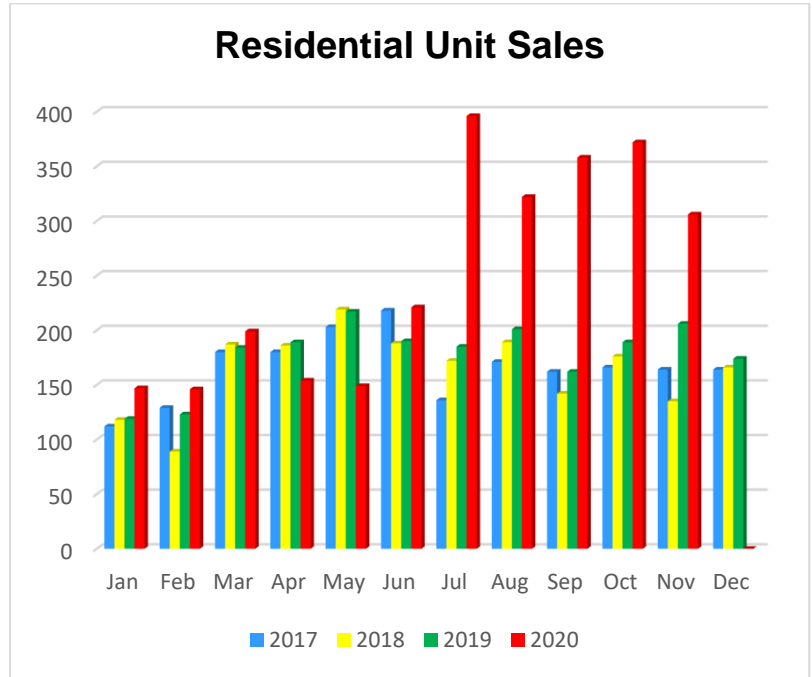
Units		
Month / Year	Count	%Chg
Nov'20	603	-24%
Nov'19	793	2%
Nov'18	774	4%



Residential Sales

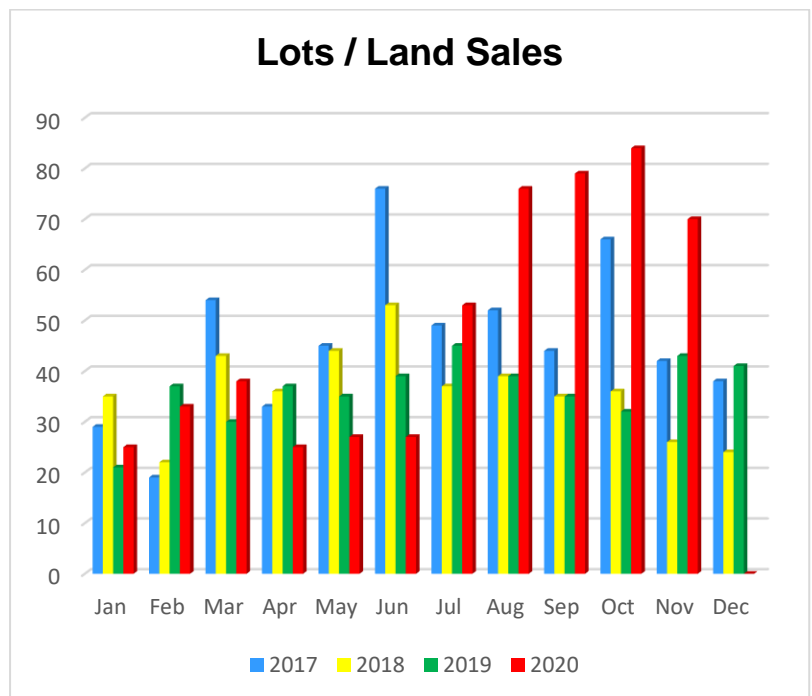
Unit Sales		
Month / Year	Count	%Chg
Nov'20	306	49%
No'v19	206	53%
Nov'18	135	-18%

Median Sale Price		
Month / Year	Count	%Chg
Nov'20	\$477,500	39%
No'v19	\$344,000	1%
Nov'18	\$339,000	7%



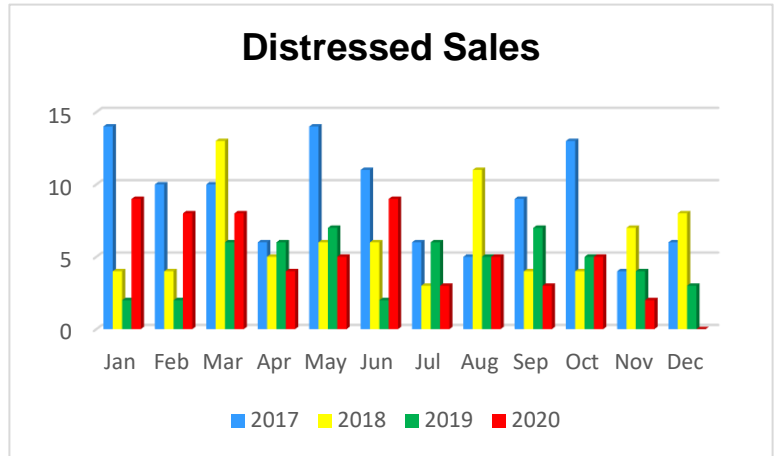
Lots / Land Sales

Unit Sales		
Month / Year	Count	%Chg
Nov'20	70	63%
No'v19	43	65%
Nov'18	26	-38%



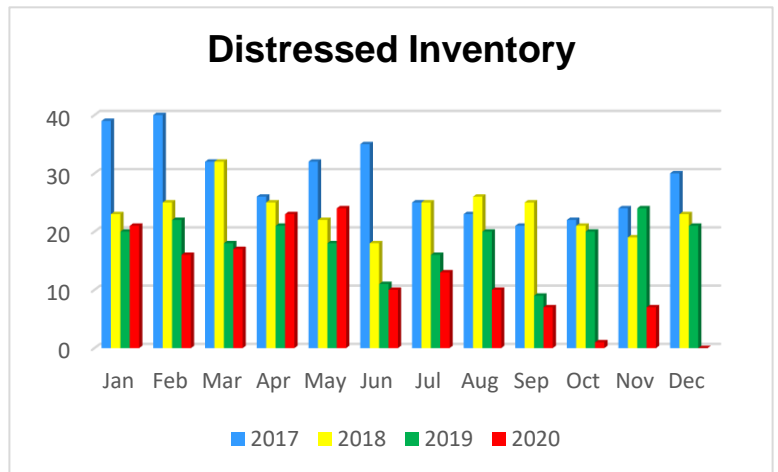
Distressed Sales

Distressed Sales		
Month / Year	Count	%Chg
Nov'20	2	-50%
Nov'19	4	-43%
Nov'18	7	75%

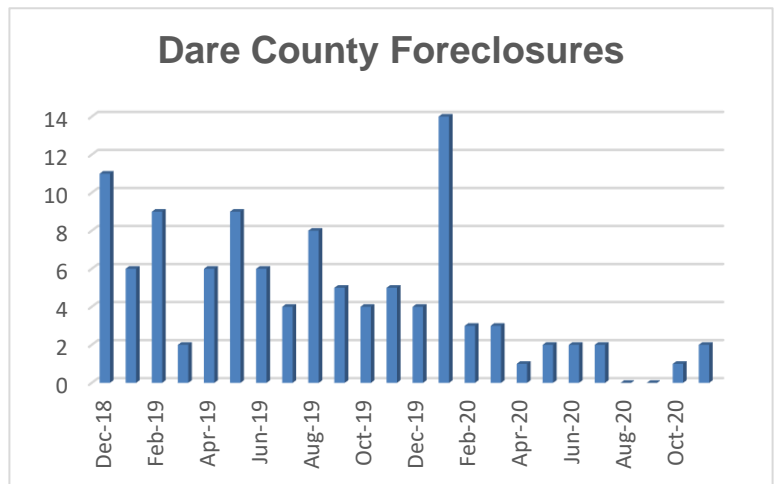


Distressed Inventory

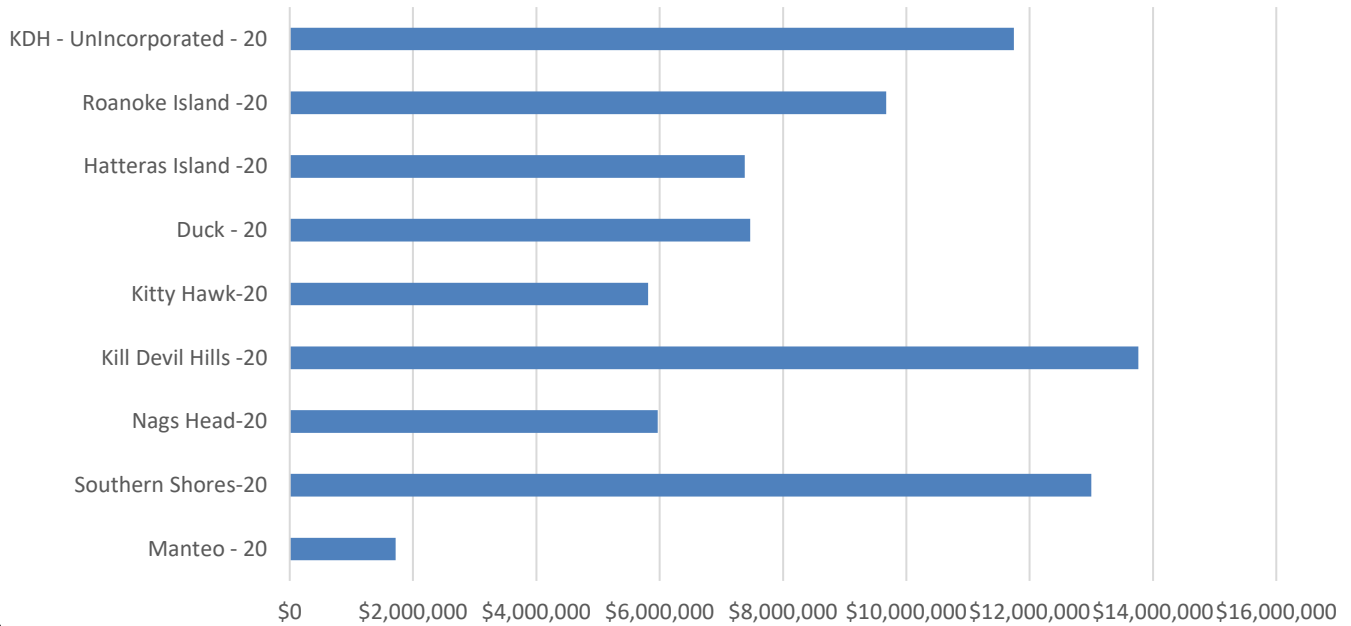
Units		
Month / Year	Count	%Chg
Nov'20	7	-71%
Nov'19	24	26%
Nov'18	19	-21%



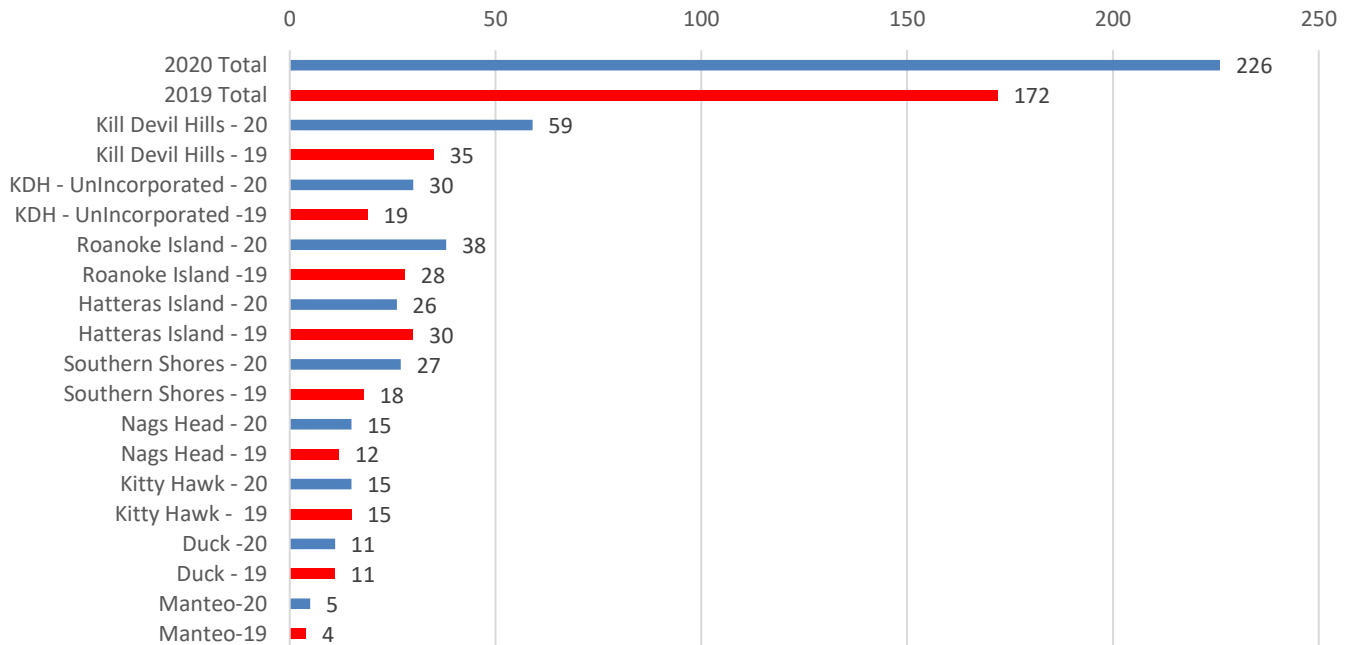
Dare County Foreclosures



2020 Building Permit Value



Year To Date 2020 Number of Building Permits



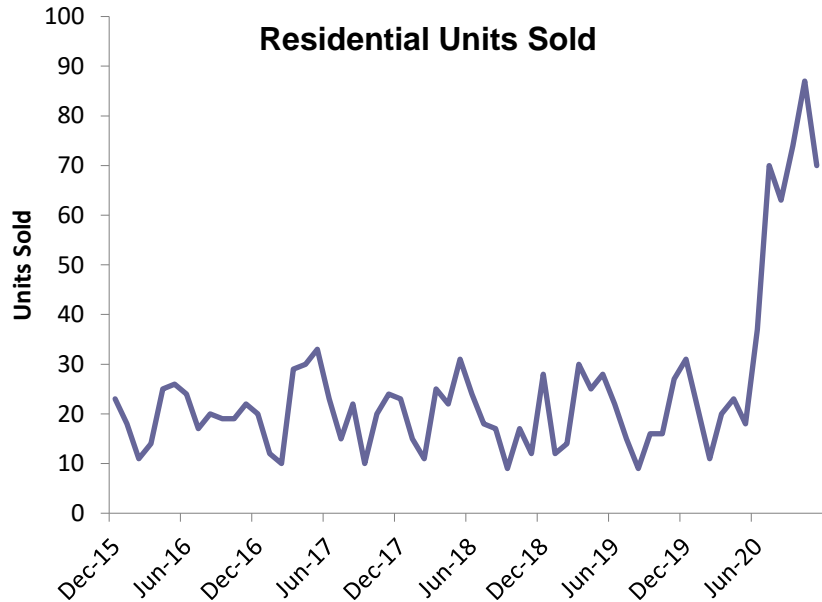
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Outer Banks Towns / Areas

Corolla

Jan - Nov Sales		
Month / Year	Count	%Chg
2020	494	131%
2019	214	6%
2018	201	-12%

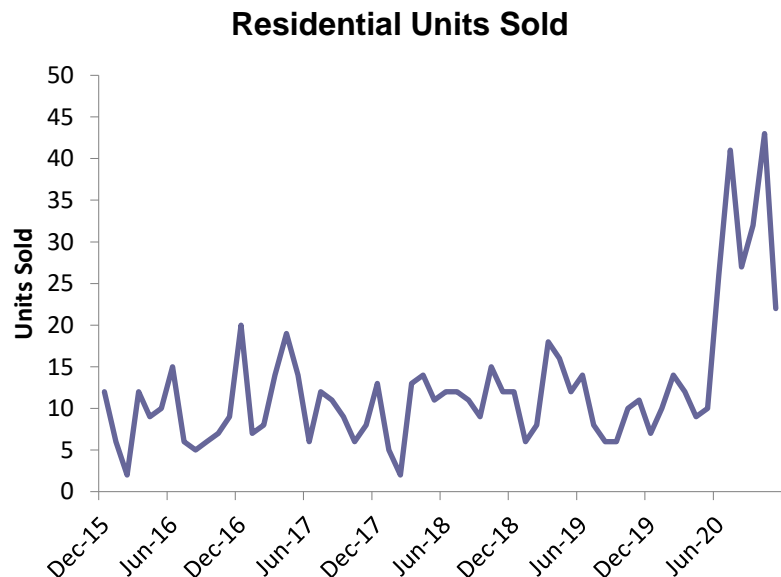
Median Sales Price		
Month / Year	MSP	%Chg
2020	\$546,950	12%
2019	\$490,000	-1%
2018	\$495,500	4%



Duck

Jan - Nov Sales		
Month / Year	Count	%Chg
2020	246	114%
2019	115	-1%
2018	116	2%

Median Sales Price		
Month / Year	MSP	%Chg
2020	\$494,500	-1%
2019	\$497,500	16%
2018	\$430,500	-8%



Southern Shores

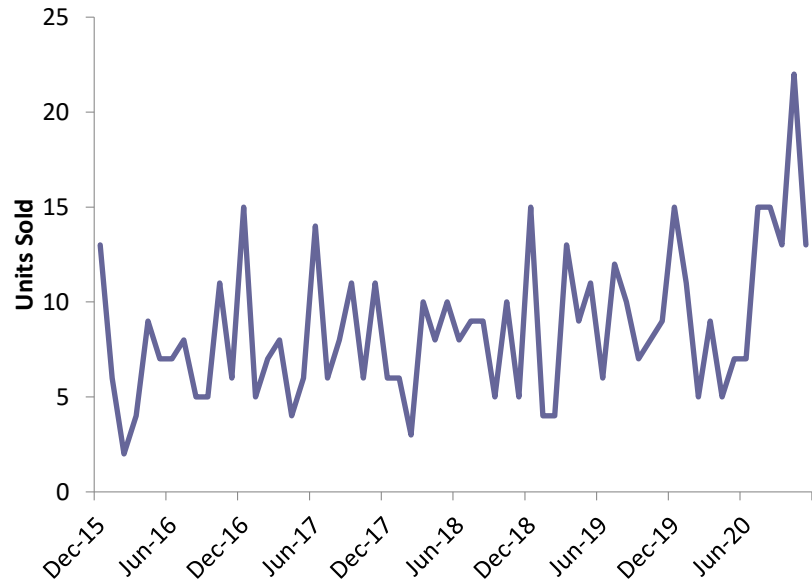
Jan - Nov Sales

Month / Year	Count	%Chg
2020	122	31%
2019	93	12%
2018	83	-3%

Median Sales Price

Month / Year	MSP	%Chg
2020	\$507,500	8%
2019	\$472,000	10%
2018	\$430,500	3%

Residential Units Sold



Kitty Hawk

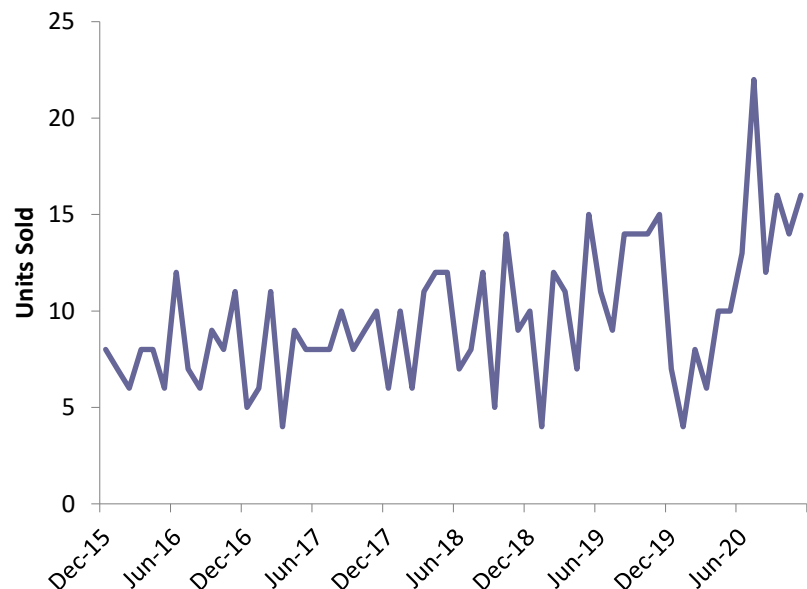
Jan - Nov Sales

Month / Year	Count	%Chg
2020	131	4%
2019	126	19%
2018	106	16%

Median Sales Price

Month / Year	MSP	%Chg
2020	\$390,000	4%
2019	\$375,000	7%
2018	\$352,000	14%

Residential Units Sold



Colington

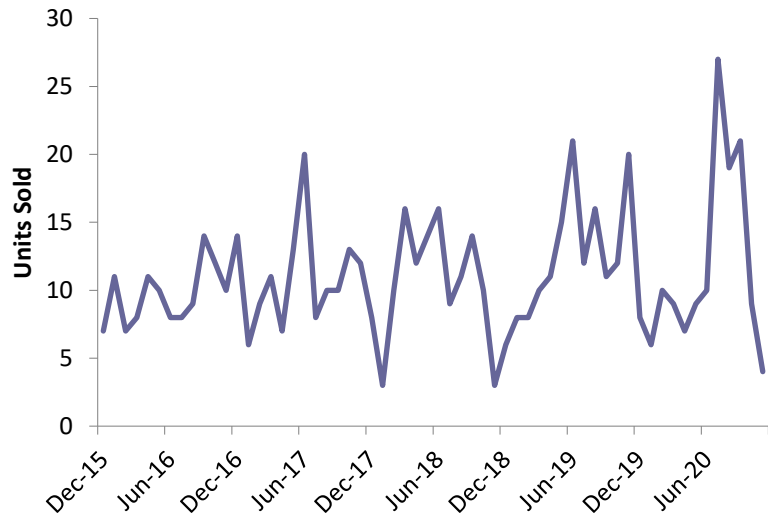
Jan - Nov Sales

Month / Year	Count	%Chg
2020	131	-9%
2019	144	22%
2018	118	-1%

Median Sales Price

Month / Year	MSP	%Chg
2020	\$299,900	11%
2019	\$271,375	-1%
2018	\$275,000	8%

Residential Units Sold



Kill Devil Hills

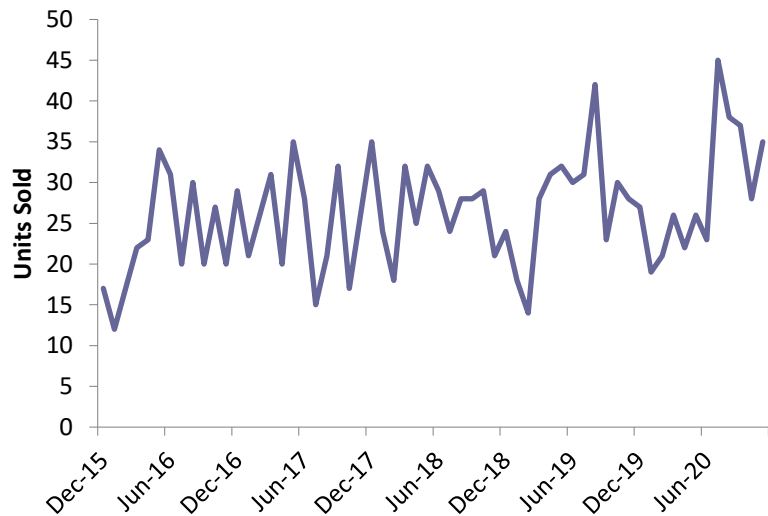
Jan - Nov Sales

Month / Year	Count	%Chg
2020	320	4%
2019	307	6%
2018	290	7%

Median Sales Price

Month / Year	MSP	%Chg
2020	\$326,000	14%
2019	\$285,000	4%
2018	\$275,250	0%

Residential Units Sold

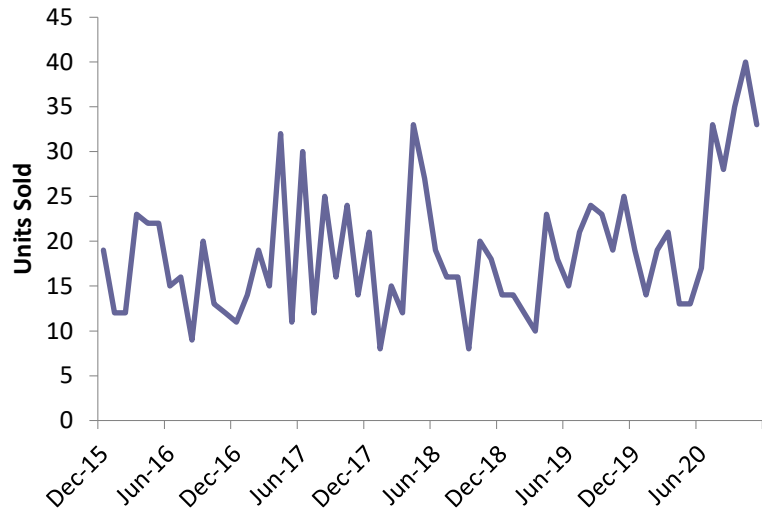


Nags Head

Jan - Nov Sales		
Month / Year	Count	%Chg
2020	266	30%
2019	204	6%
2018	192	-9%

Median Sales Price		
Month / Year	MSP	%Chg
2020	\$470,000	18%
2019	\$399,900	3%
2018	\$388,750	1%

Residential Units Sold

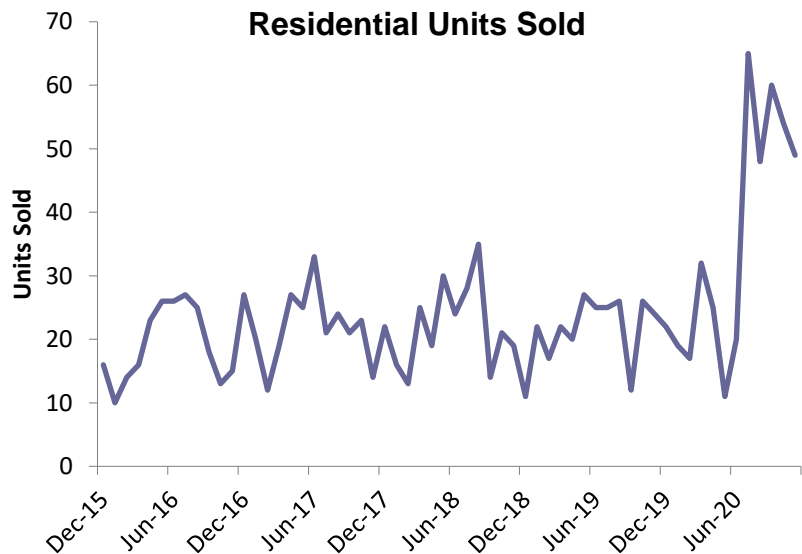


All Hatteras

Jan - Nov Sales		
Month / Year	Count	%Chg
2020	400	63%
2019	246	1%
2018	244	2%

Median Sales Price		
Month / Year	MSP	%Chg
2020	\$365,000	7%
2019	\$340,000	11%
2018	\$305,000	0%

Residential Units Sold

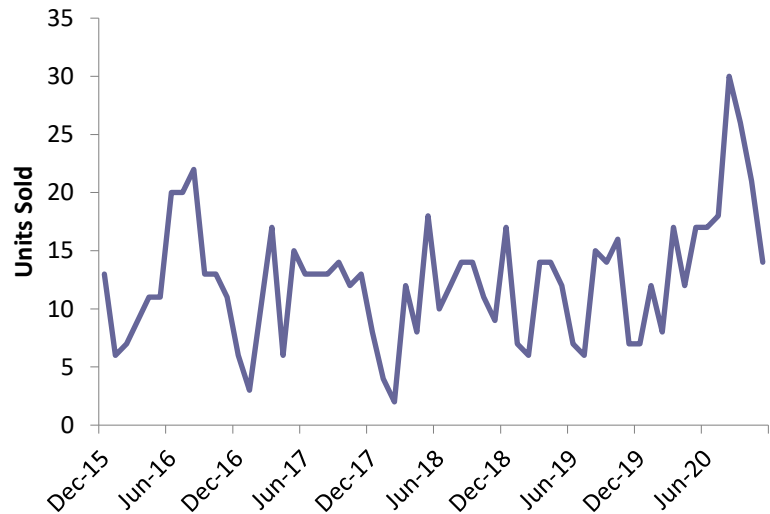


Roanoke Island

Jan - Nov Sales		
Month / Year	Count	%Chg
2020	192	63%
2019	118	4%
2018	114	-12%

Median Sales Price		
Month / Year	MSP	%Chg
2020	\$352,425	12%
2018	\$315,619	13%
2018	\$279,000	-2%

Residential Units Sold

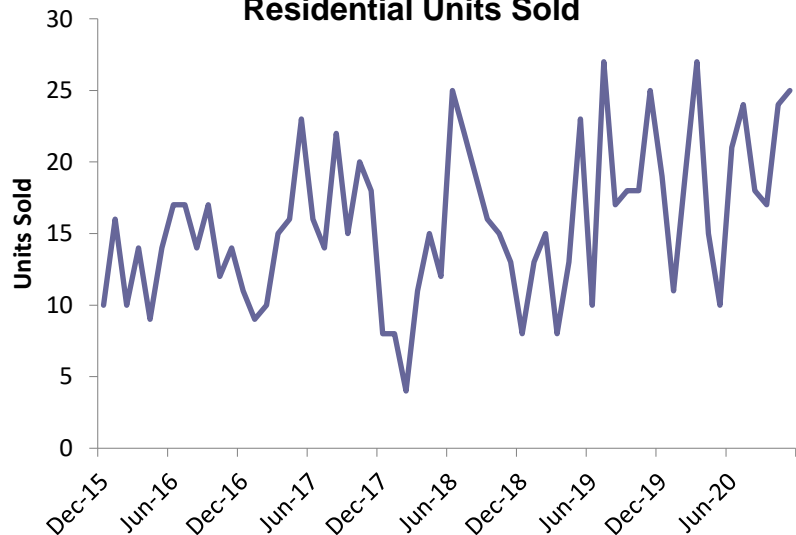


Currutuck Mainland

Jan - Nov Sales		
Month / Year	Count	%Chg
2020	211	13%
2019	187	17%
2018	160	-10%

Median Sales Price		
Month / Year	MSP	%Chg
2020	\$273,000	4%
2019	\$263,250	8%
2018	\$244,450	2%

Residential Units Sold

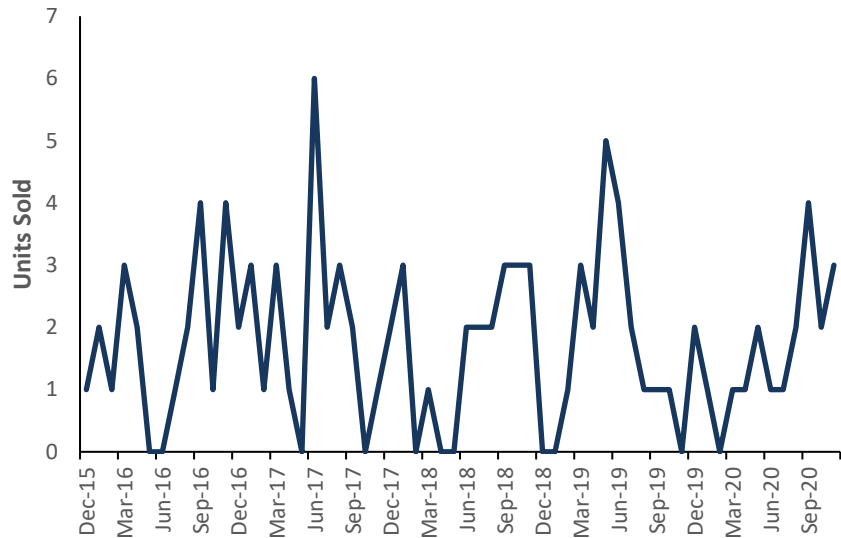


Ocracoke Island

Residential Units Sold

Jan - Nov Sales		
Month / Year	Count	%Chg
2020	18	-10%
2019	20	5%
2018	19	-14%

Median Sales Price		
Month / Year	MSP	%Chg
2020	\$357,500	1%
2019	\$352,500	10%
2018	\$320,000	3%



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