



April 2021 MLS Statistical Report

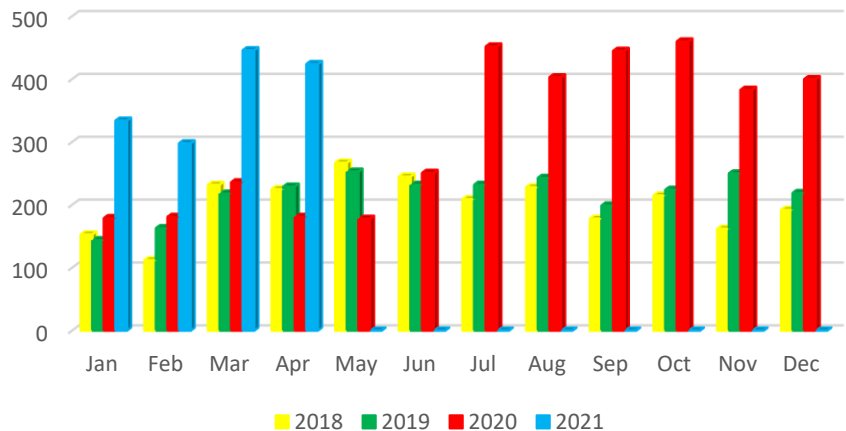
So far, the 2021 real estate market on the Outer Banks continues to be impressive. Sales for 2021 are up 94%, listings that have been placed under contract are up 147% and inventory is down by more than 50%. Here is a snapshot view of the market from January 1st to the end of April:

- Residential Sales - 2020 - 646 units / 2021 - 1212 units
- Lot / Land Sales - 2020 - 125 units / 2021 - 280 units
- Residential Inventory - 2020 - 1324 units / 2021 - 392
- Lot / Land Inventory - 2020 - 756 / 2021 - 576

Total Monthly Sales

Month / Year	Count	%Chg
Apr'21	428	136%
Apr'20	181	-21%
Apr'19	229	2%

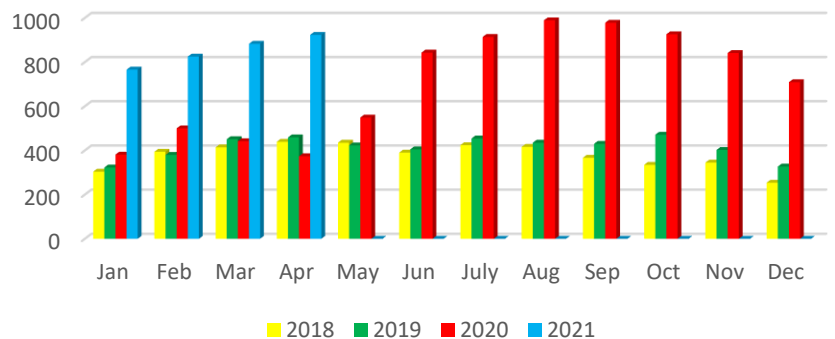
Year to Year Sales Total



Under Contract

Month / Year	Count	%Chg
Apr'21	923	147%
Apr'20	374	-19%
Apr'19	459	5%

Under Contract



Data Obtained: May 7, 2021

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

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Sales

Residential Sales

Month / Year	Count	%Chg
Apr'21	337	119%
Apr'20	154	-19%
Apr'19	189	2%

Residential Median Sale Price

Month / Year	Count	%Chg
Apr'21	\$460,000	38%
Apr'20	\$332,500	-2%
Apr'19	\$339,900	6%

Lots / Land Sales

Month / Year	Count	%Chg
Apr'21	88	252%
Apr'20	25	-32%
Apr'19	37	3%

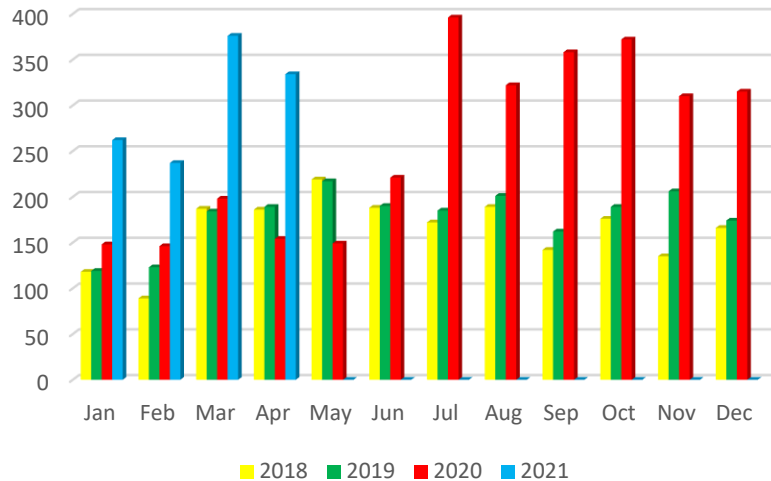
Lots / Land Median Sale Price

Month / Year	Count	%Chg
Apr'21	\$114,000	1%
Apr'20	\$112,500	125%
Apr'19	\$50,000	-37%

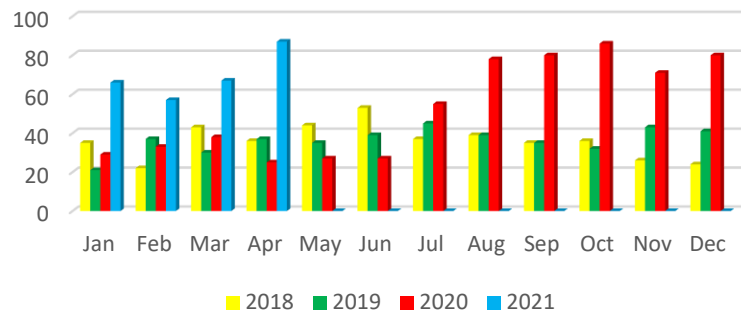
Average Days on the Market

Month / Year	Count	%Chg
Apr'21	53	-45%
Apr'20	96	-19%
Apr'19	118	-11%

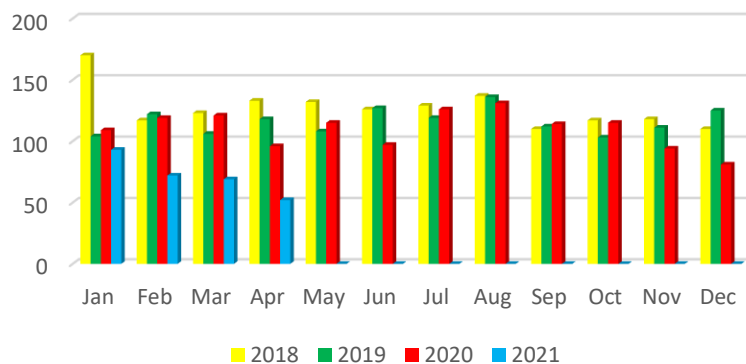
Residential Unit Sales



Lots / Land Units Sold

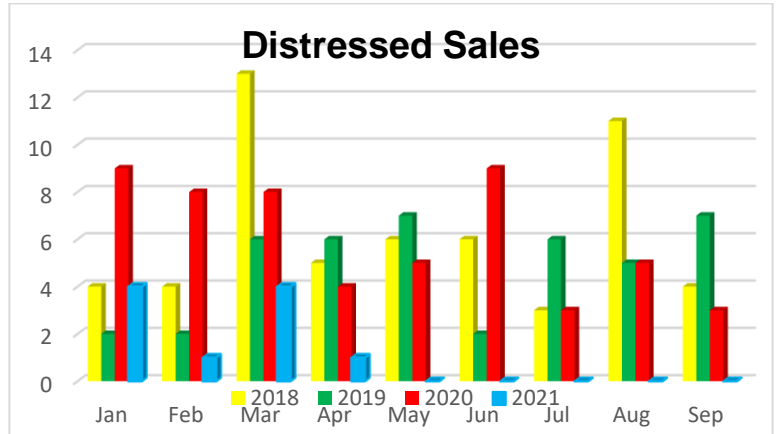


Average Days on Market



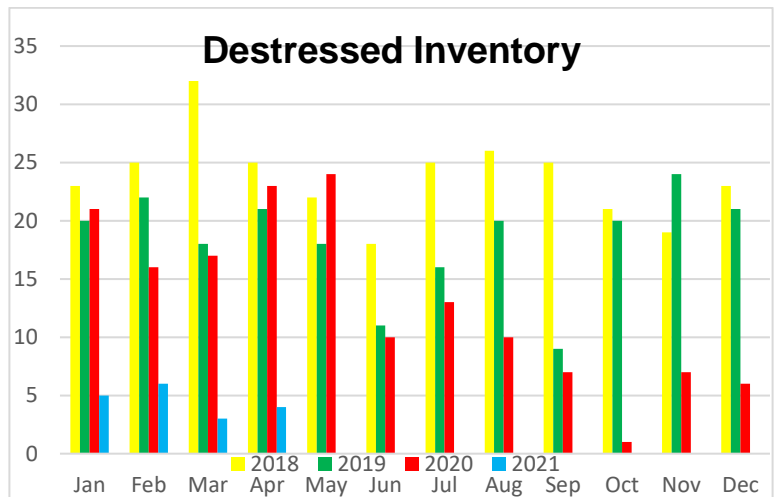
Distressed Sales

Distressed Sales		
Month / Year	Count	%Chg
Apr'21	1	-75%
Apr'20	4	-33%
Apr'19	6	20%

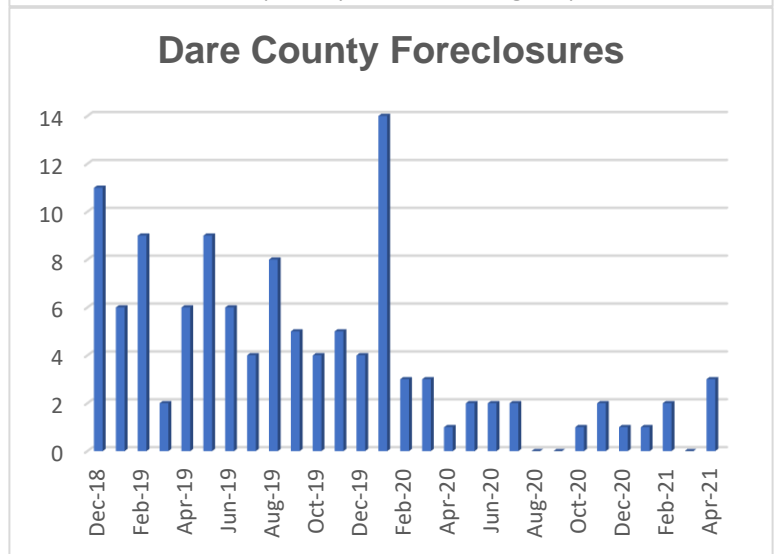


Distressed Inventory

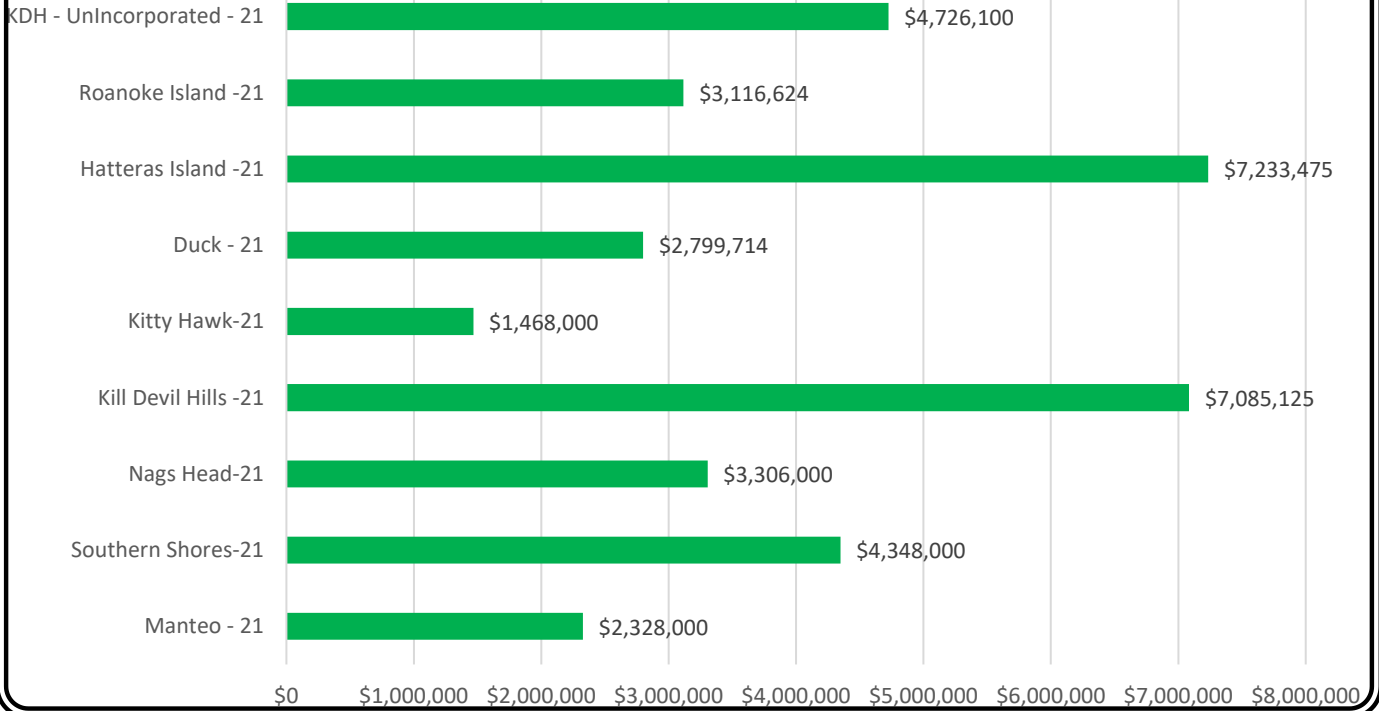
Distressed Inventory		
Month / Year	Count	%Chg
Apr'21	4	-83%
Apr'20	23	10%
Apr'19	21	-16%



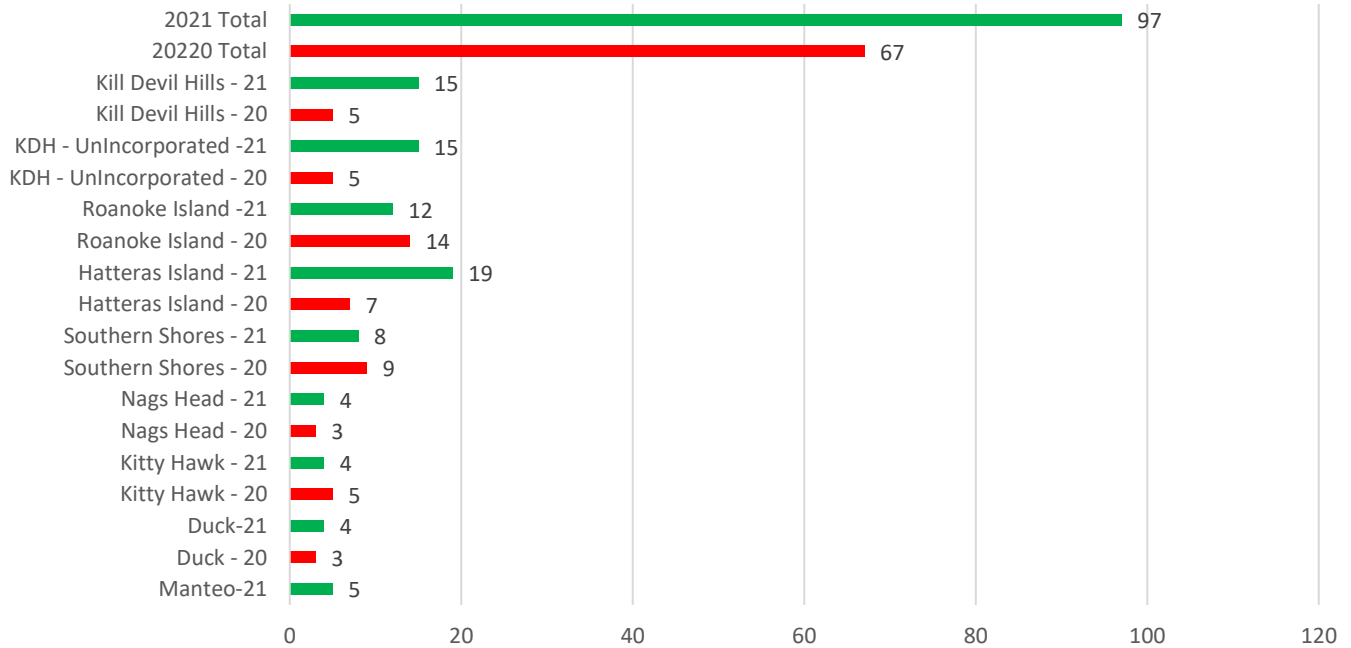
Dare County Foreclosures



2021 Building Permit Value



2021 Building Permits



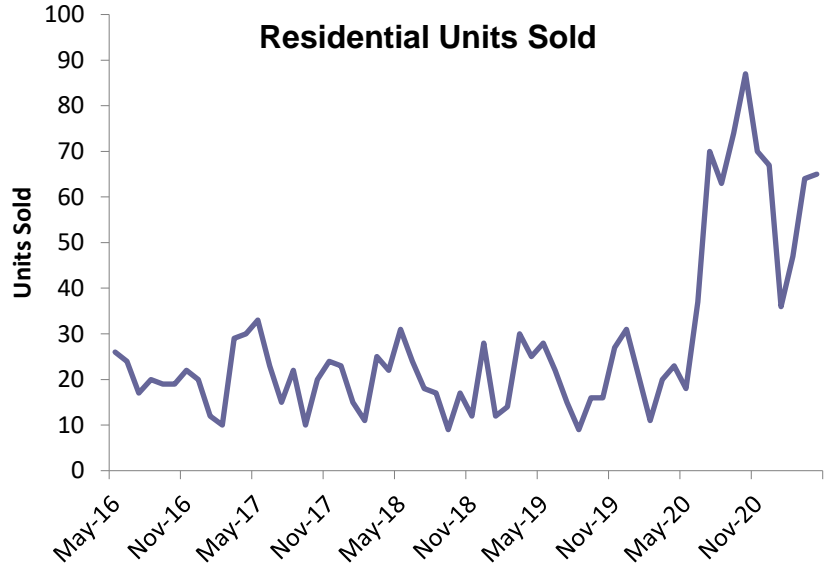
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Outer Banks Towns / Areas

Corolla

April Sales		
Month / Year	Count	%Chg
2021	65	183%
2020	23	-8%
2019	25	14%

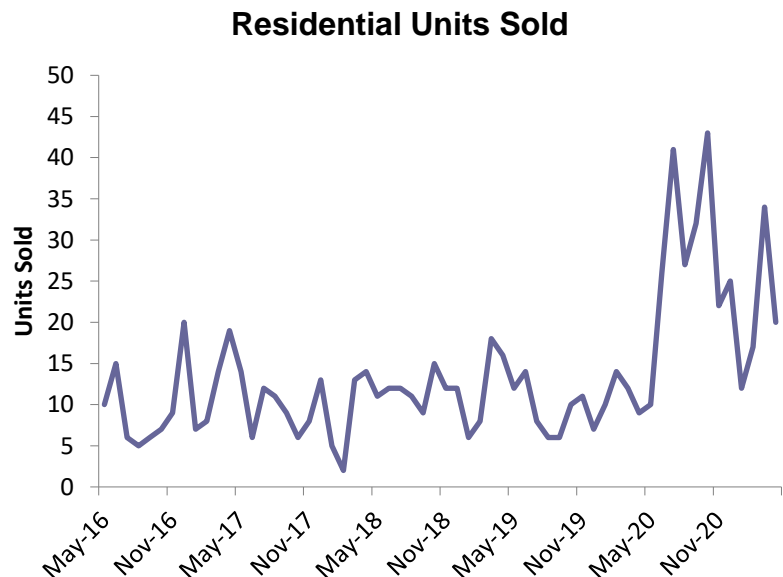
Median Sales Price		
Month / Year	MSP	%Chg
2021	\$660,000	18%
2020	\$560,000	14%
2019	\$490,000	-1%



Duck

April Sales		
Month / Year	Count	%Chg
2021	20	122%
2020	9	-36%
2019	14	0%

Median Sales Price		
Month / Year	MSP	%Chg
2021	\$567,400	9%
2020	\$520,000	5%
2019	\$497,500	16%



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Southern Shores

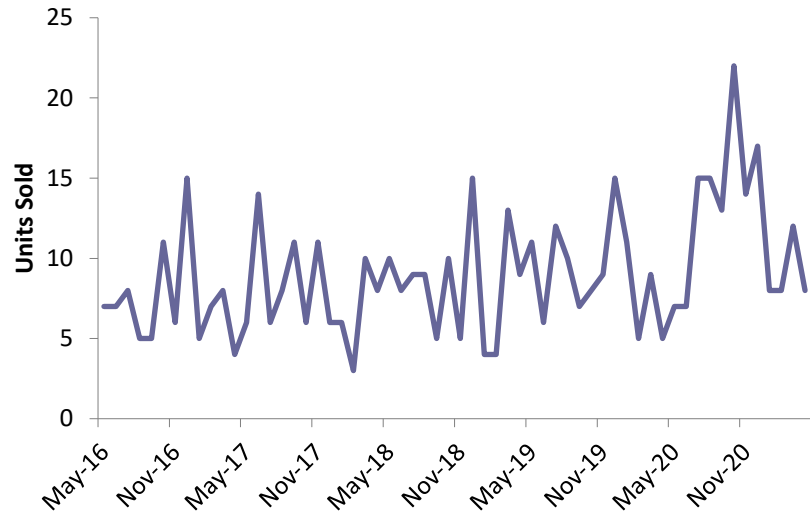
April Sales

Month / Year	Count	%Chg
2021	8	60%
2020	5	-44%
2019	9	13%

Median Sales Price

Month / Year	MSP	%Chg
2021	\$605,000	19%
2020	\$510,000	8%
2019	\$472,000	10%

Residential Units Sold



Kitty Hawk

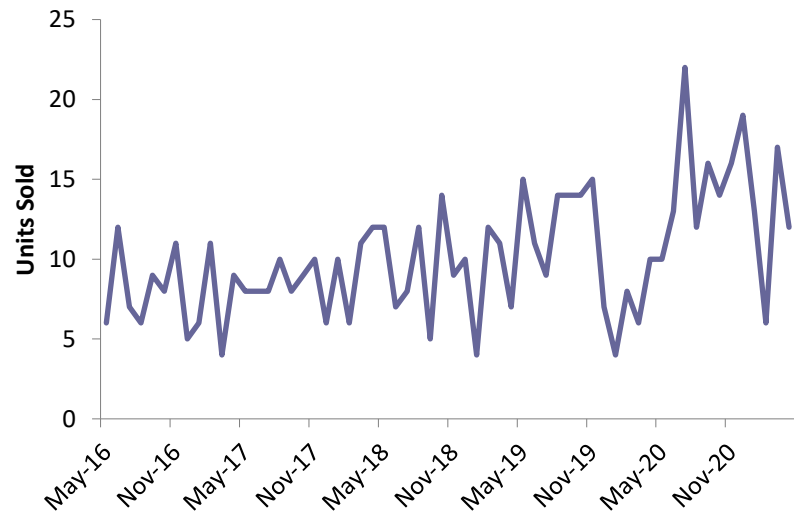
April Sales

Month / Year	Count	%Chg
2021	12	20%
2020	10	43%
2019	7	-42%

Median Sales Price

Month / Year	MSP	%Chg
2021	\$477,000	21%
2020	\$394,032	5%
2019	\$375,000	7%

Residential Units Sold



Colington

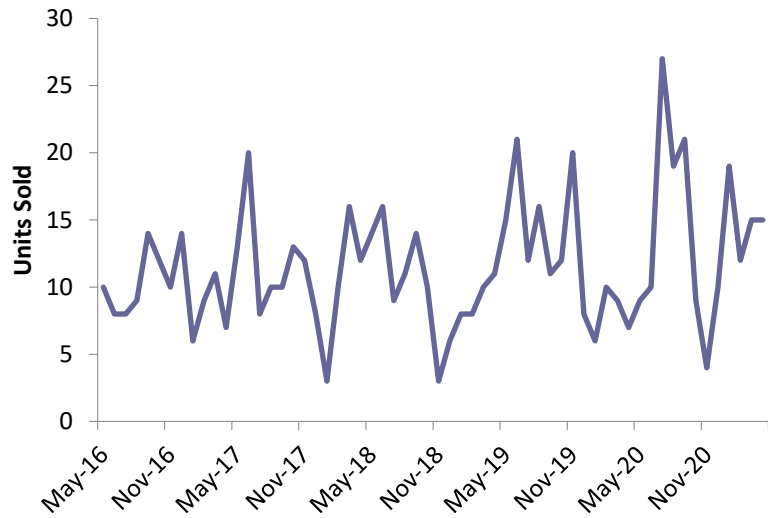
April Sales

Month / Year	Count	%Chg
2021	15	114%
2020	7	-36%
2019	11	-8%

Median Sales Price

Month / Year	MSP	%Chg
2021	\$340,000	14%
2020	\$299,000	10%
2019	\$271,375	-1%

Residential Units Sold



Kill Devil Hills

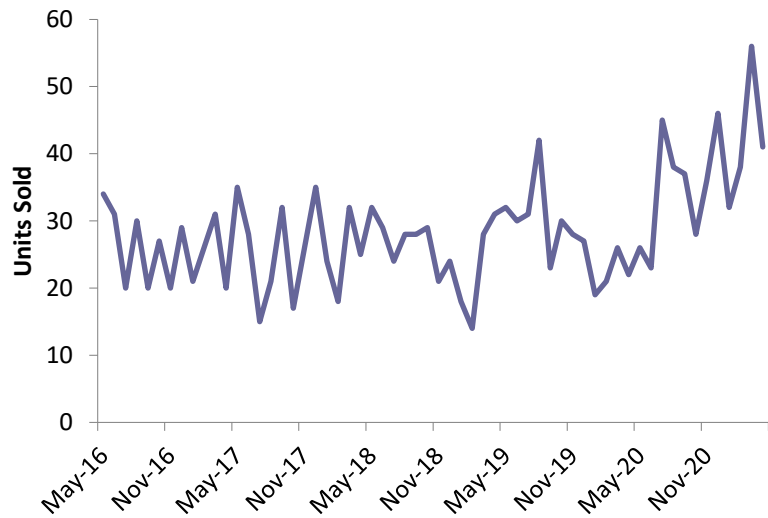
April Sales

Month / Year	Count	%Chg
2021	41	86%
2020	22	-29%
2019	31	24%

Median Sales Price

Month / Year	MSP	%Chg
2021	\$375,000	14%
2020	\$330,000	16%
2019	\$285,000	4%

Residential Units Sold

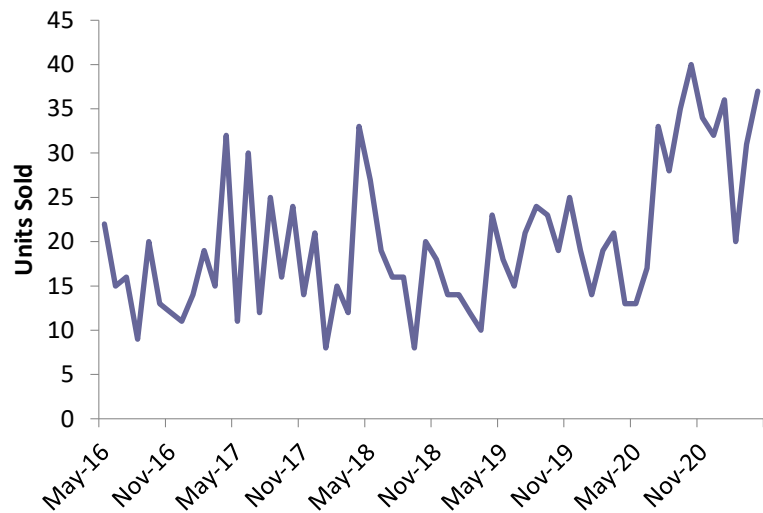


Nags Head

April Sales		
Month / Year	Count	%Chg
2021	37	185%
2020	13	-43%
2019	23	-30%

Median Sales Price		
Month / Year	MSP	%Chg
2021	\$558,500	16%
2020	\$480,000	20%
2019	\$399,900	3%

Residential Units Sold

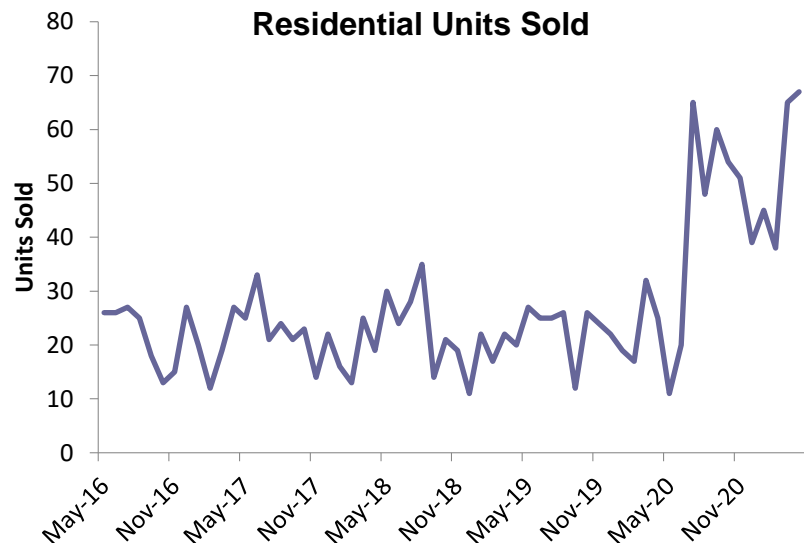


All Hatteras

March Sales		
Month / Year	Count	%Chg
2021	67	168%
2020	25	25%
2019	20	5%

Median Sales Price		
Month / Year	MSP	%Chg
2021	\$485,000	29%
2020	\$375,000	10%
2019	\$340,000	11%

Residential Units Sold



Roanoke Island

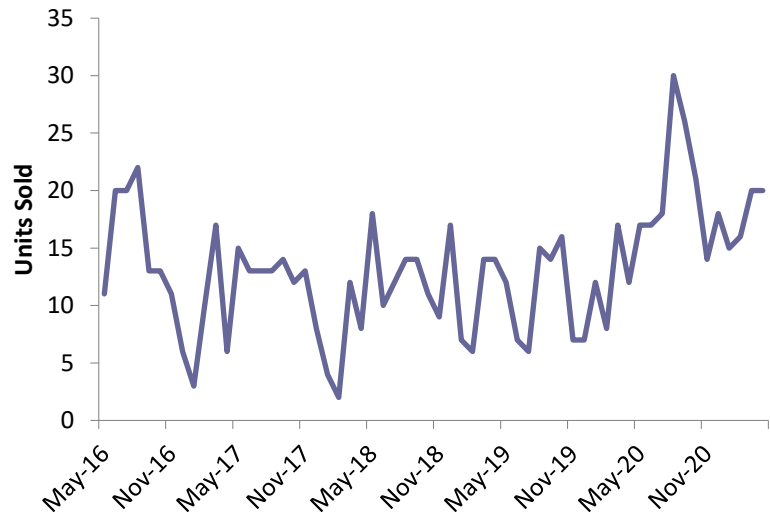
April Sales

Month / Year	Count	%Chg
2021	20	67%
2020	12	-14%
2019	14	75%

Median Sales Price

Month / Year	MSP	%Chg
2021	\$419,000	18%
2020	\$354,925	12%
2019	\$315,619	13%

Residential Units Sold



Currutuck Mainland

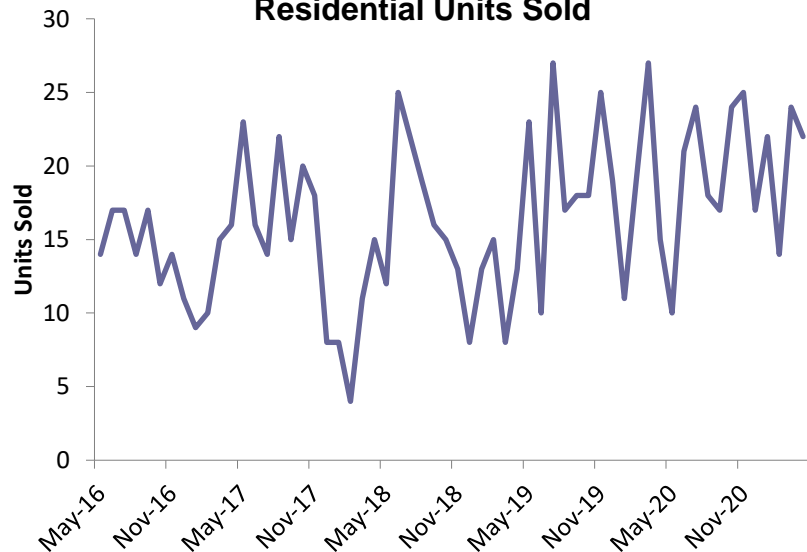
April Sales

Month / Year	Count	%Chg
2021	22	47%
2020	15	15%
2019	13	-13%

Median Sales Price

Month / Year	MSP	%Chg
2021	\$308,740	12%
2020	\$276,260	5%
2019	\$263,250	8%

Residential Units Sold



Ocracoke Island

Residential Units Sold

April Sales		
Month / Year	Count	%Chg
2021	3	200%
2020	1	-50%
2019	2	0

Median Sales Price		
Month / Year	MSP	%Chg
2021	\$390,000	10%
2020	\$355,000	1%
2019	\$352,500	10%

