



January 2021 MLS Statistical Report

January is usually the slow time of the year, sales are slow, and inventory is ramping up for the spring, but not this year.

- Sales
 - Residential - Up 73% over January of last year - Highest number of unit sales and total volume sold since - ever!
 - Land - Up 125% over January of last year. Highest number of lots / land sales since 2006.
- Under Contract - Up 101% over January of last year.
- Inventory - Still declining - residential inventory down 67%. Lots / Land down 26%

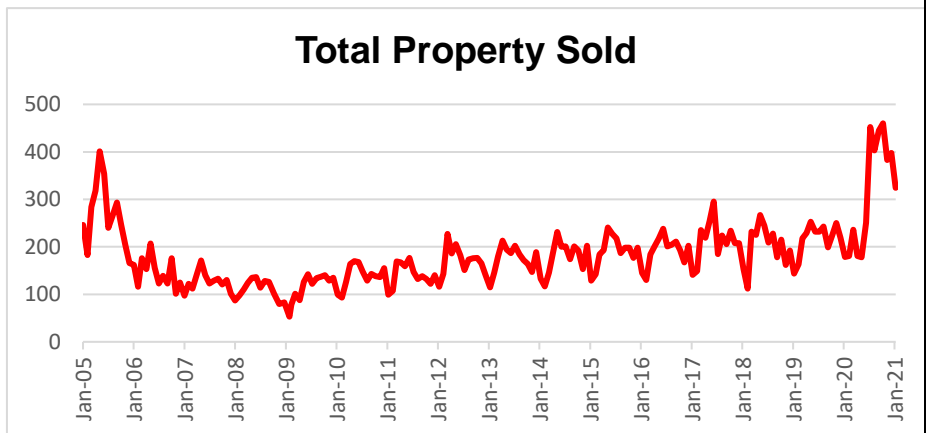
Monthly Sales Comparison

Month / Year	Count	%Chg
Jan'21	324	81%
Jan'20	179	24%
Jan'19	144	-6%

Yearly Sales Comparison

Month / Year	Count	%Chg
Jan'21	324	81%
Jan'20	179	24%
Jan'19	144	-6%

Total Property Sold

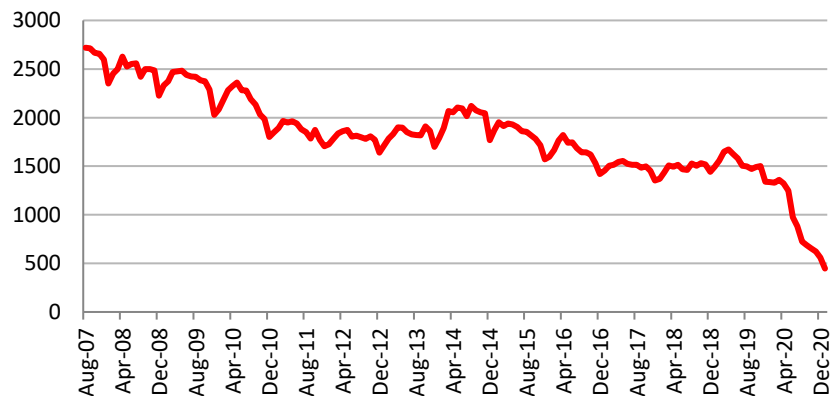


Inventory

Residential Inventory

Month / Year	Count	%Chg
Jan'21	443	-67%
Jan'20	1330	-11%
Jan'19	1487	9%

Residential Inventory



Data Obtained: February 5, 2020

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

This representation is based in whole or in part on data supplied by, and to the Subscribers of the Outer Banks Association of REALTORS® Multiple Listing Service. Information contained herein is deemed reliable but not guaranteed. Data maintained by the OBAR MLS is for its own use and may not reflect all real estate activity in the market.

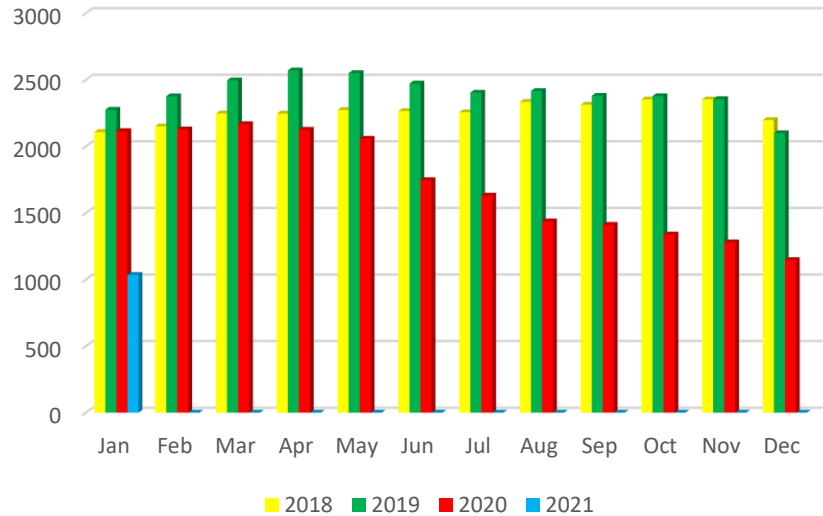
Inventory

Total Inventory continues to decline.

Total Inventory

Month / Year	Count	%Chg
Jan'21	1034	-51%
Jan'20	2114	-7%
Jan'19	2274	8%

Total Inventory



Residential Inventory

Units

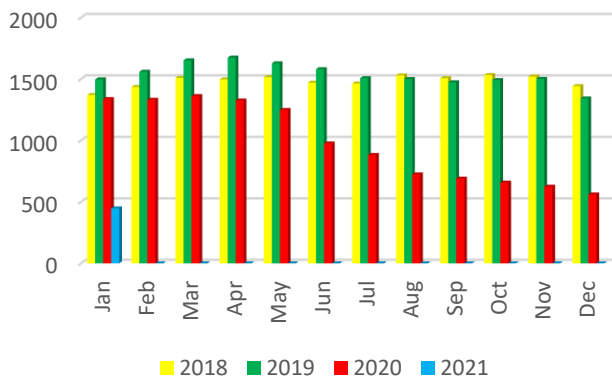
Month / Year	Count	%Chg
Jan'21	447	-67%
Jan'20	1336	-11%
Jan'19	1496	9%

Lots / Land Inventory

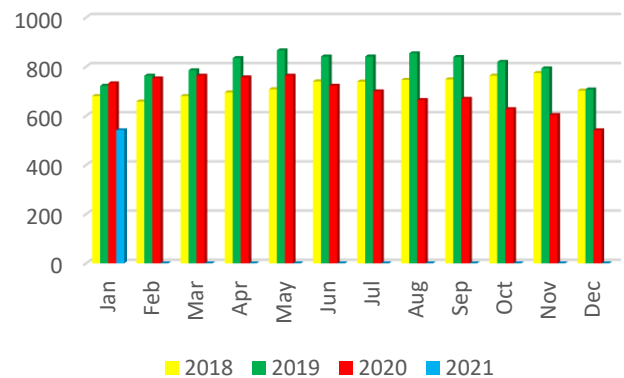
Units

Month / Year	Count	%Chg
Jan'21	541	-26%
Jan'20	732	1%
Jan'19	722	6%

Residential Inventory



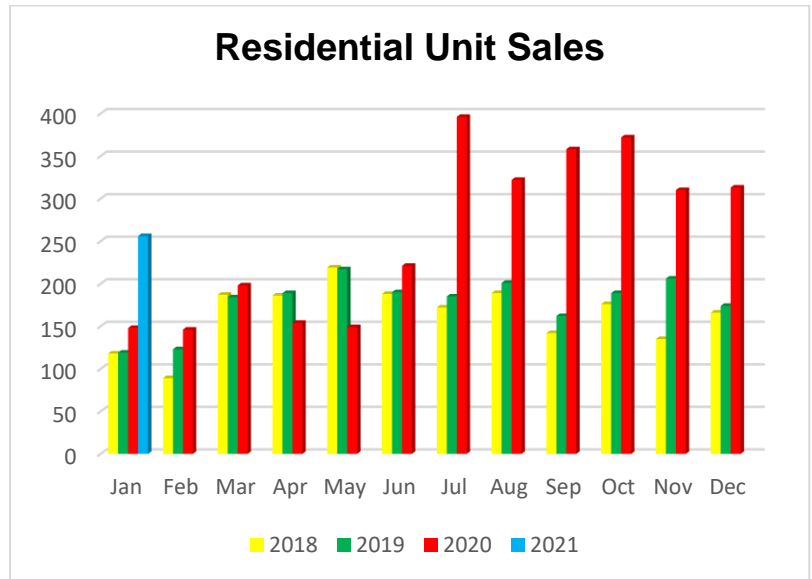
Lots / Land Inventory



Residential Sales

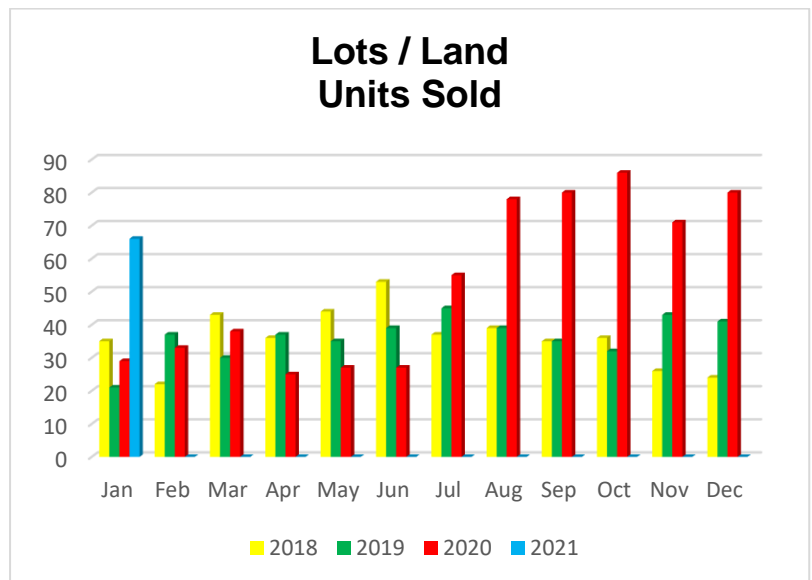
Unit Sales		
Month / Year	Count	%Chg
Jan'21	256	72%
Jan'20	148	24%
Jan'19	119	1%

Median Sale Price		
Month / Year	Count	%Chg
Jan'21	\$431,000	26%
Jan'20	\$342,000	4%
Jan'19	\$329,900	20%



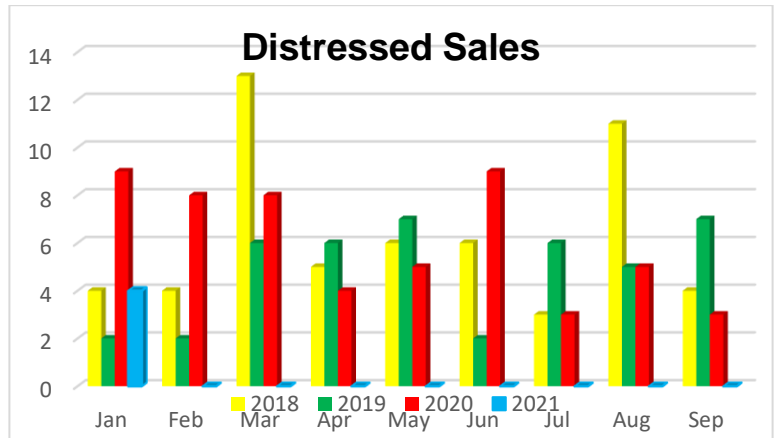
Lots / Land Sales

Unit Sales		
Month / Year	Count	%Chg
Jan'21	66	128%
Jan'20	29	38%
Jan'19	21	-40%



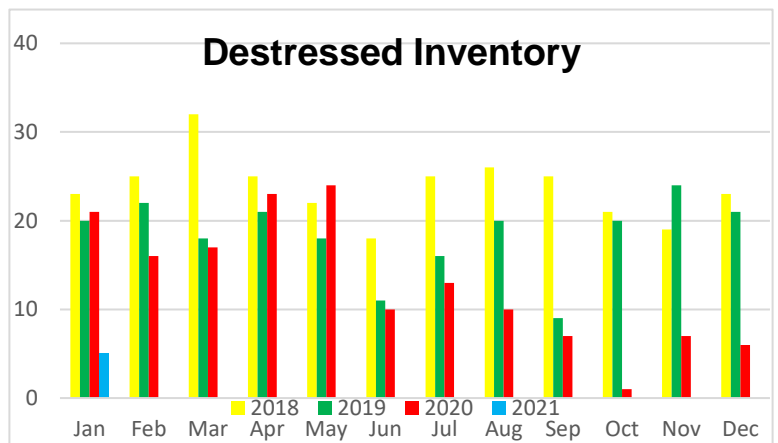
Distressed Sales

Distressed Sales		
Month / Year	Count	%Chg
Jan'21	4	-56%
Jan'20	9	350%
Jan'19	2	-50%

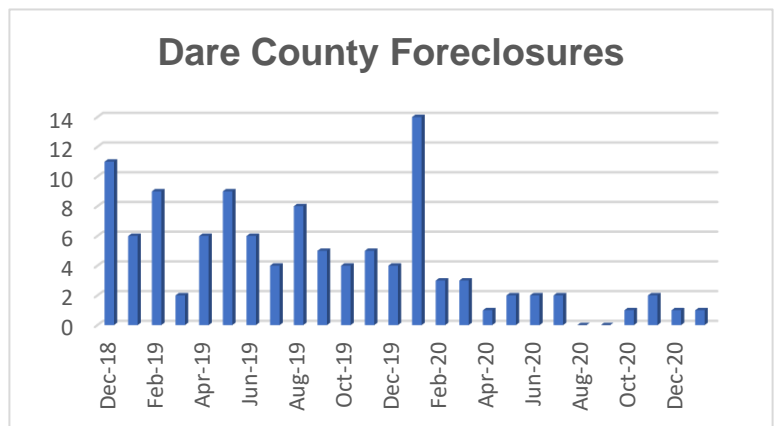


Distressed Inventory

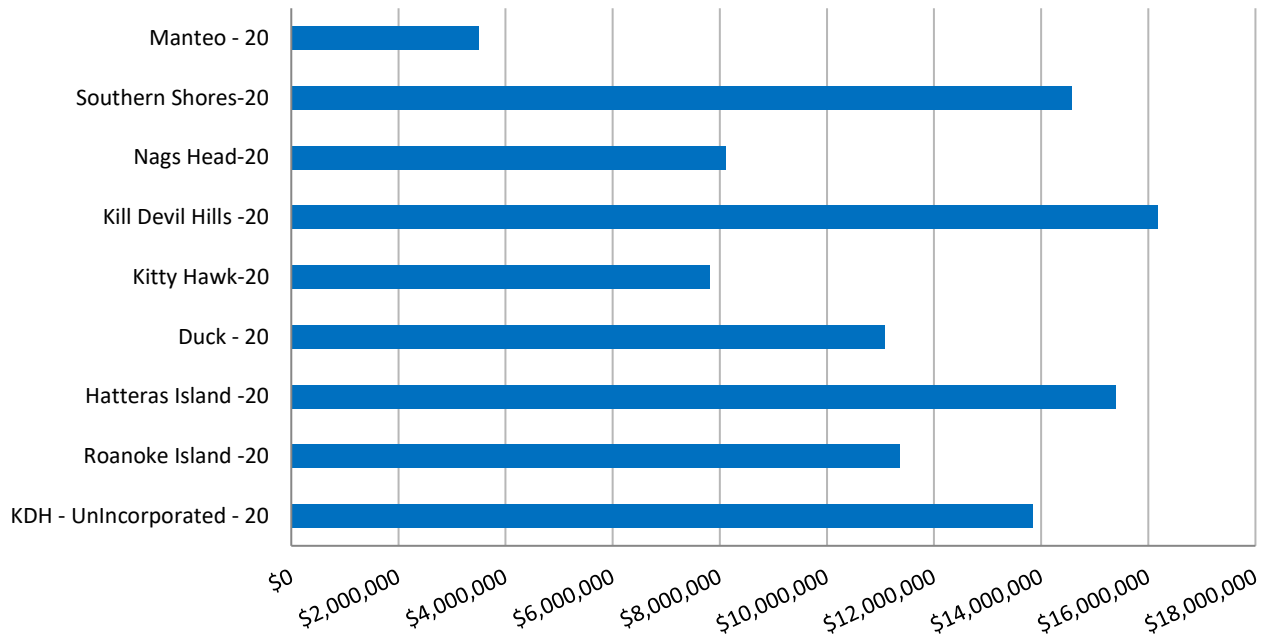
Units		
Month / Year	Count	%Chg
Jan'21	5	-76%
Jan'20	21	5%
Jan'19	20	-13%



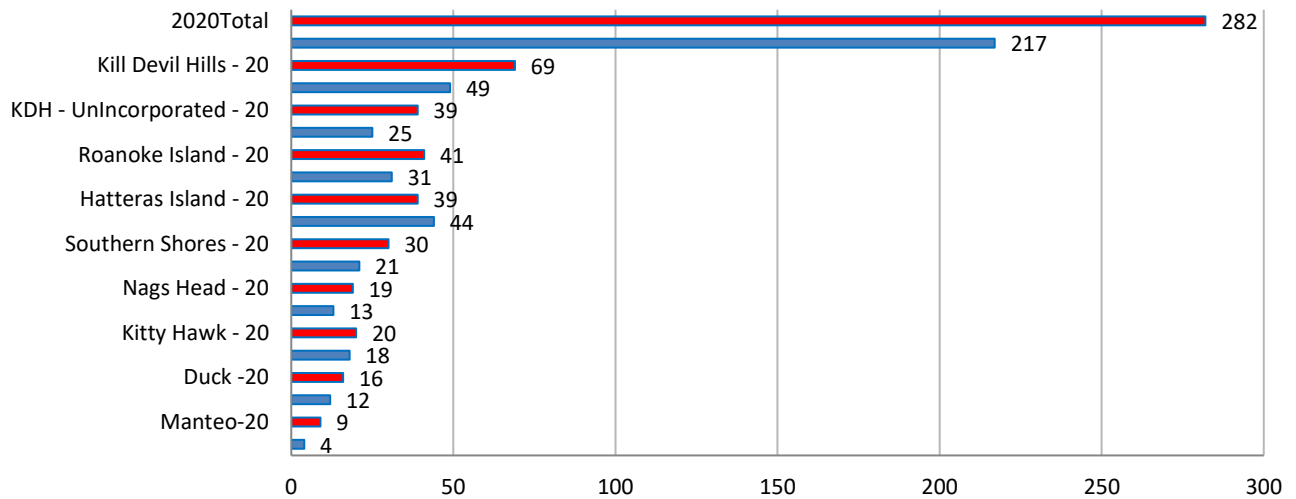
Dare County Foreclosures



2020 Building Permit Value



Year To Date 2020 Number of Building Permits



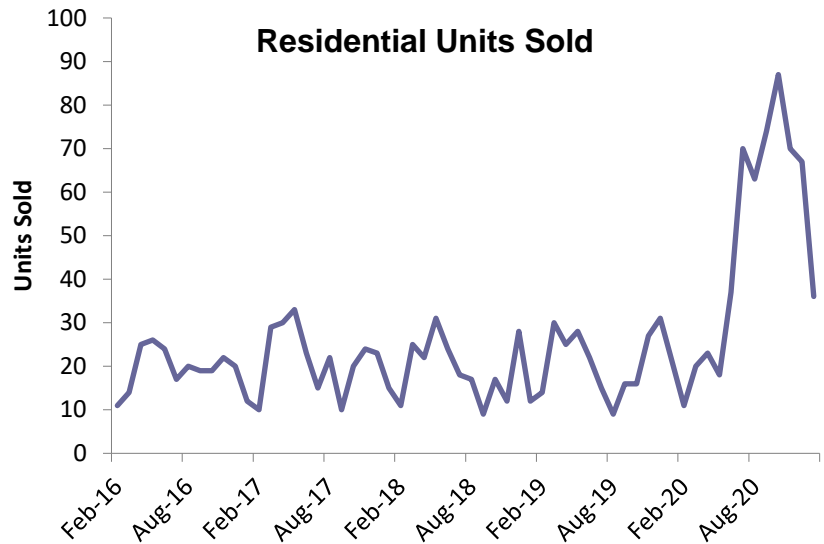
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Outer Banks Towns / Areas

Corolla

January Sales		
Month / Year	Count	%Chg
2021	36	71%
2020	21	75%
2019	12	-20%

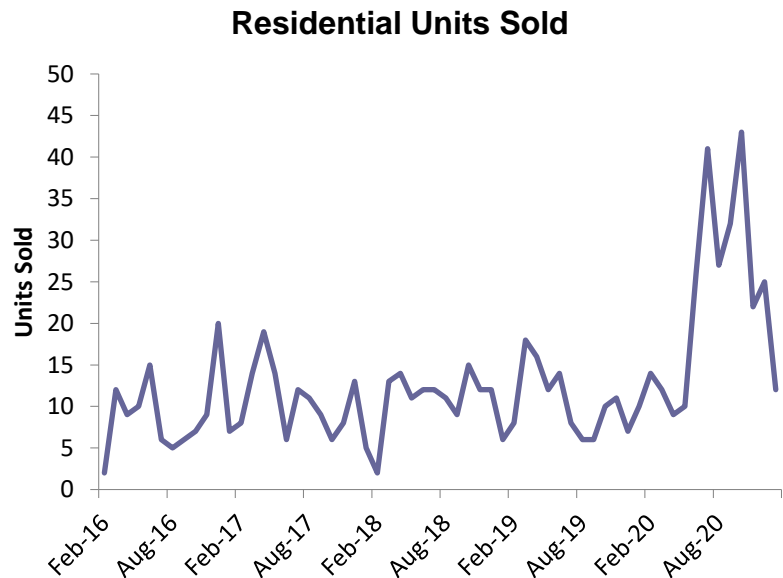
Median Sales Price		
Month / Year	MSP	%Chg
2021	\$644,500	35%
2020	\$477,750	-20%
2019	\$595,000	18%



Duck

January Sales		
Month / Year	Count	%Chg
2021	12	20%
2020	10	67%
2019	6	20%

Median Sales Price		
Month / Year	MSP	%Chg
2021	\$735,000	40%
2020	\$525,000	-15%
2019	\$615,000	7%



Southern Shores

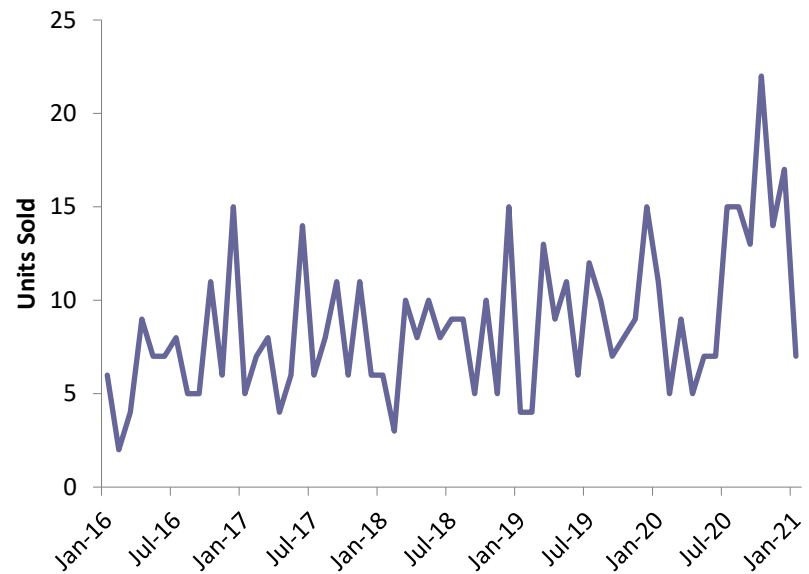
January Sales

Month / Year	Count	%Chg
2021	7	-36%
2020	11	175%
2019	4	-33%

Median Sales Price

Month / Year	MSP	%Chg
2021	\$540,000	29%
2020	\$420,000	-12%
2019	\$477,500	-13%

Residential Units Sold



Kitty Hawk

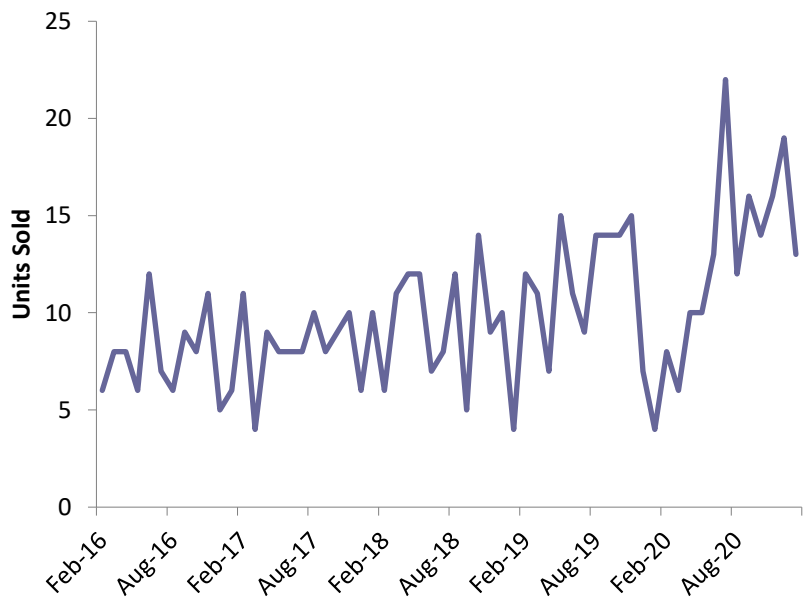
January Sales

Month / Year	Count	%Chg
2021	13	225%
2020	4	0%
2019	4	-60%

Median Sales Price

Month / Year	MSP	%Chg
2021	\$355,000	-10%
2020	\$396,250	101%
2019	\$197,450	-32%

Residential Units Sold



Colington

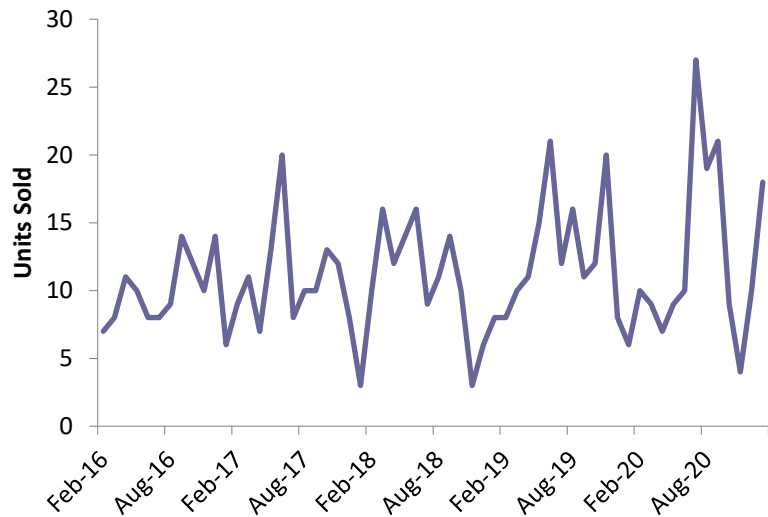
January Sales

Month / Year	Count	%Chg
2021	18	200%
2020	6	-25%
2019	8	167%

Median Sales Price

Month / Year	MSP	%Chg
2021	\$318,450	-21%
2020	\$405,000	61%
2019	\$252,000	-3%

Residential Units Sold



Kill Devil Hills

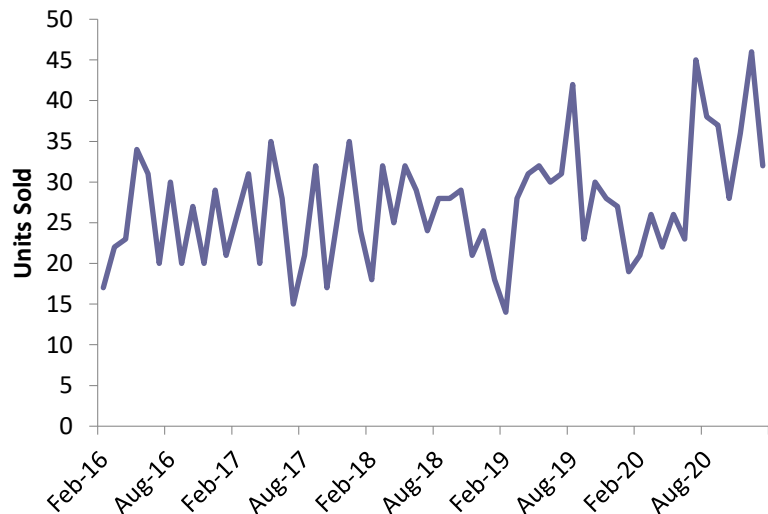
January Sales

Month / Year	Count	%Chg
2021	32	68%
2020	19	6%
2019	18	-25%

Median Sales Price

Month / Year	MSP	%Chg
2021	\$375,000	21%
2020	\$310,000	24%
2019	\$250,000	0%

Residential Units Sold



Nags Head

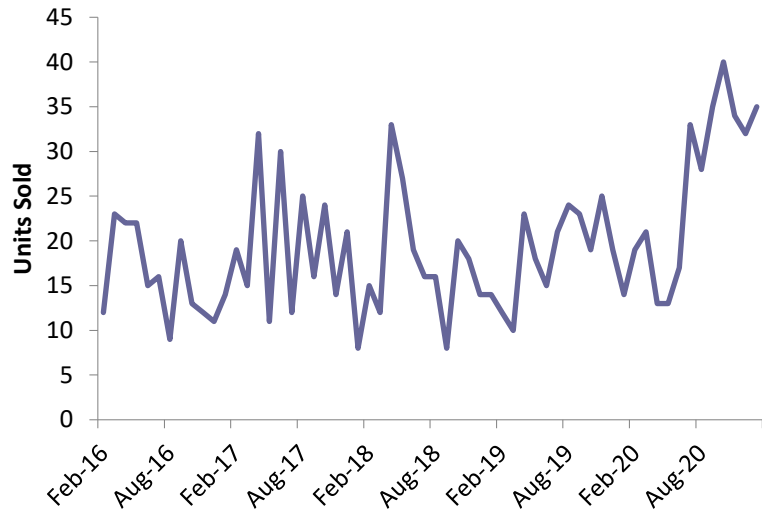
January Sales

Month / Year	Count	%Chg
2021	35	150%
2020	14	0%
2019	14	75%

Median Sales Price

Month / Year	MSP	%Chg
2021	\$565,000	71%
2020	\$330,000	-39%
2019	\$540,750	63%

Residential Units Sold



All Hatteras

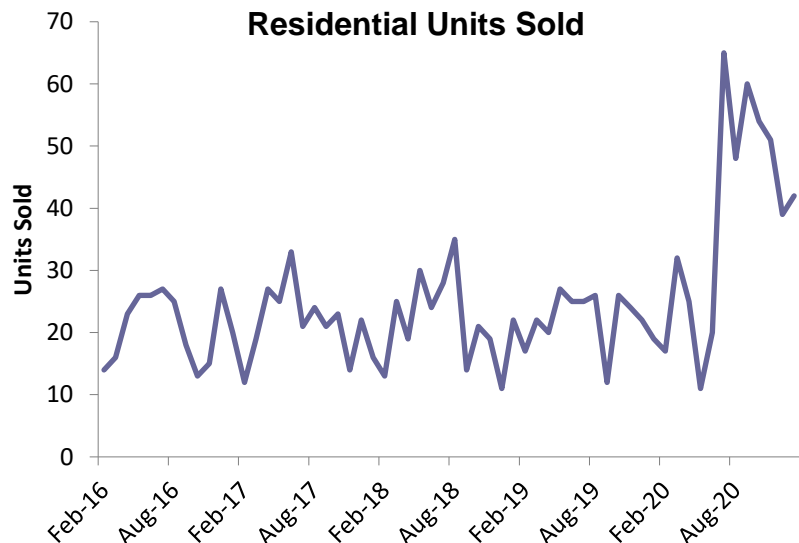
January Sales

Month / Year	Count	%Chg
2021	42	121%
2020	19	-14%
2019	22	38%

Median Sales Price

Month / Year	MSP	%Chg
2021	\$393,750	21%
2020	\$325,000	-5%
2019	\$342,000	28%

Residential Units Sold



Roanoke Island

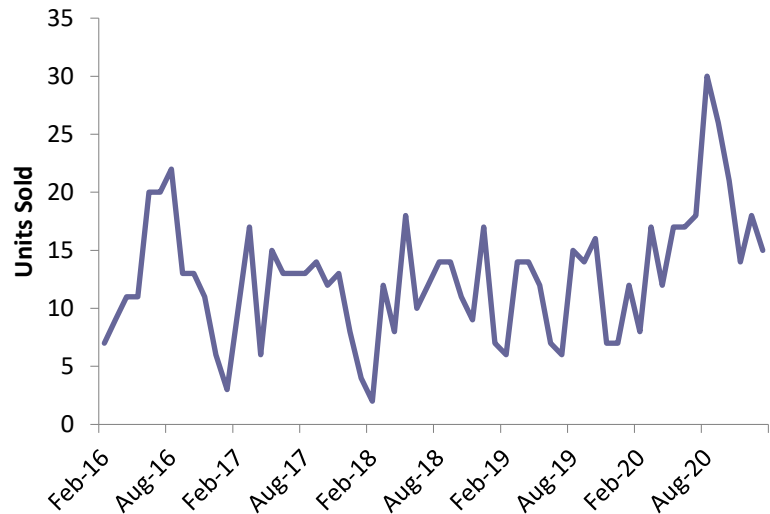
January Sales

Month / Year	Count	%Chg
2021	15	25%
2020	12	71%
2019	7	75%

Median Sales Price

Month / Year	MSP	%Chg
2021	\$480,000	49%
2020	\$321,750	-3%
2019	\$330,000	48%

Residential Units Sold



Currituck Mainland

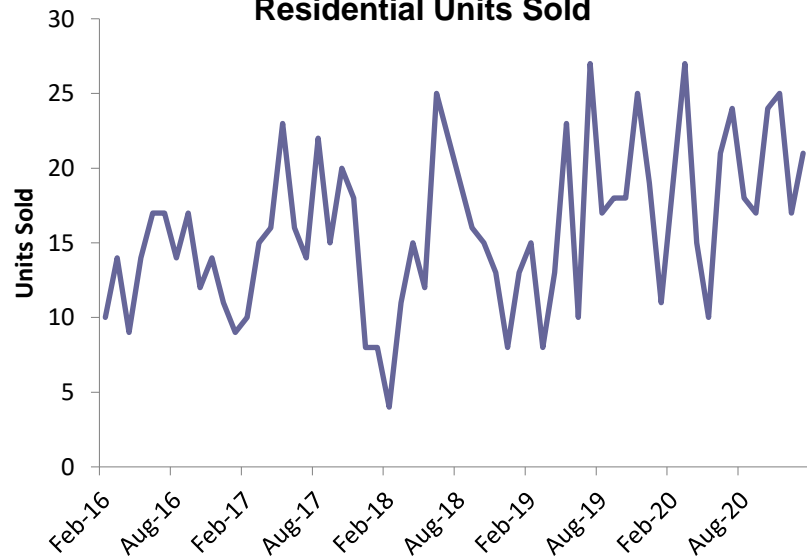
January Sales

Month / Year	Count	%Chg
2021	21	91%
2020	11	-15%
2019	13	63%

Median Sales Price

Month / Year	MSP	%Chg
2021	\$315,100	14%
2020	\$275,520	6%
2019	\$260,000	-11%

Residential Units Sold



Ocracoke Island

Residential Units Sold

January Sales		
Month / Year	Count	%Chg
2021	2	100%
2020	1	#DIV/0!
2019	0	-100%

Median Sales Price		
Month / Year	MSP	%Chg
2021	\$411,250	11%
2020	\$372,000	#DIV/0!
2019	\$0	-100%

