



February 2021 MLS Statistical Report

Inventory - The most important word in the MLS this year has been inventory. Since May 2019, inventory has been in decline; however, the bottom really fell out in April 2020. When compared with last year, residential inventory is down by 69% and lots / land inventory is down by 22%. Clearly the lowest inventory numbers since the MLS started keeping records in 2005.

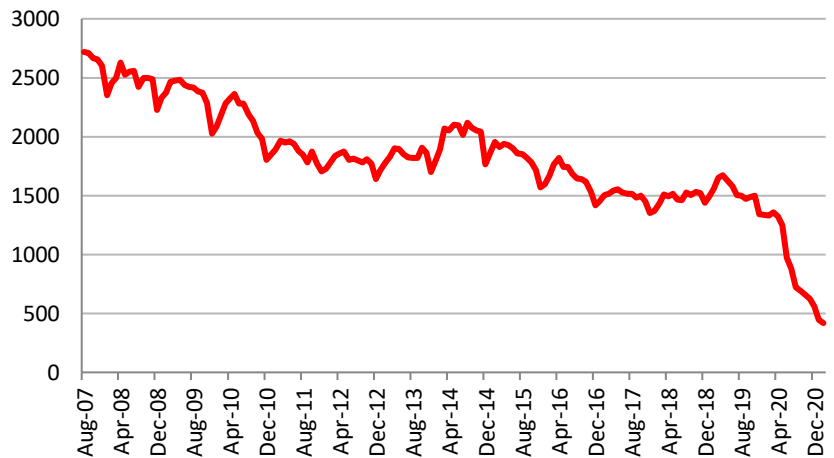
Sales - On the other hand, residential sales are up 68% and lot / land sales are up 100%

Under Contracts - Up 65% over February of last year.

Residential Inventory

Month / Year	Count	%Chg
Feb'21	413	-69%
Feb'20	1324	-14%
Feb'19	1547	8%

Residential Inventory



Inventory

Lots / Land Inventory

Month / Year	Count	%Chg
Feb'21	586	-22%
Feb'20	752	-1%
Feb'19	763	16%

Lots / Land Inventory



Data Obtained: March 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.

Sales

Residential Sales

Month / Year	Count	%Chg
Feb'21	232	59%
Feb'20	146	19%
Feb'19	123	38%

Residential Median Sale Price

Month / Year	Count	%Chg
Feb'21	\$450,000	36%
Feb'20	\$332,000	4%
Feb'19	\$318,500	4%

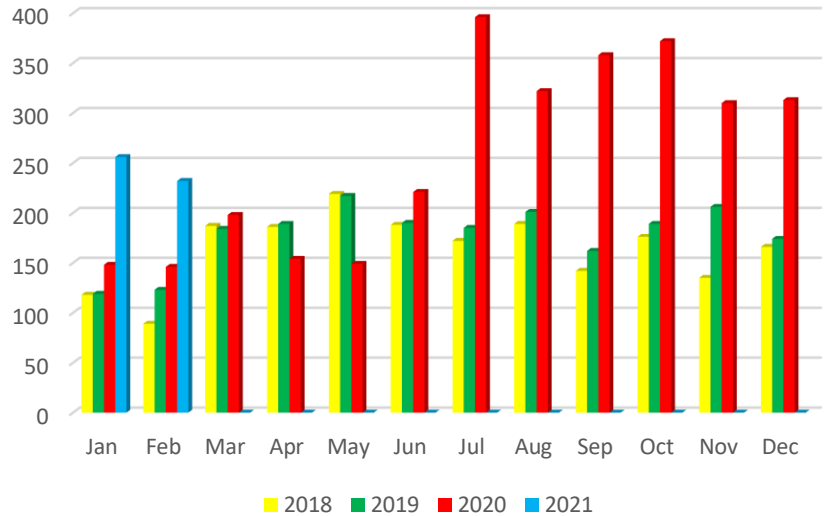
Lots / Land Sales

Month / Year	Count	%Chg
Feb'21	57	73%
Feb'20	33	-11%
Feb'19	37	68%

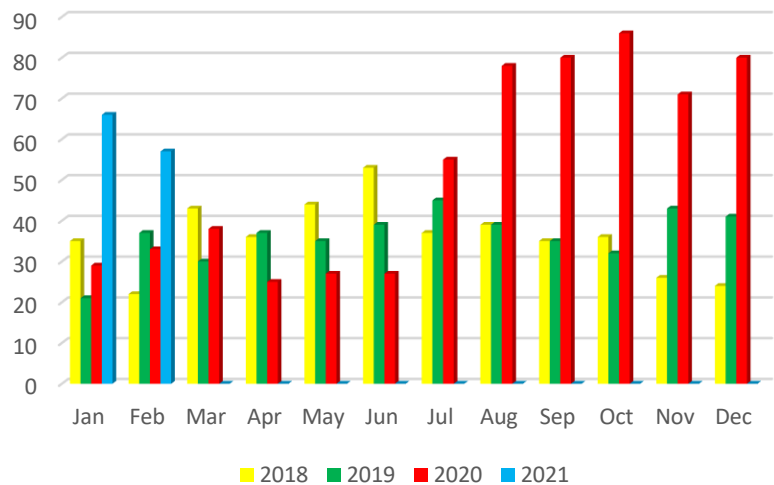
Lots / Land Median Sale Price

Month / Year	Count	%Chg
Feb'21	\$100,000	43%
Feb'20	\$70,000	-26%
Feb'19	\$95,000	-8%

Residential Unit Sales

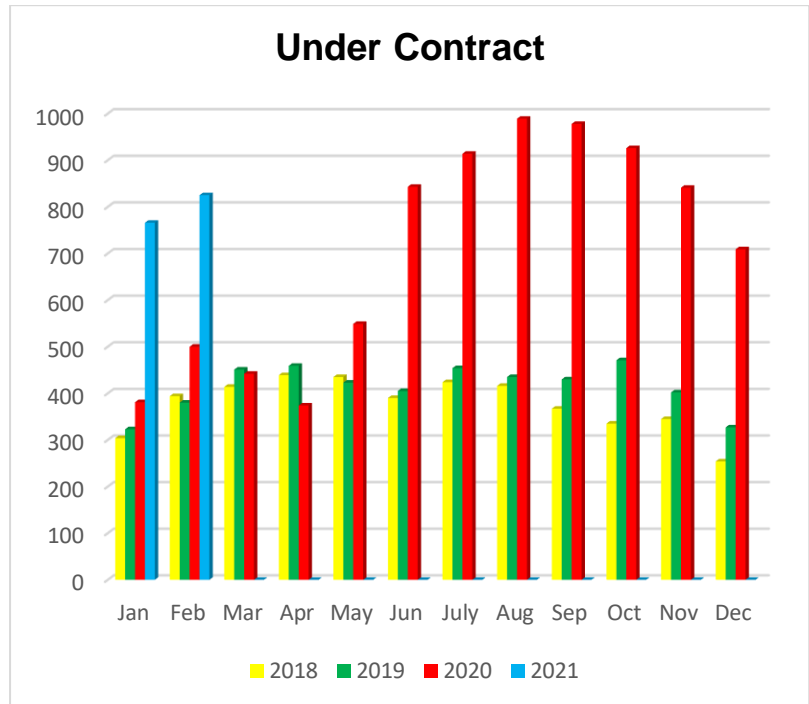


Lots / Land Unit Sales



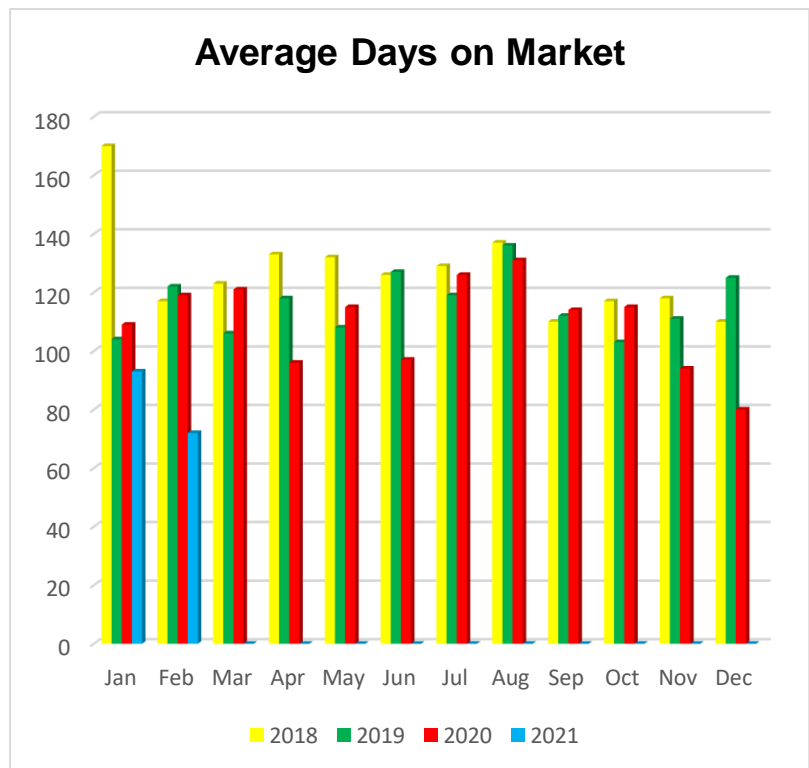
Under Contract

Unit Sales		
Month / Year	Count	%Chg
Feb'21	825	65%
Feb'20	500	32%
Feb'19	380	-4%



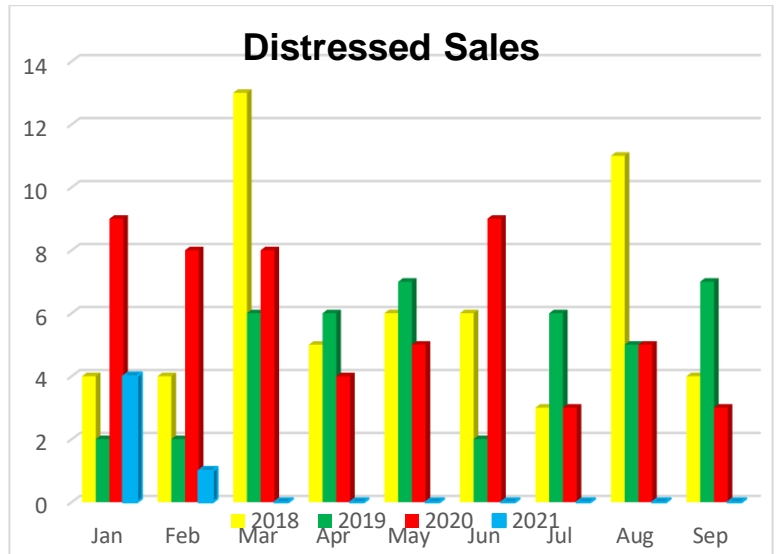
Days on the Market

Average Days on the Market		
Month / Year	Count	%Chg
Feb'21	72	-39%
Feb'20	119	-2%
Feb'19	122	4%



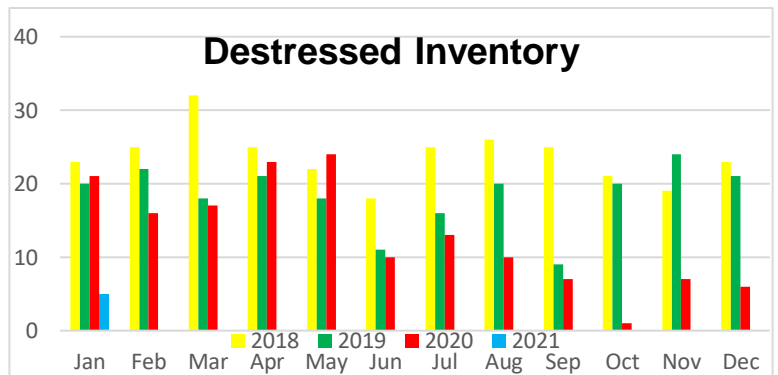
Distressed Sales

Distressed Sales		
Month / Year	Count	%Chg
Feb'21	1	-88%
Feb'20	8	300%
Feb'19	2	-50%

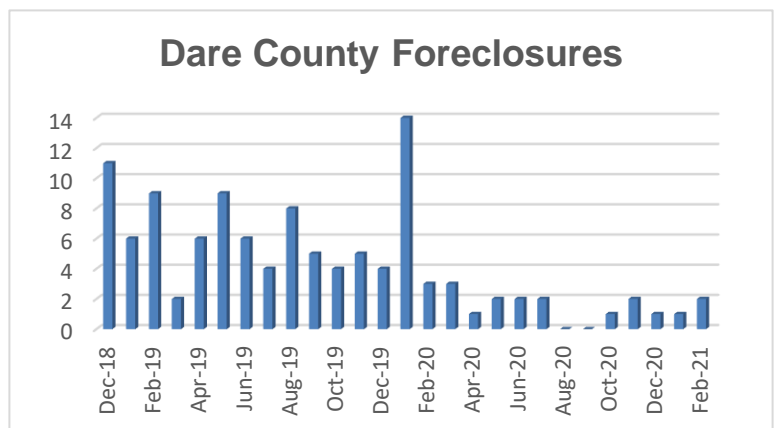


Distressed Inventory

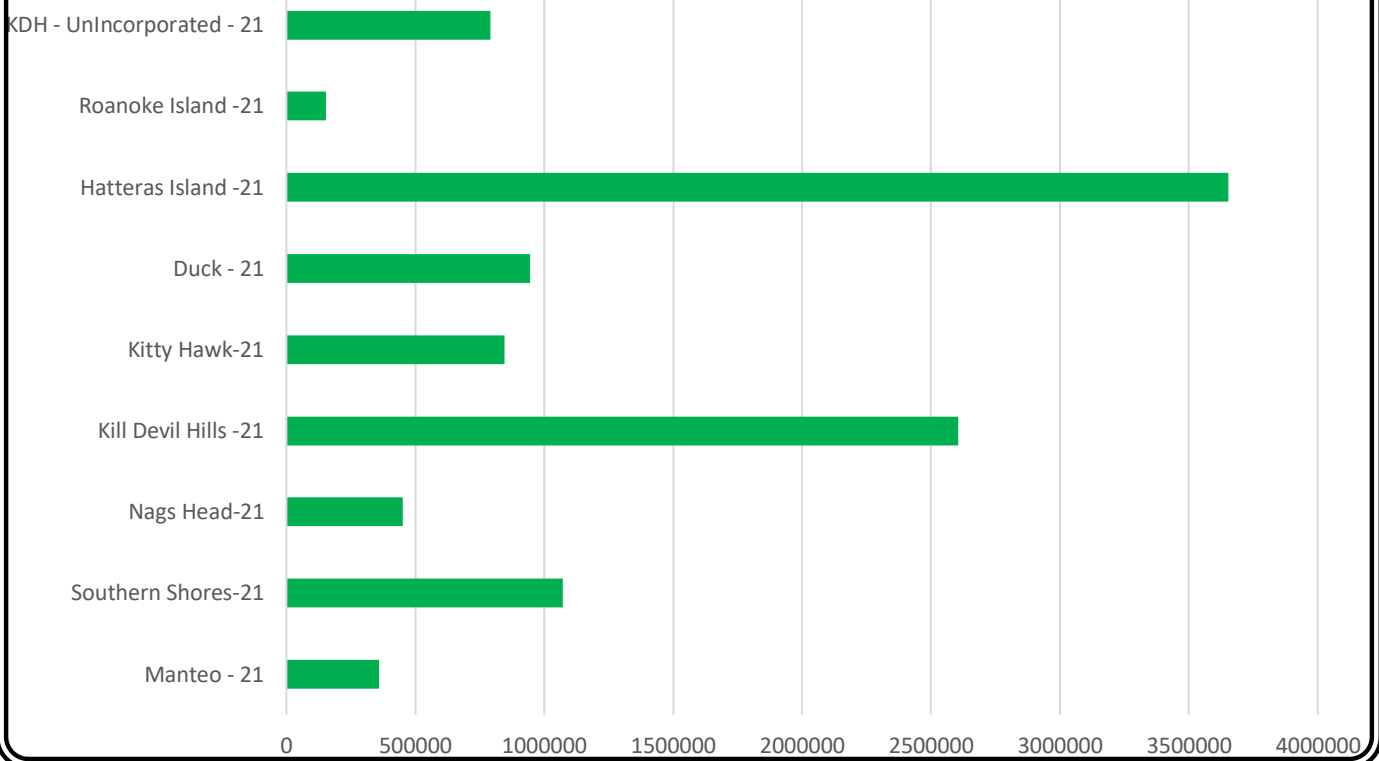
Units		
Month / Year	Count	%Chg
Feb'21	6	-63%
Feb'20	16	-27%
Feb'19	22	-12%



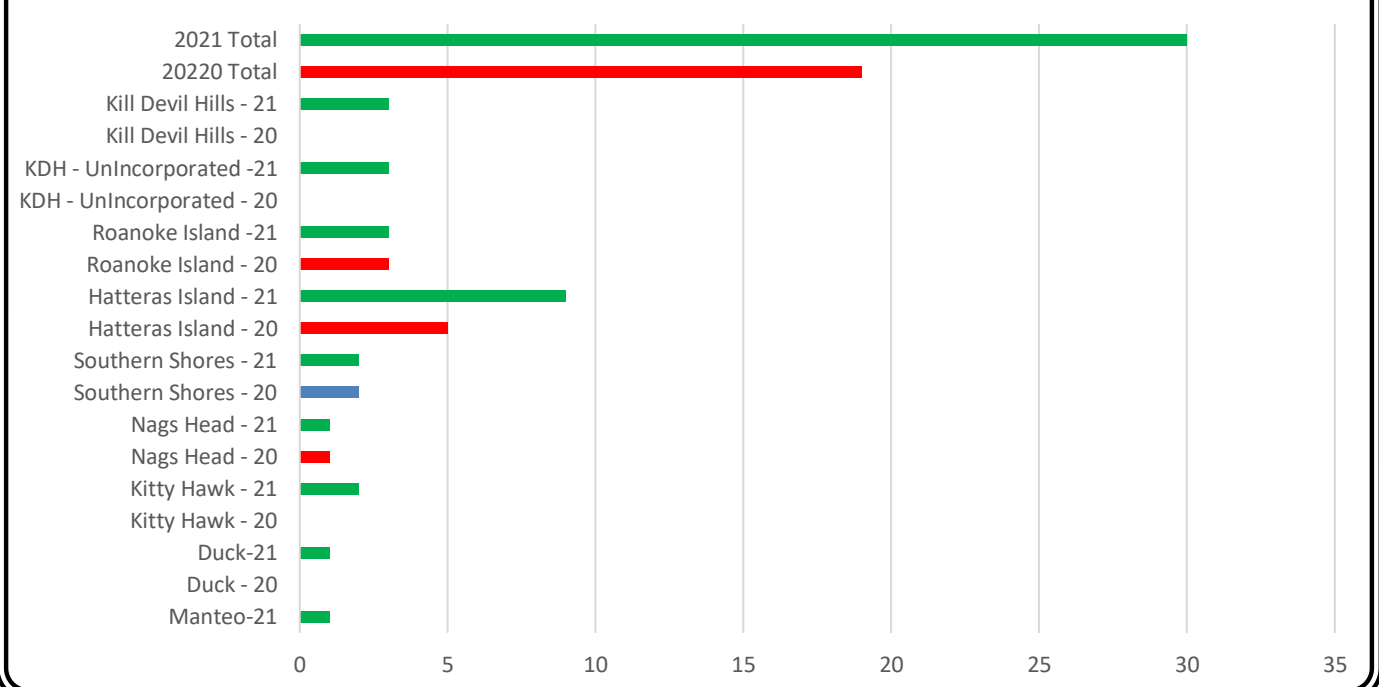
Dare County Foreclosures



2021 Building Permit Value



2021 Building Permits



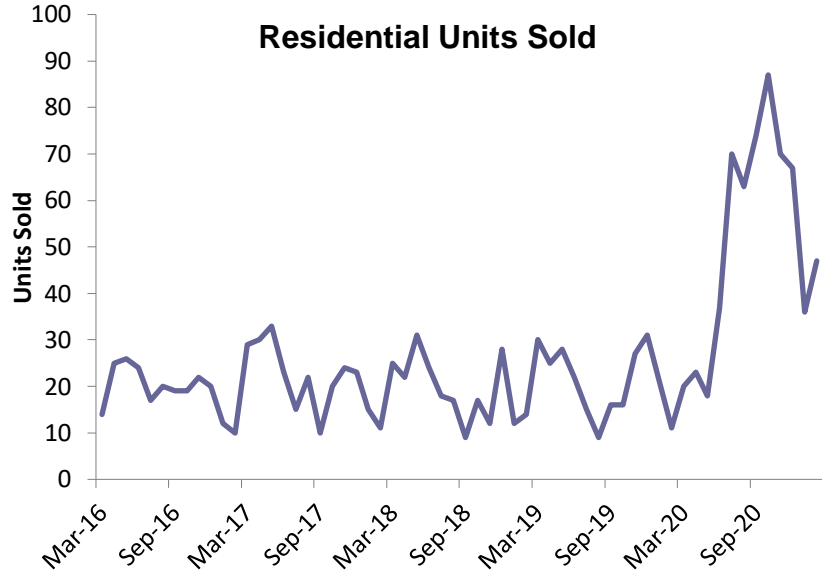
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Outer Banks Towns / Areas

Corolla

February Sales		
Month / Year	Count	%Chg
2021	47	327%
2020	11	-21%
2019	14	27%

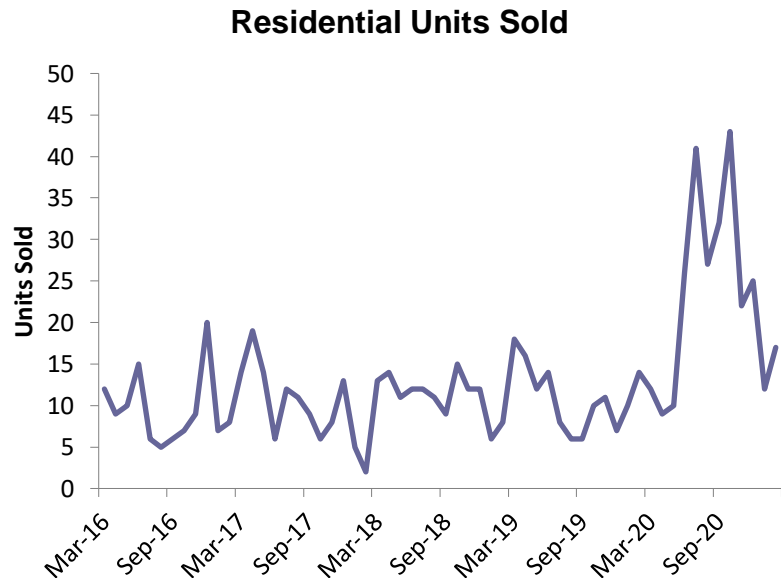
Median Sales Price		
Month / Year	MSP	%Chg
2021	\$649,000	63%
2020	\$399,000	-21%
2019	\$502,050	12%



Duck

February Sales		
Month / Year	Count	%Chg
2021	4	-71%
2020	14	75%
2019	8	300%

Median Sales Price		
Month / Year	MSP	%Chg
2021	\$585,000	47%
2020	\$397,500	1105%
2019	\$33,000	-92%



Southern Shores

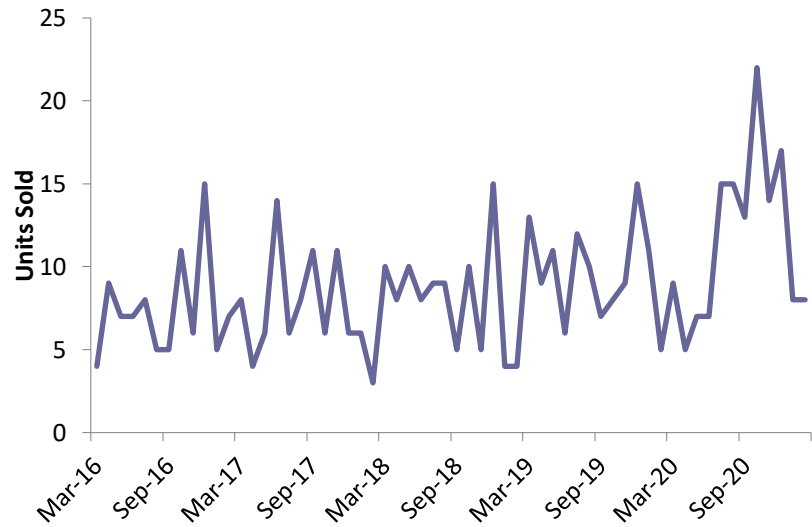
February Sales

Month / Year	Count	%Chg
2021	8	60%
2020	5	25%
2019	4	33%

Median Sales Price

Month / Year	MSP	%Chg
2021	\$466,000	26%
2020	\$369,665	-38%
2019	\$595,000	38%

Residential Units Sold



Kitty Hawk

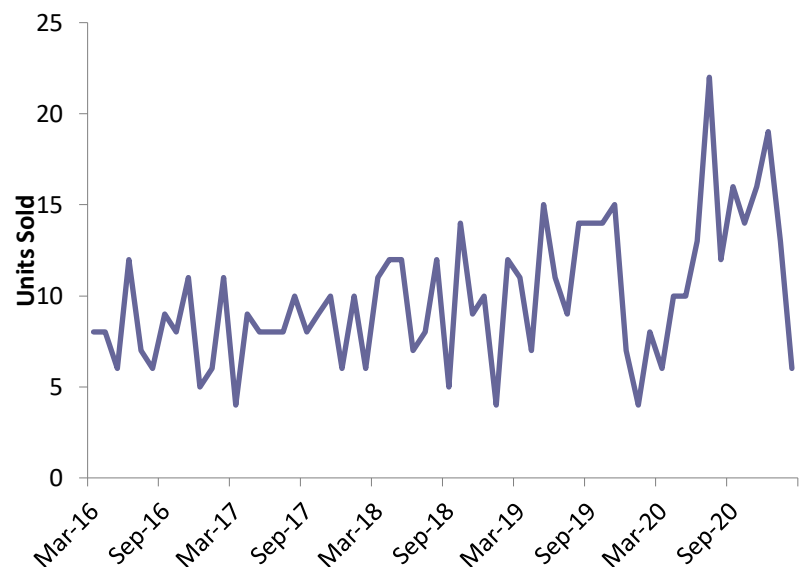
February Sales

Month / Year	Count	%Chg
2021	6	-25%
2020	8	-33%
2019	12	100%

Median Sales Price

Month / Year	MSP	%Chg
2021	\$439,500	12%
2020	\$394,050	13%
2019	\$347,500	-2%

Residential Units Sold



Colington

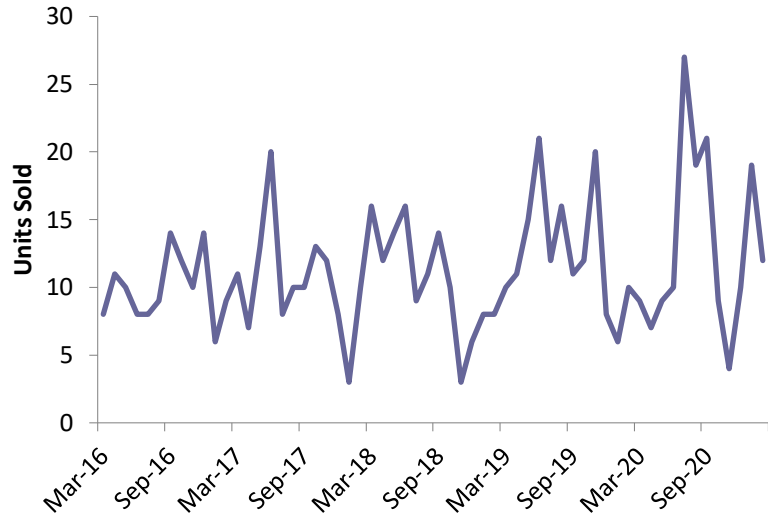
February Sales

Month / Year	Count	%Chg
2021	12	20%
2020	10	25%
2019	8	-20%

Median Sales Price

Month / Year	MSP	%Chg
2021	\$306,250	26%
2020	\$243,500	-23%
2019	\$315,750	30%

Residential Units Sold



Kill Devil Hills

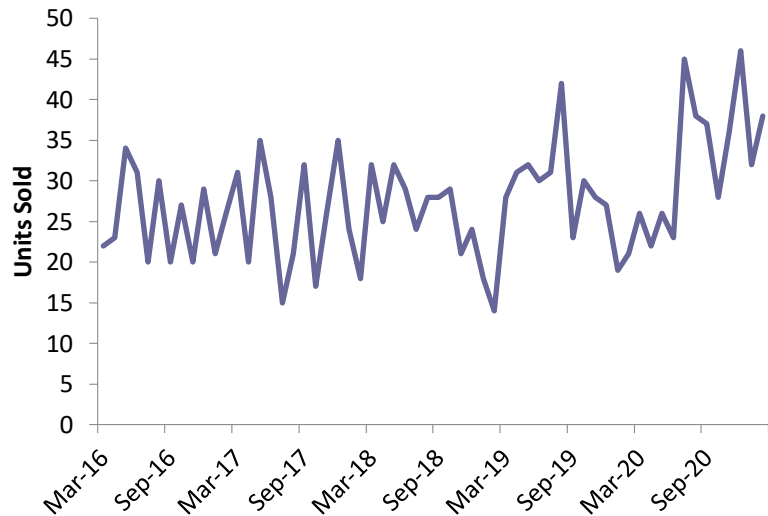
February Sales

Month / Year	Count	%Chg
2021	38	81%
2020	21	50%
2019	14	-22%

Median Sales Price

Month / Year	MSP	%Chg
2021	\$373,950	-2%
2020	\$379,900	50%
2019	\$252,500	-9%

Residential Units Sold



Nags Head

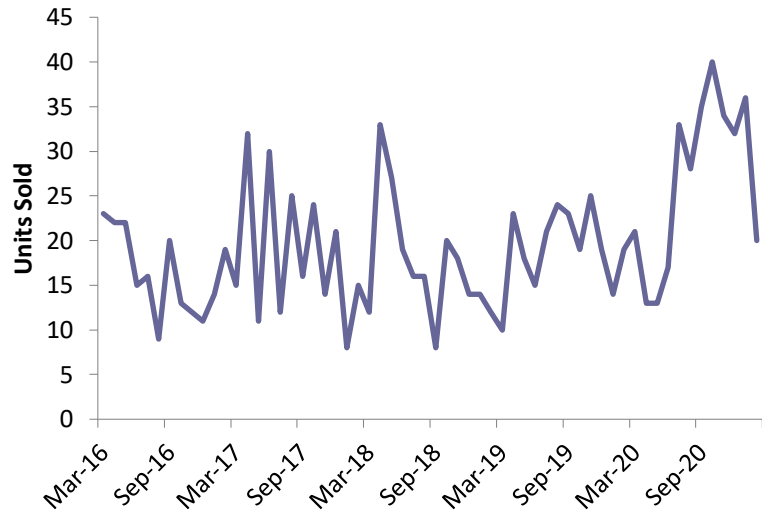
February Sales

Month / Year	Count	%Chg
2021	20	5%
2020	19	58%
2019	12	-20%

Median Sales Price

Month / Year	MSP	%Chg
2021	\$647,000	35%
2020	\$480,000	17%
2019	\$410,000	20%

Residential Units Sold



All Hatteras

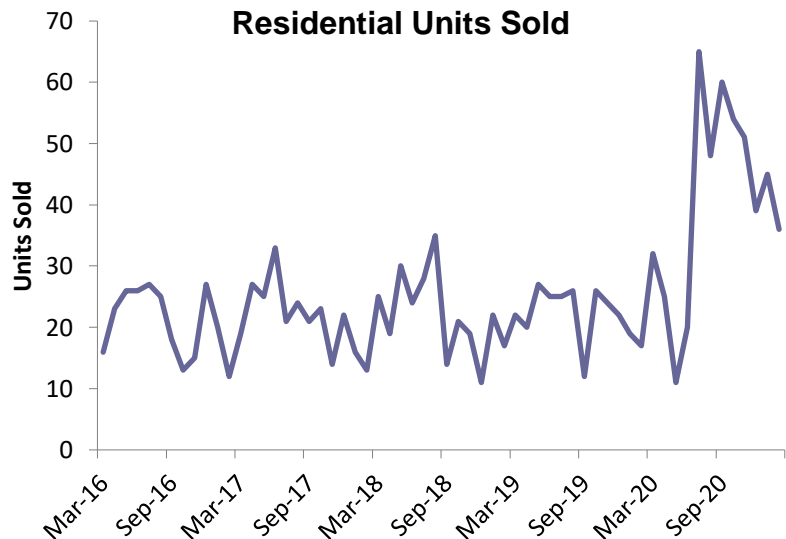
February Sales

Month / Year	Count	%Chg
2021	36	112%
2020	17	0%
2019	17	31%

Median Sales Price

Month / Year	MSP	%Chg
2021	\$454,500	21%
2020	\$375,000	15%
2019	\$325,000	7%

Residential Units Sold



Roanoke Island

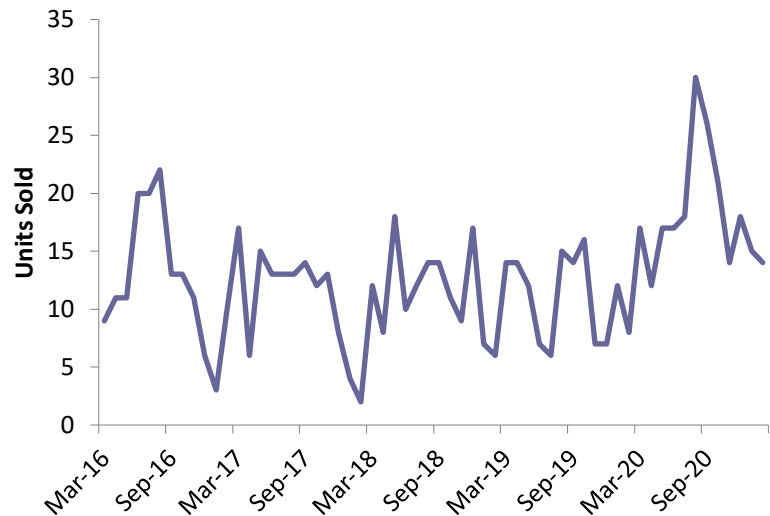
February Sales

Month / Year	Count	%Chg
2021	14	75%
2020	8	33%
2019	6	200%

Median Sales Price

Month / Year	MSP	%Chg
2021	\$381,000	44%
2020	\$264,250	-2%
2019	\$271,000	-6%

Residential Units Sold



Currituck Mainland

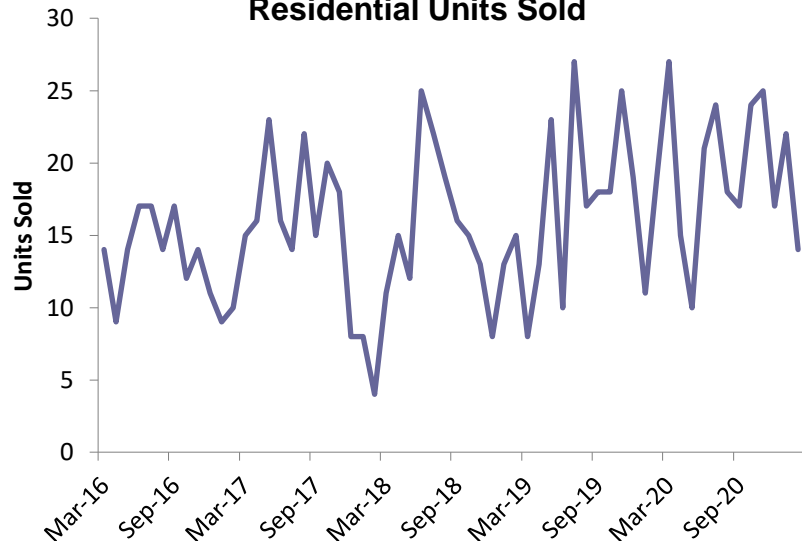
February Sales

Month / Year	Count	%Chg
2021	14	-26%
2020	19	27%
2019	15	275%

Median Sales Price

Month / Year	MSP	%Chg
2021	\$275,750	4%
2020	\$264,590	0%
2019	\$265,000	26%

Residential Units Sold



Ocracoke Island

Residential Units Sold

January Sales		
Month / Year	Count	%Chg
2021	3	-
2020	0	-
2019	1	-

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

