



December 2020 MLS Statistical Report Year End Report

This has been an interesting year:

- Sales
 - Residential - Up 44% from last year - Highest number of unit sales and total volume sold since 2005.
 - Land - Up 45% from last year. Highest number of lots / land sales since 2006.
- Under Contract - Still pushing record highs - Up 117% from last year.
- Inventory - Still declining - Residential inventory down 58% from last year.

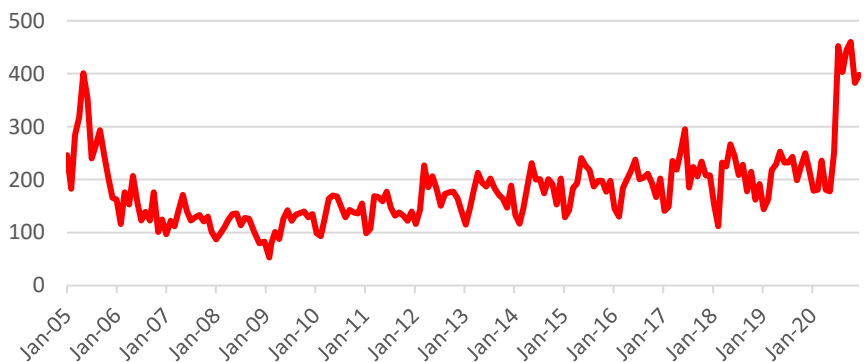
Monthly Sales Comparison

Month / Year	Count	%Chg
Dec'20	398	82%
Dec'19	219	14%
Dec'18	192	-8%

Yearly Sales Comparison

Month / Year	Count	%Chg
Dec'20	3747	44%
Dec'19	2606	8%
Dec'18	2418	-5%

Total Property Sold

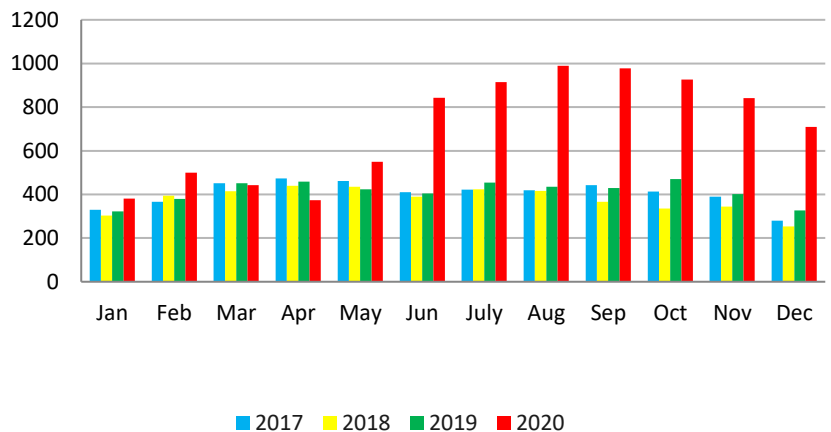


Under Contract

Under Contract

Month / Year	Count	%Chg
Dec'20	709	117%
Dec'19	327	29%
Dec'18	254	-9%

Under Contract



Data Obtained: January 7, 2020, Updated on January 14, 2021

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

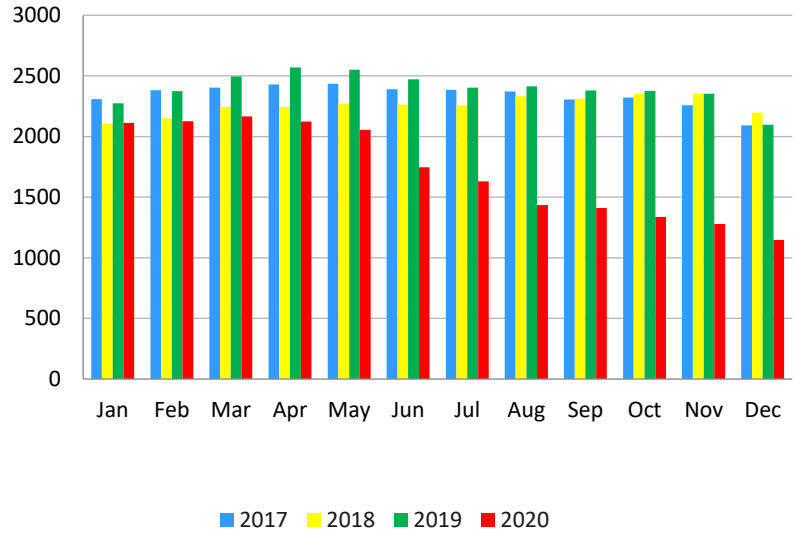
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Inventory

Total Inventory continues to decline.

Total Inventory		
Month / Year	Count	%Chg
Dec'20	1146	-45%
Dec'19	2098	-5%
Dec'18	2197	5%

Total Active Inventory



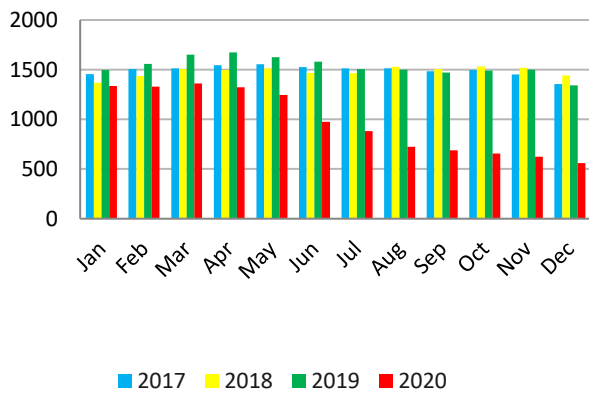
Residential Inventory

Units		
Month / Year	Count	%Chg
Dec'20	560	-58%
Dec'19	1341	-7%
Dec'18	1441	6%

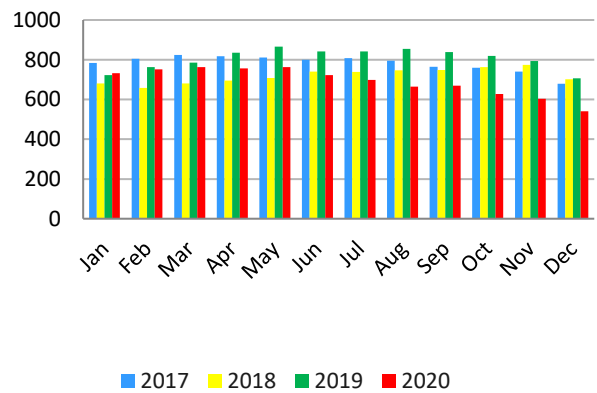
Lots / Land Inventory

Units		
Month / Year	Count	%Chg
Dec'20	541	-23%
Dec'19	707	1%
Dec'18	702	3%

Residential Inventory



Land Inventory

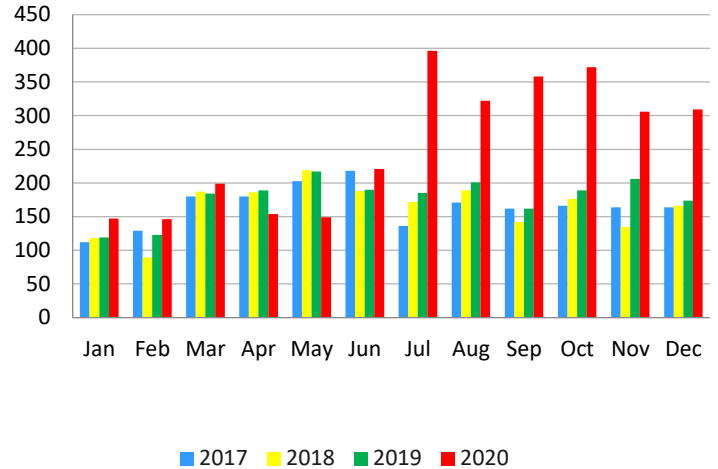


Residential Sales

Unit Sales		
Month / Year	Count	%Chg
Dec'20	313	80%
Dec'19	174	5%
Dec'18	166	1%

Median Sale Price		
Month / Year	Count	%Chg
Dec'20	\$480,000	29%
Dec'19	\$371,000	9%
Dec'18	\$341,500	-1%

Residential Unit Sales

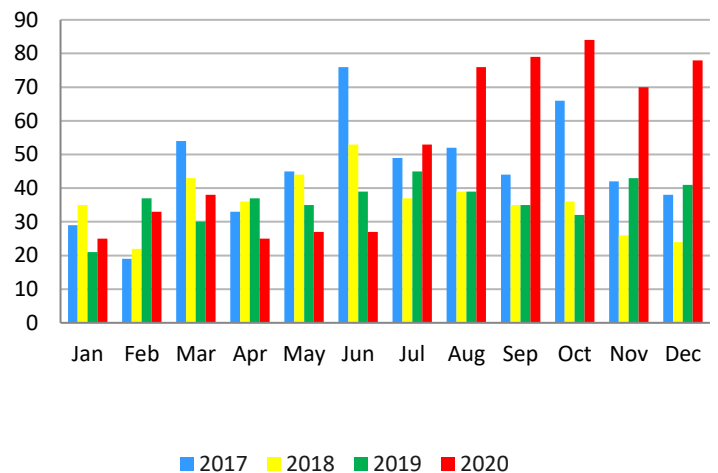


Lots / Land Sales

Unit Sales		
Month / Year	Count	%Chg
Dec'20	80	95%
Dec'19	41	71%
Dec'18	24	-37%

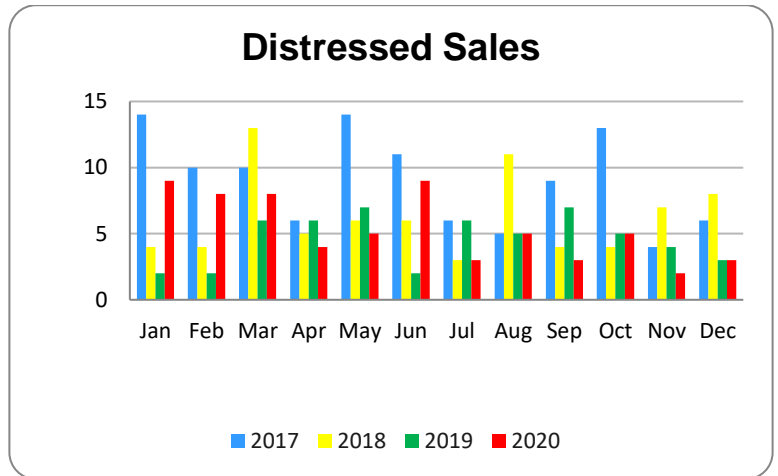
Median Sale Price		
Month / Year	Count	%Chg
Dec'20	\$89,000	14%
Dec'19	\$78,000	8%
Dec'18	\$72,000	16%

Lots / Land Sales



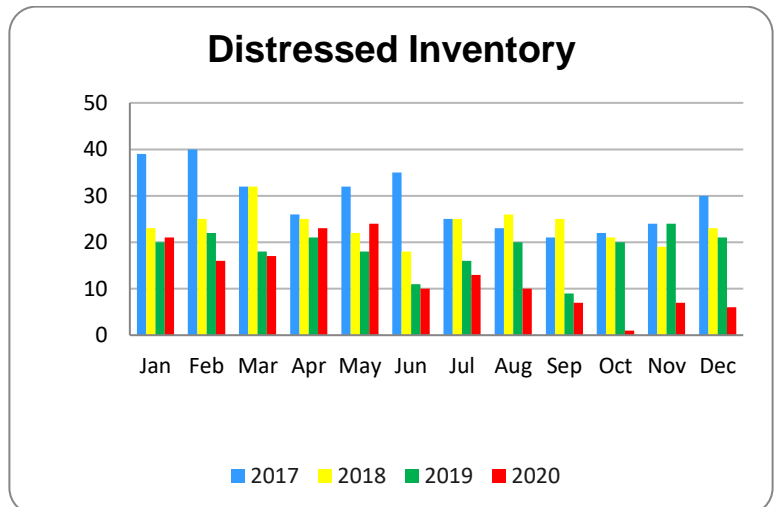
Distressed Sales

Distressed Sales		
Month / Year	Count	%Chg
Dec'20	3	0%
Dec'19	3	-63%
Dec'18	8	33%

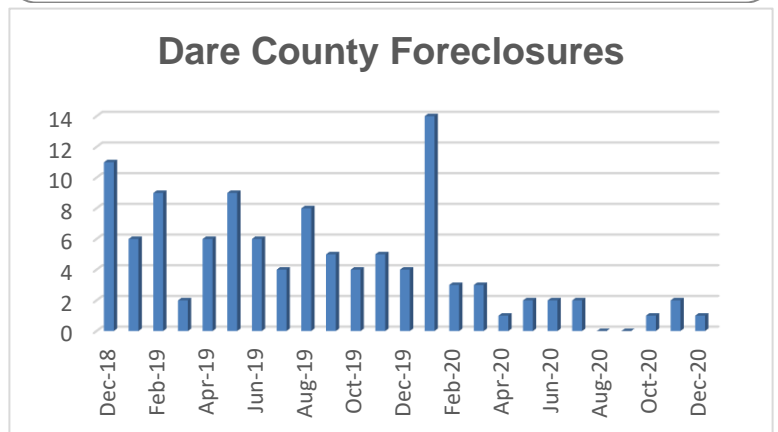


Distressed Inventory

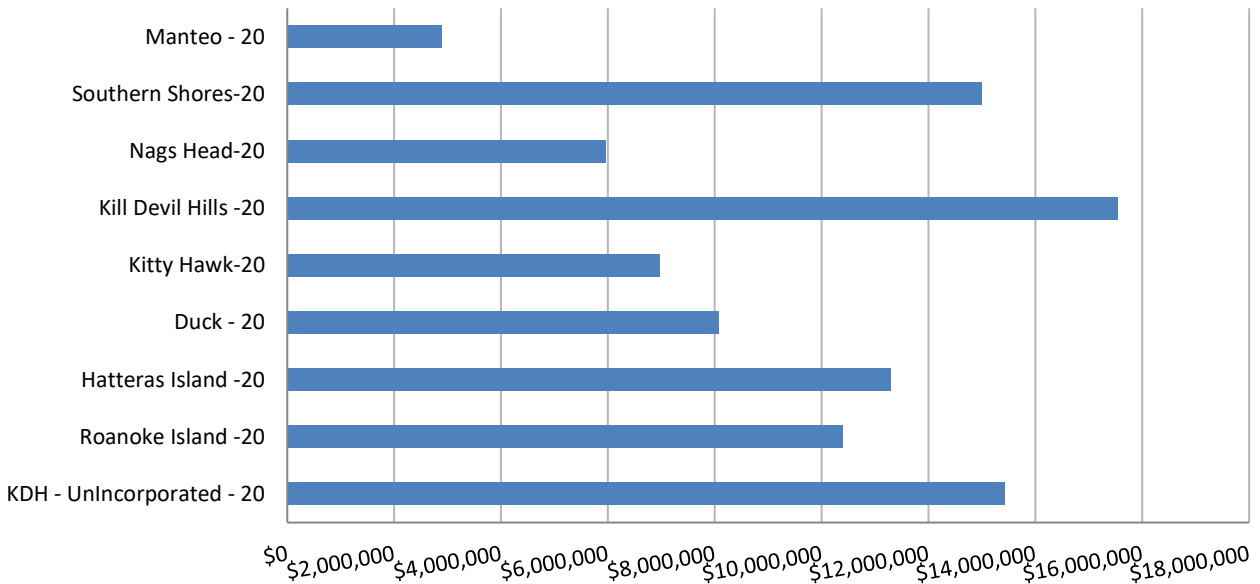
Units		
Month / Year	Count	%Chg
Dec'20	6	-71%
Dec'19	21	-9%
Dec'18	23	-23%



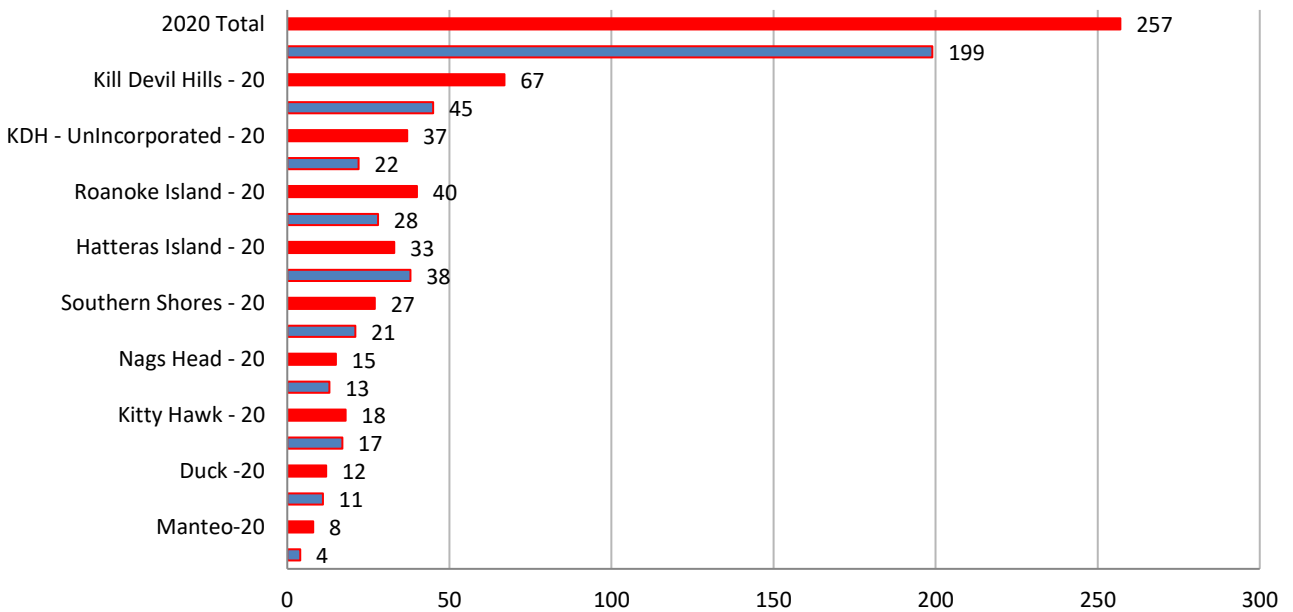
Dare County Foreclosures



2020 Building Permit Value



Year To Date 2020 Number of Building Permits



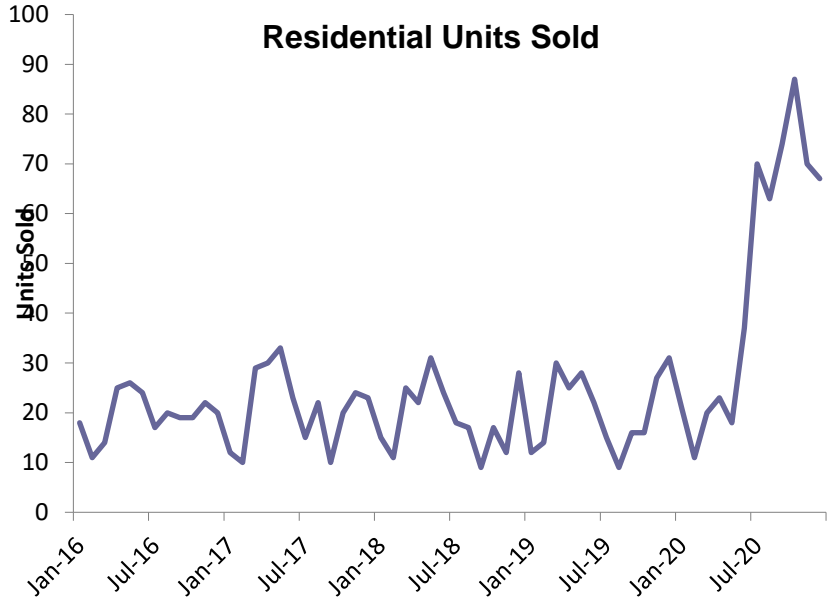
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Outer Banks Towns / Areas

Corolla

Jan - Dec Sales		
Month / Year	Count	%Chg
2020	561	129%
2019	245	7%
2018	229	-9%

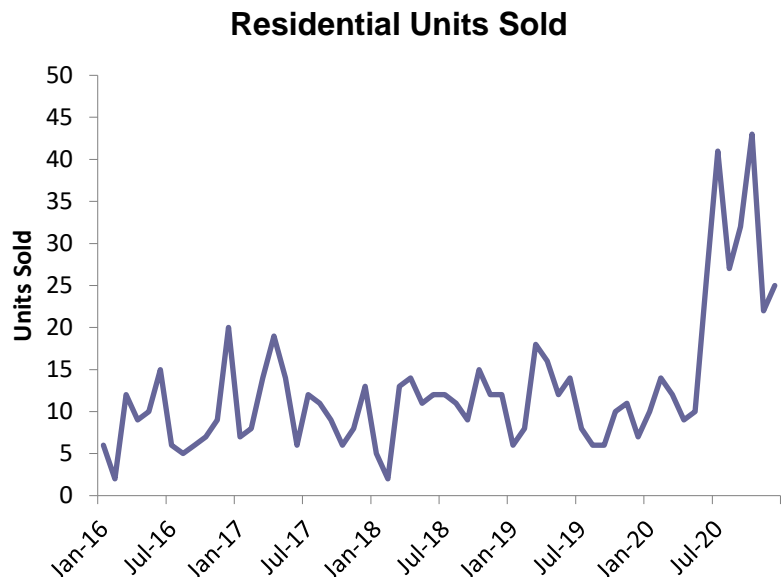
Median Sales Price		
Month / Year	MSP	%Chg
2020	\$560,000	14%
2019	\$490,000	-1%
2018	\$495,500	4%



Duck

Jan - Dec Sales		
Month / Year	Count	%Chg
2020	271	122%
2019	122	-5%
2018	128	1%

Median Sales Price		
Month / Year	MSP	%Chg
2020	\$520,000	5%
2019	\$497,500	16%
2018	\$430,500	-8%



Southern Shores

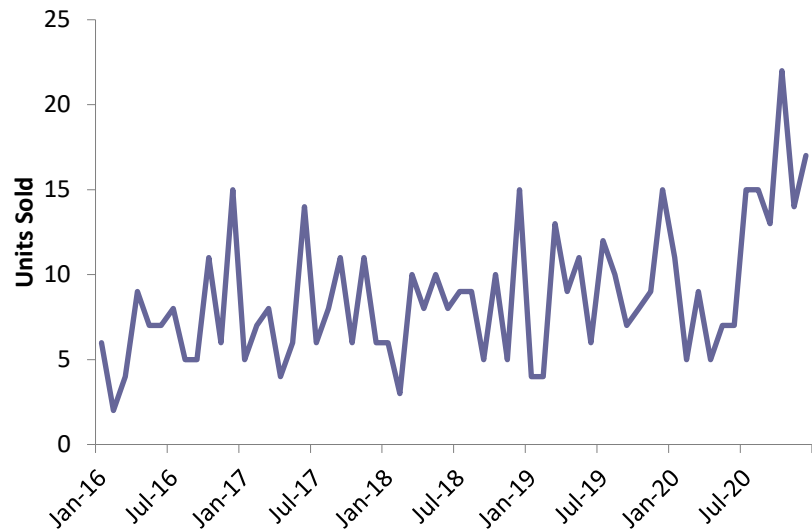
Jan - Dec Sales

Month / Year	Count	%Chg
2020	140	30%
2019	108	10%
2018	98	7%

Median Sales Price

Month / Year	MSP	%Chg
2020	\$510,000	8%
2019	\$472,000	10%
2018	\$430,500	3%

Residential Units Sold



Kitty Hawk

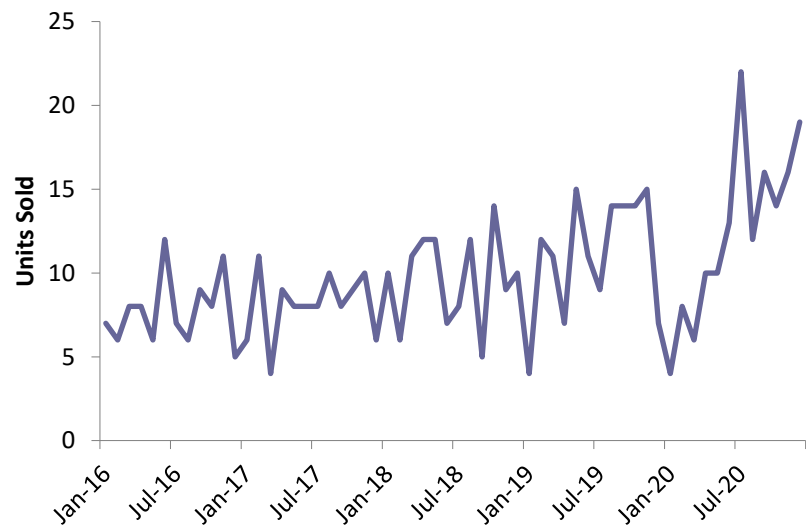
Jan - Dec Sales

Month / Year	Count	%Chg
2020	150	13%
2019	133	15%
2018	116	20%

Median Sales Price

Month / Year	MSP	%Chg
2020	\$394,032	5%
2019	\$375,000	7%
2018	\$352,000	14%

Residential Units Sold



Colington

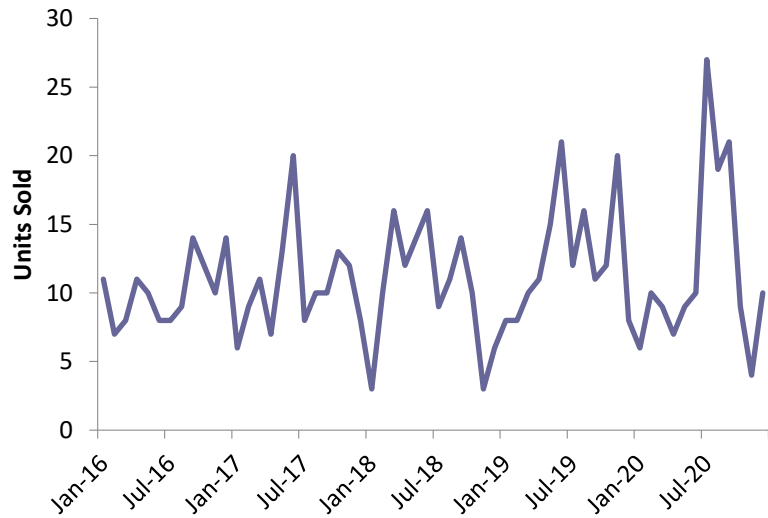
Jan - Dec Sales

Month / Year	Count	%Chg
2020	141	-7%
2019	152	23%
2018	124	-2%

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

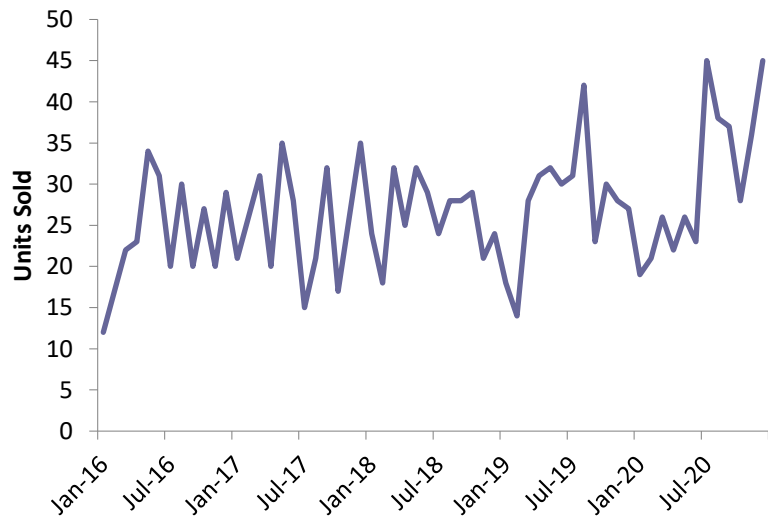
Jan - Dec Sales

Month / Year	Count	%Chg
2020	367	10%
2019	334	6%
2018	314	2%

Median Sales Price

Month / Year	MSP	%Chg
2020	\$330,000	16%
2019	\$285,000	4%
2018	\$275,250	0%

Residential Units Sold

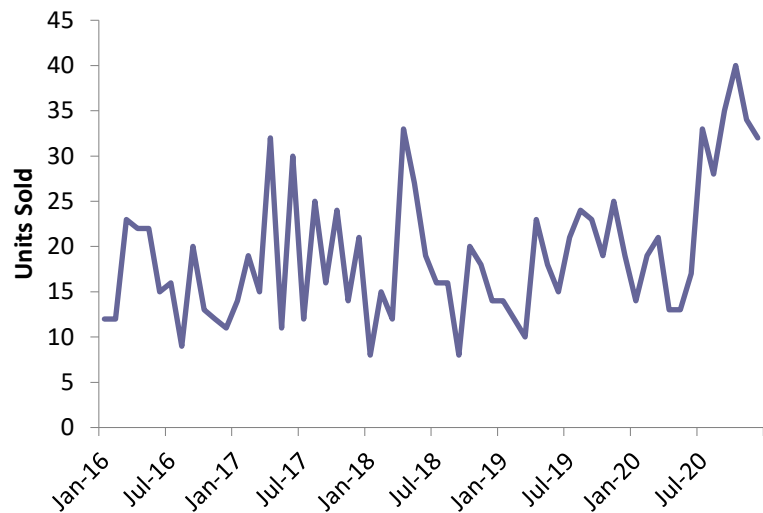


Nags Head

Jan - Dec Sales		
Month / Year	Count	%Chg
2020	299	34%
2019	223	8%
2018	206	-12%

Median Sales Price		
Month / Year	MSP	%Chg
2020	\$480,000	20%
2019	\$399,900	3%
2018	\$388,750	1%

Residential Units Sold

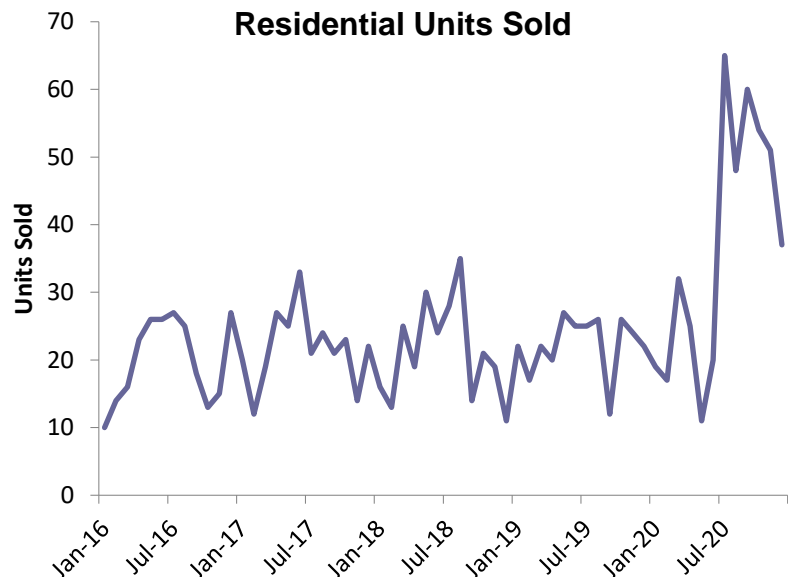


All Hatteras

Jan - Dec Sales		
Month / Year	Count	%Chg
2020	441	65%
2019	268	5%
2018	255	-2%

Median Sales Price		
Month / Year	MSP	%Chg
2020	\$375,000	10%
2019	\$340,000	11%
2018	\$305,000	0%

Residential Units Sold



Roanoke Island

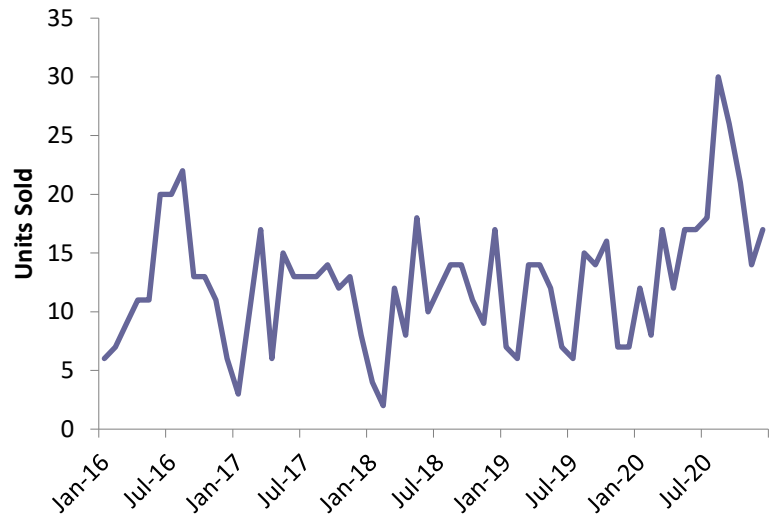
Jan - Dec Sales

Month / Year	Count	%Chg
2020	210	68%
2019	125	-5%
2018	131	-4%

Median Sales Price

Month / Year	MSP	%Chg
2020	\$354,925	12%
2018	\$315,619	13%
2018	\$279,000	-2%

Residential Units Sold



Currituck Mainland

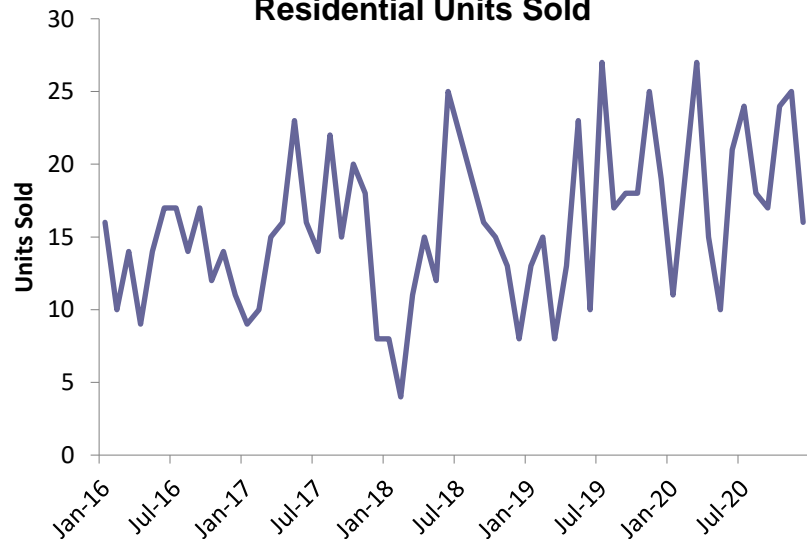
Jan - Dec Sales

Month / Year	Count	%Chg
2020	228	11%
2019	206	23%
2018	168	-10%

Median Sales Price

Month / Year	MSP	%Chg
2020	\$276,260	5%
2019	\$263,250	8%
2018	\$244,450	2%

Residential Units Sold



Ocracoke Island

Residential Units Sold

Jan - Dec Sales		
Month / Year	Count	%Chg
2020	21	-5%
2019	22	16%
2018	19	-21%

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

