



July 2021 MLS Statistical Report

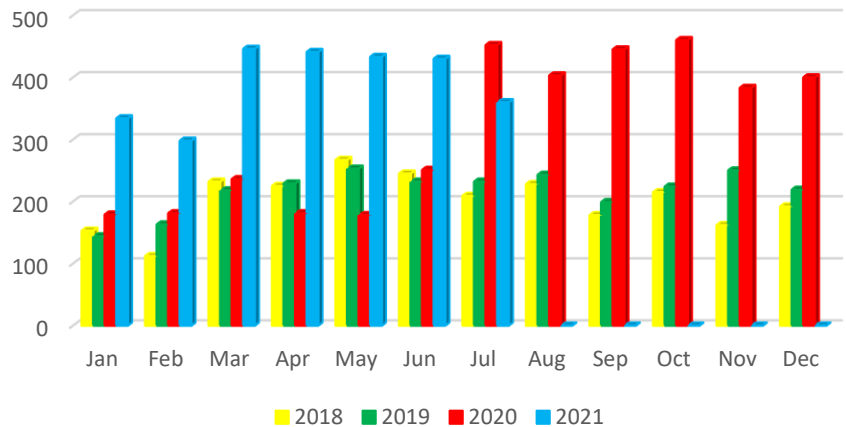
In the June 2021 report, the MLS reported that although the summer was heating up, sales were starting to cool down. In July we have seen this trend continue with monthly sales down 20% and total inventory down 32%. However, the total number of sales are up 65% since last year. Here is the breakdown:

- Residential Inventory - 2020 - 881 units / 2021 - 477 units - down 46%
- Lot / Land Inventory - 2020 - 699 units / 2021 - 583 units - down 17%
- Residential Unit Sales - 2020 - 1412 units / 2021 - 2144 - up by 52%
- Lot / Land Unit Sales - 2020 - 234 / 2021 - 579 - up by 147%
- Under contract listings have fallen off a little - down 23%

Residential Sales

Month / Year	Count	%Chg
Jul'21	2742	65%
Jul'20	1658	13%
Jul'19	1471	2%

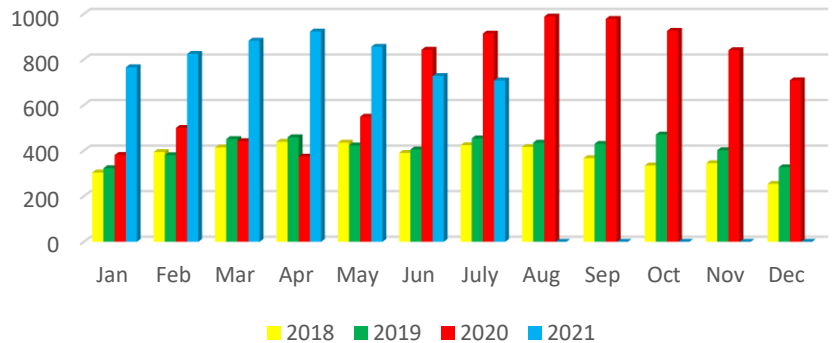
Year to Year Sales Total



Lots / Land Inventory

Month / Year	Count	%Chg
Jul'21	708	-23%
Jul'20	914	101%
Jul'19	454	7%

Under Contract



Data Obtained: August 5, 2021

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
Jul'21	259	-35%
Jul'20	396	114%
Jul'19	185	8%

Residential Median Sale Price

Month / Year	Count	%Chg
Jul'21	\$490,000	34%
Jul'20	\$366,500	16%
Jul'19	\$315,000	-6%

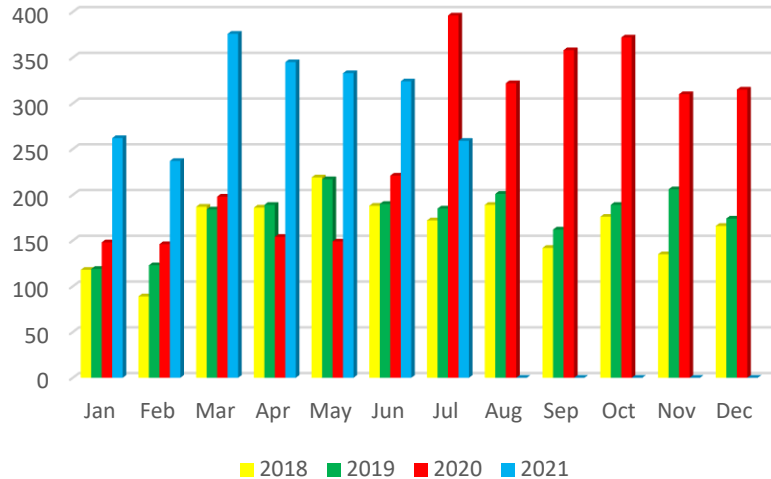
Lots / Land Sales

Month / Year	Count	%Chg
Jul'21	92	67%
Jul'20	55	22%
Jul'19	45	22%

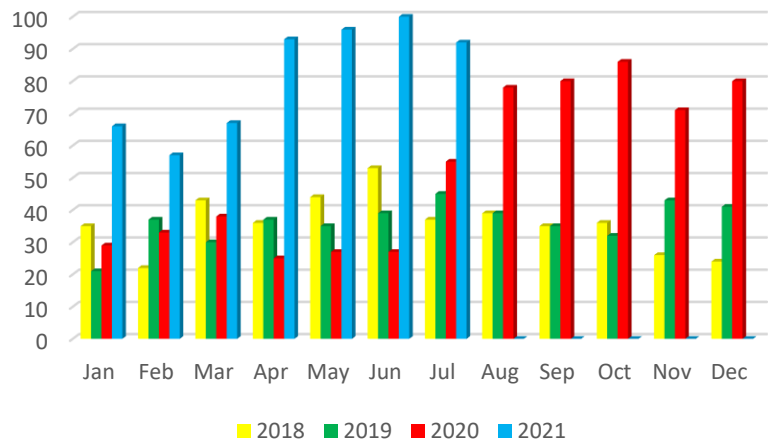
Lots / Land Median Sale Price

Month / Year	Count	%Chg
Jul'21	\$105,000	38%
Jul'20	\$76,000	9%
Jul'19	\$70,000	-47%

Residential Unit Sales

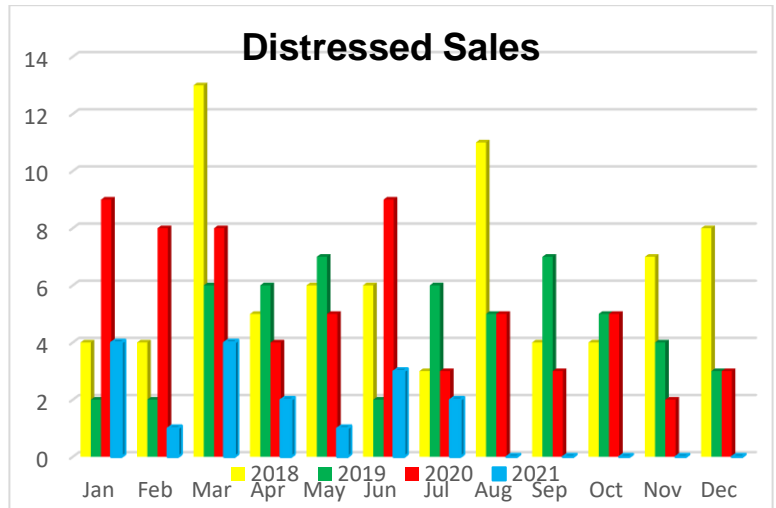


Lots / Land Units Sold



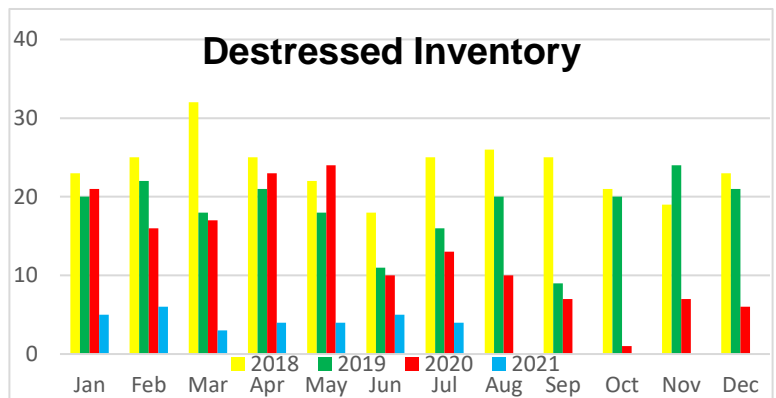
Distressed Sales

Distressed Sales		
Month / Year	Count	%Chg
Jul'21	4	-69%
Jul'20	13	-19%
Jul'19	16	-36%

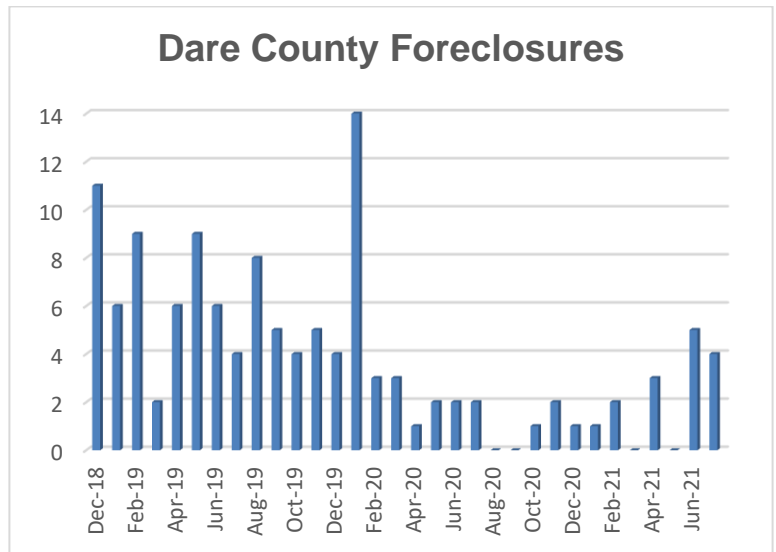


Distressed Inventory

Distressed Inventory		
Month / Year	Count	%Chg
Jul'21	2	-33%
Jul'20	3	-50%
Jul'19	6	100%



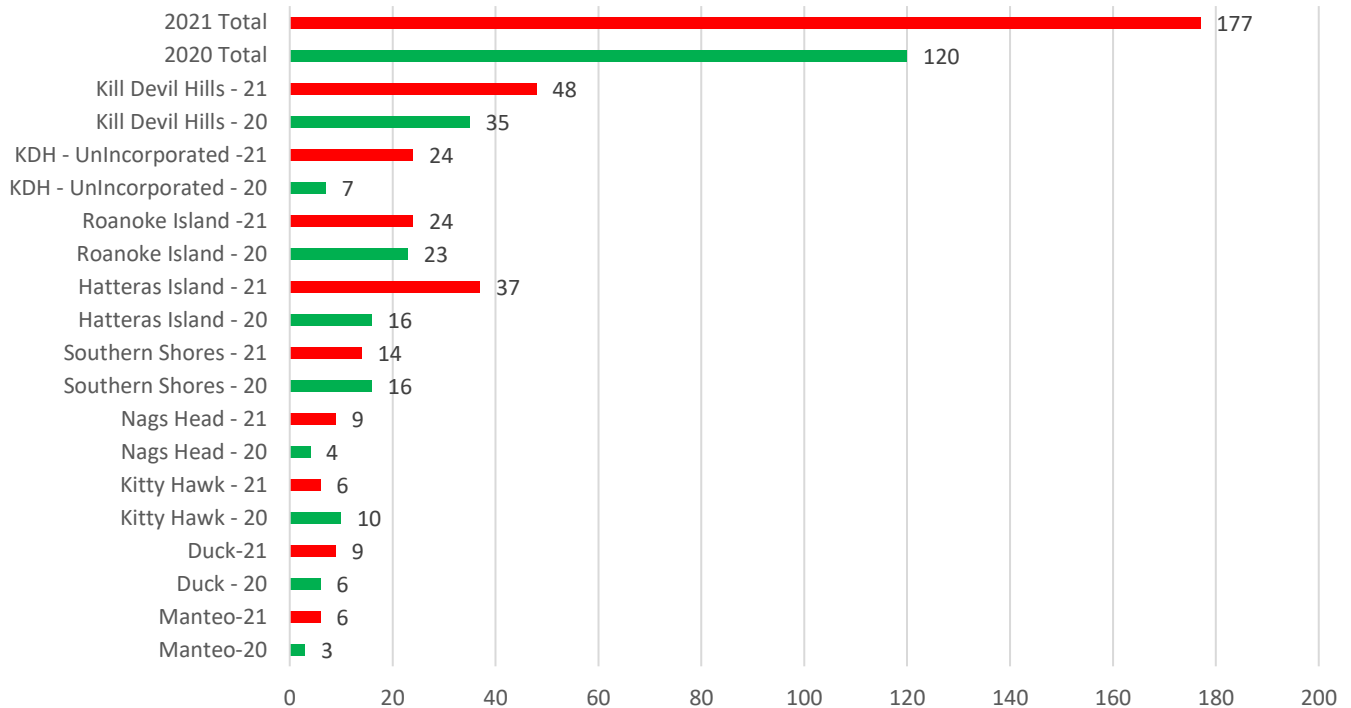
Dare County Foreclosures



2021 Building Permit Value



2021 Building Permits



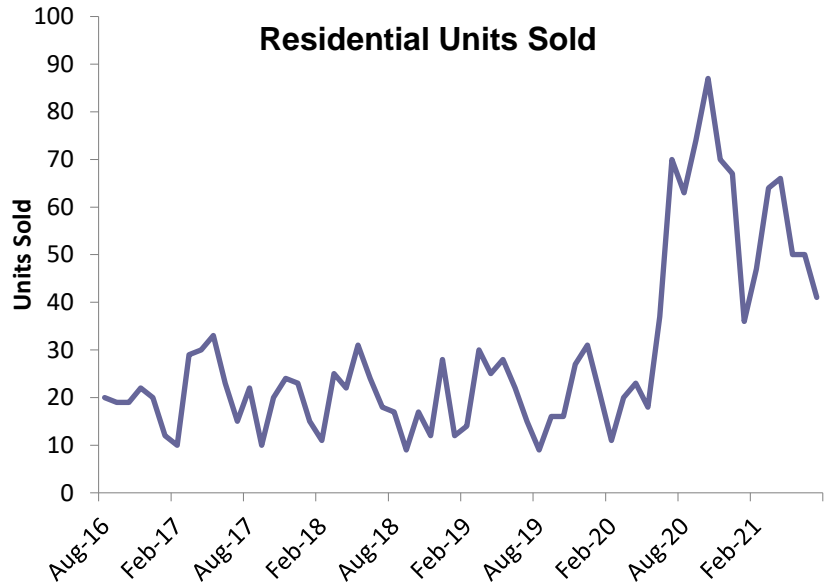
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Outer Banks Towns / Areas

Corolla

July Sales		
Month / Year	Count	%Chg
2021	41	-41%
2020	70	367%
2019	15	-17%

Median Sales Price		
Month / Year	MSP	%Chg
2021	\$719,500	28%
2020	\$560,000	14%
2019	\$490,000	-1%



Duck

July Sales		
Month / Year	Count	%Chg
2021	16	-61%
2020	41	413%
2019	8	-33%

Median Sales Price		
Month / Year	MSP	%Chg
2021	\$486,000	-7%
2020	\$520,000	5%
2019	\$497,500	16%



Southern Shores

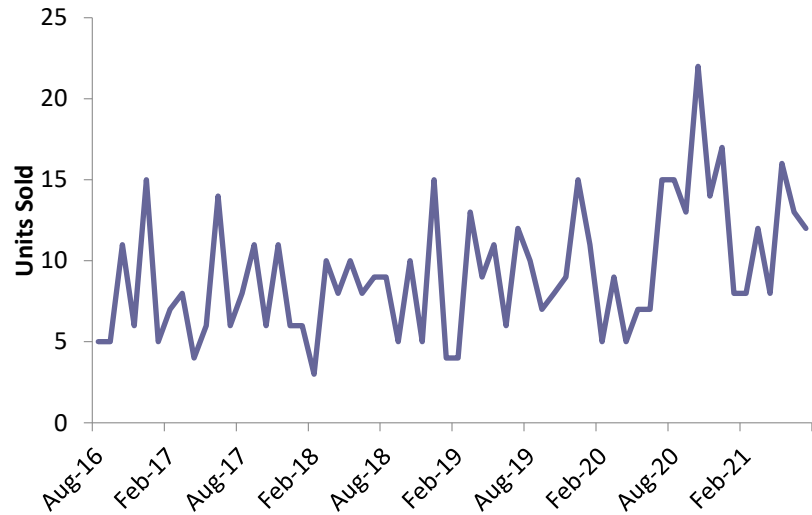
July Sales

Month / Year	Count	%Chg
2021	12	-20%
2020	15	25%
2019	12	33%

Median Sales Price

Month / Year	MSP	%Chg
2021	\$611,000	20%
2020	\$510,000	8%
2019	\$472,000	10%

Residential Units Sold



Kitty Hawk

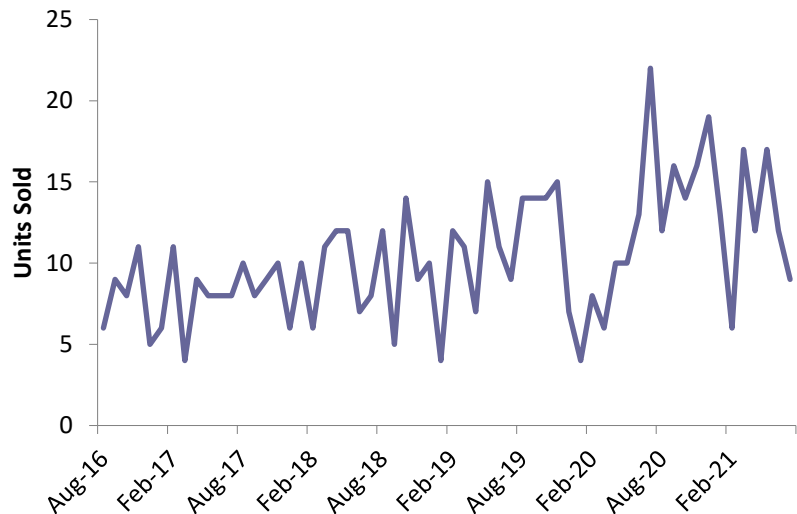
July Sales

Month / Year	Count	%Chg
2021	9	-59%
2020	22	144%
2019	9	13%

Median Sales Price

Month / Year	MSP	%Chg
2021	\$508,000	29%
2020	\$394,032	5%
2019	\$375,000	7%

Residential Units Sold



Colington

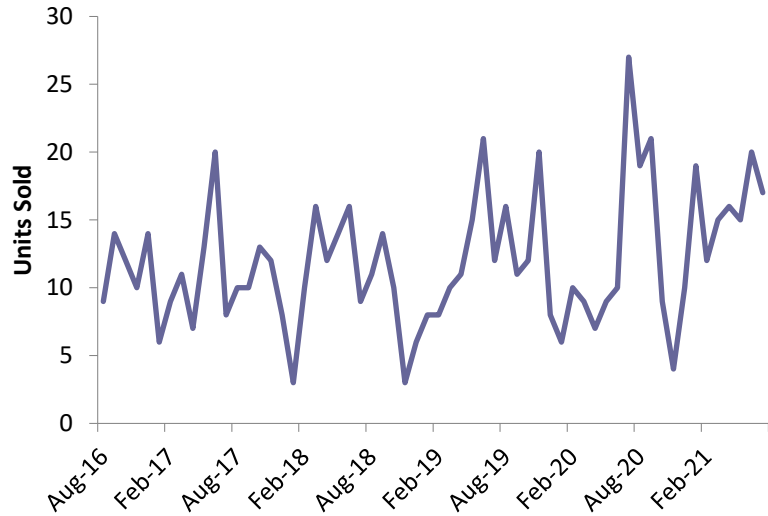
July Sales

Month / Year	Count	%Chg
2021	17	-37%
2020	27	125%
2019	12	33%

Median Sales Price

Month / Year	MSP	%Chg
2021	\$343,750	15%
2020	\$299,000	10%
2019	\$271,375	-1%

Residential Units Sold



Kill Devil Hills

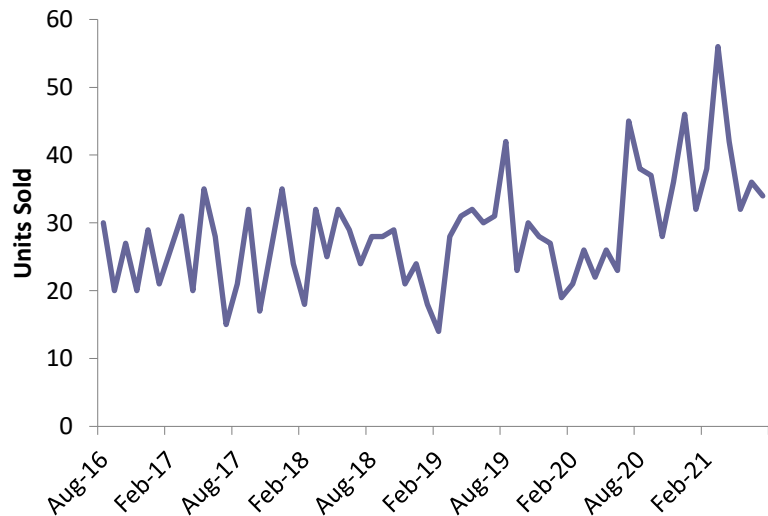
July Sales

Month / Year	Count	%Chg
2021	34	-24%
2020	45	45%
2019	31	29%

Median Sales Price

Month / Year	MSP	%Chg
2021	\$383,750	16%
2020	\$330,000	16%
2019	\$285,000	4%

Residential Units Sold



Nags Head

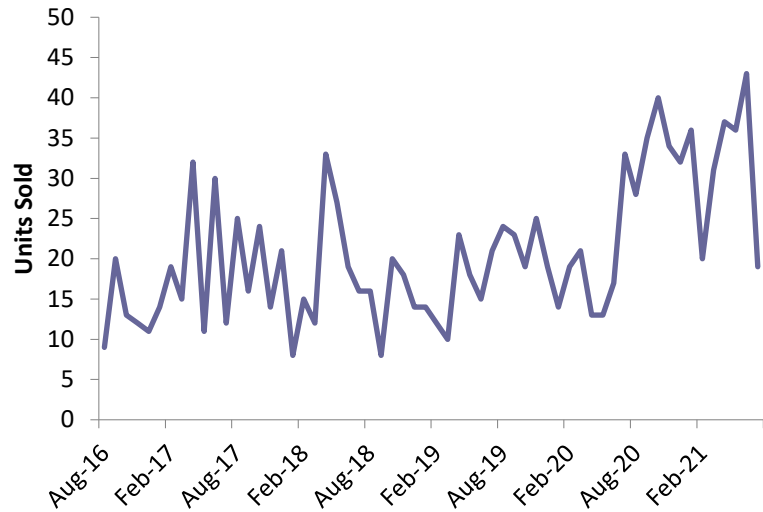
July Sales

Month / Year	Count	%Chg
2021	19	-42%
2020	33	57%
2019	21	31%

Median Sales Price

Month / Year	MSP	%Chg
2021	\$607,500	27%
2020	\$480,000	20%
2019	\$399,900	3%

Residential Units Sold



All Hatteras

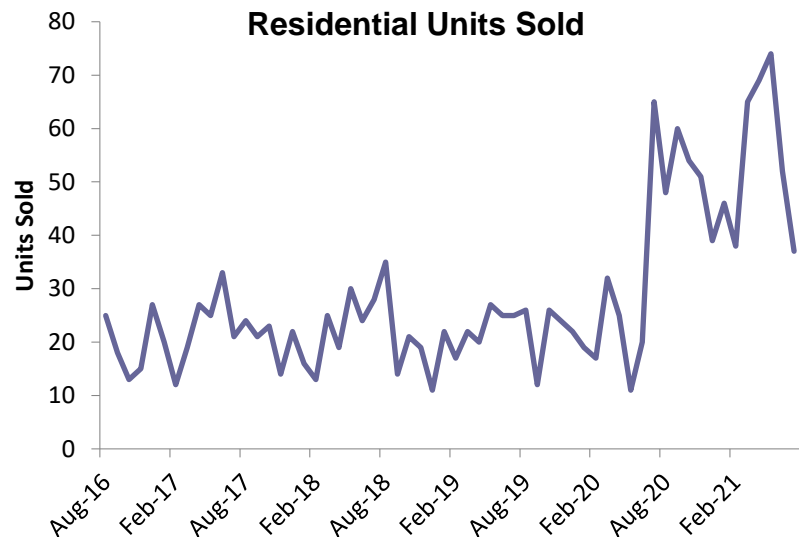
July Sales

Month / Year	Count	%Chg
2021	37	-43%
2020	65	160%
2019	25	-11%

Median Sales Price

Month / Year	MSP	%Chg
2021	\$510,000	36%
2020	\$375,000	10%
2019	\$340,000	11%

Residential Units Sold



Roanoke Island

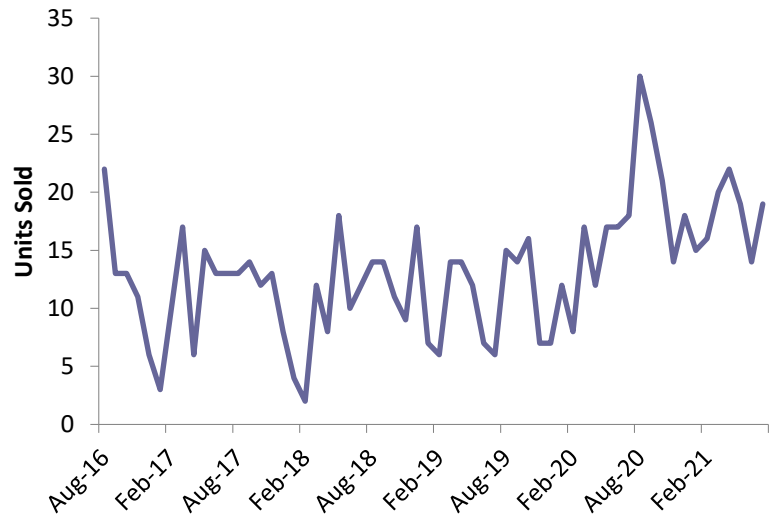
July Sales

Month / Year	Count	%Chg
2021	19	6%
2020	18	200%
2019	6	-50%

Median Sales Price

Month / Year	MSP	%Chg
2021	\$422,000	19%
2020	\$354,925	12%
2019	\$315,619	13%

Residential Units Sold



Currituck Mainland

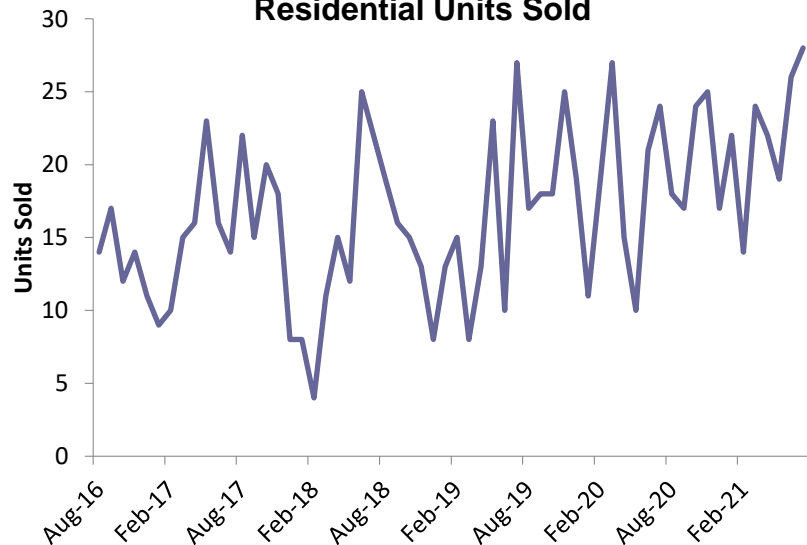
July Sales

Month / Year	Count	%Chg
2021	28	17%
2020	24	-11%
2019	27	23%

Median Sales Price

Month / Year	MSP	%Chg
2021	\$319,000	15%
2020	\$276,260	5%
2019	\$263,250	8%

Residential Units Sold



Ocracoke Island

Residential Units Sold

July Sales		
Month / Year	Count	%Chg
2021	2021	3
2020	2020	1
2019	2019	2

Median Sales Price		
Month / Year	MSP	%Chg
2021	\$432,500	22%
2020	\$355,000	1%
2019	\$352,500	10%

