



July 2021 MLS Statistical Report

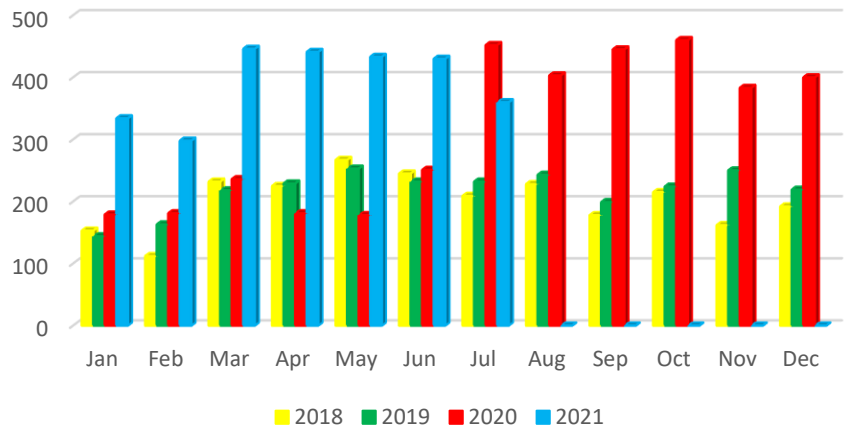
In the June 2021 report, the MLS reported that although the summer was heating up, sales were starting to cool down. In July we have seen this trend continue with monthly sales down 20% and total inventory down 32%. However, the total number of sales are up 65% since last year. Here is the breakdown:

- 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%

All Sales

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

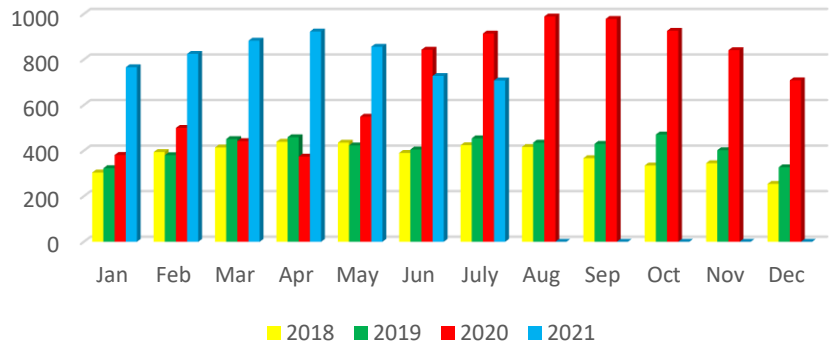
Year to Year Sales Total



Under Contract

| 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% |

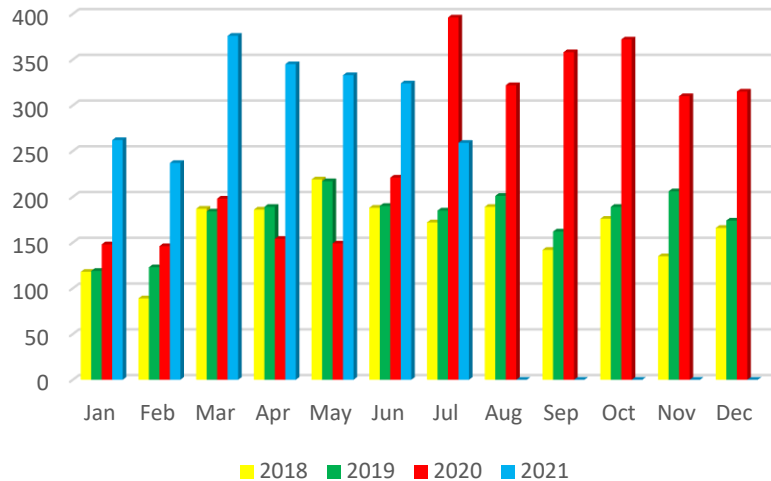
Lots / Land Sales

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

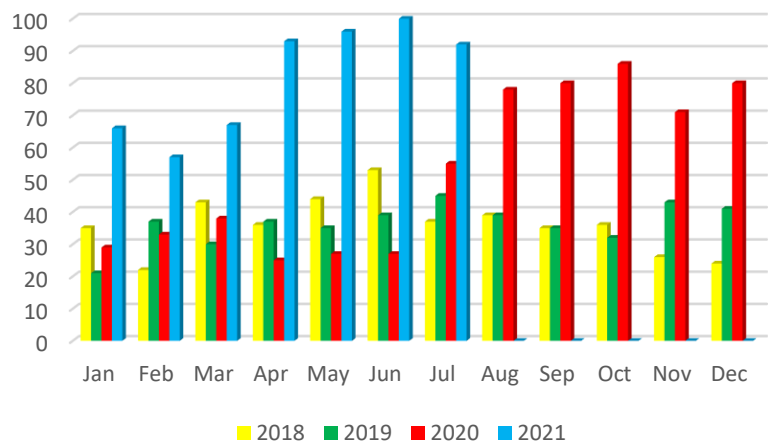
Lots / Land Median Sale Price

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

Residential Unit Sales

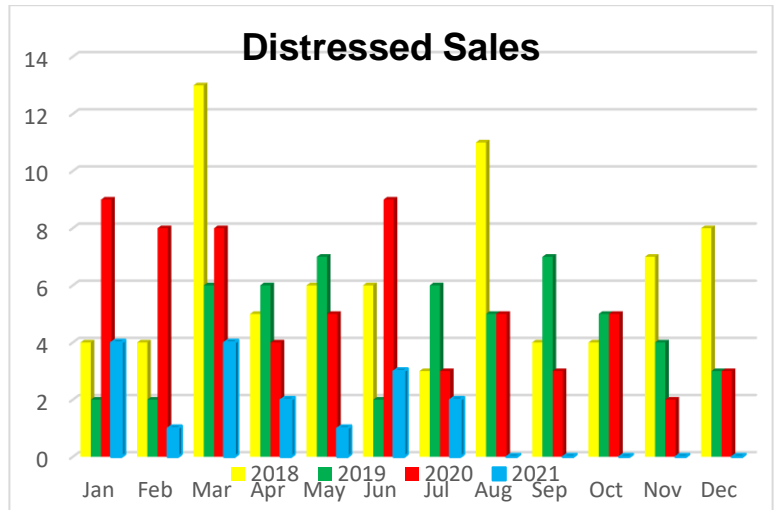


Lots / Land Units Sold



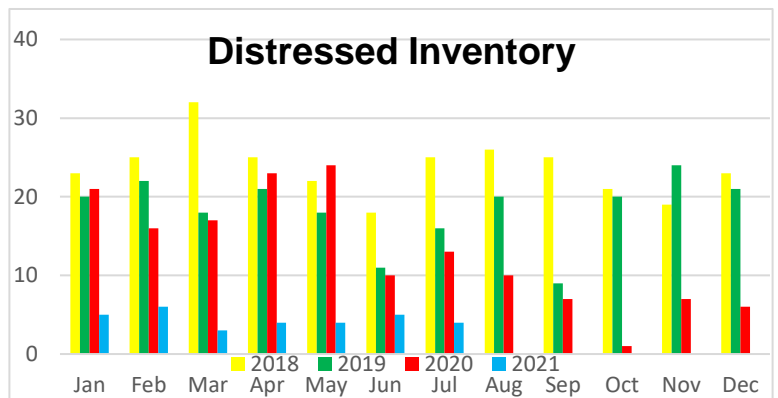
Distressed Sales

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

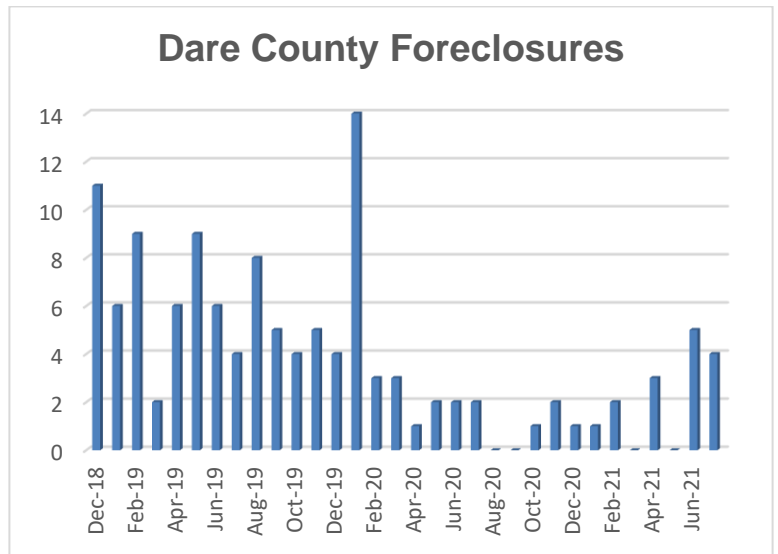


Distressed Inventory

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



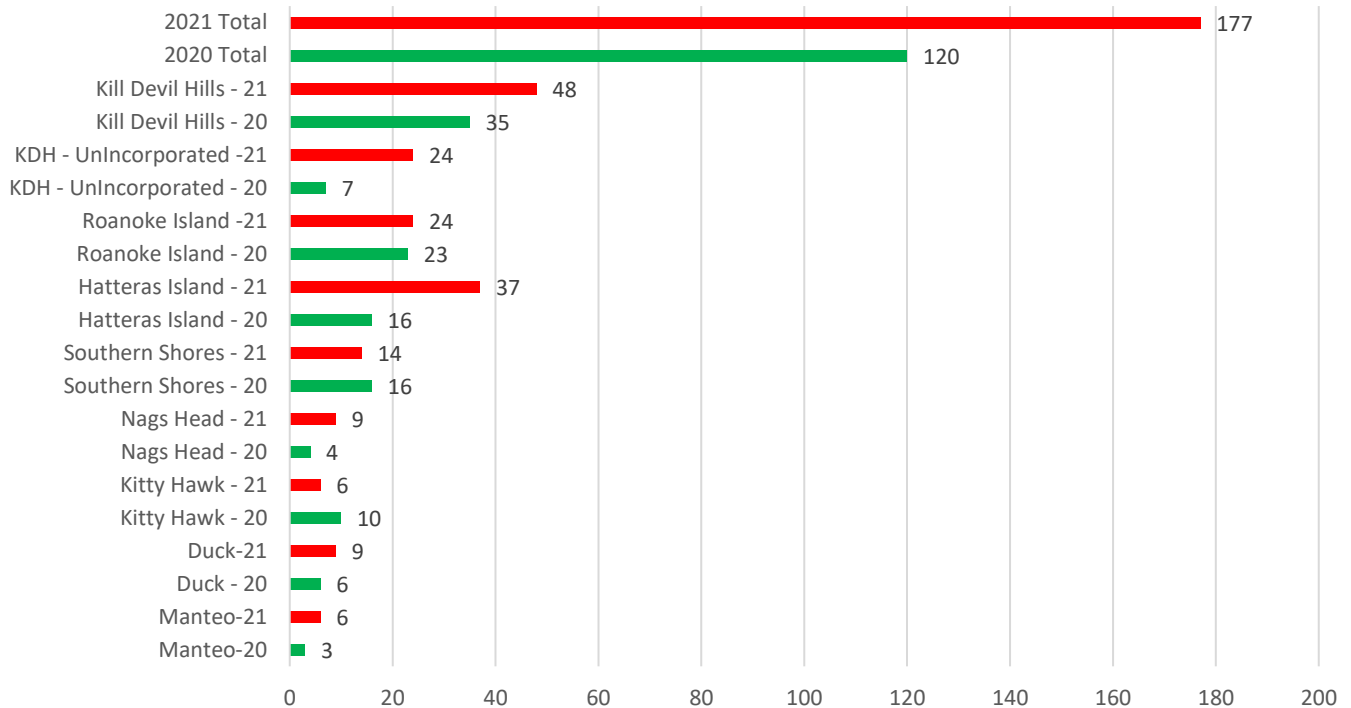
Dare County Foreclosures



2021 Building Permit Value



2021 Building Permits



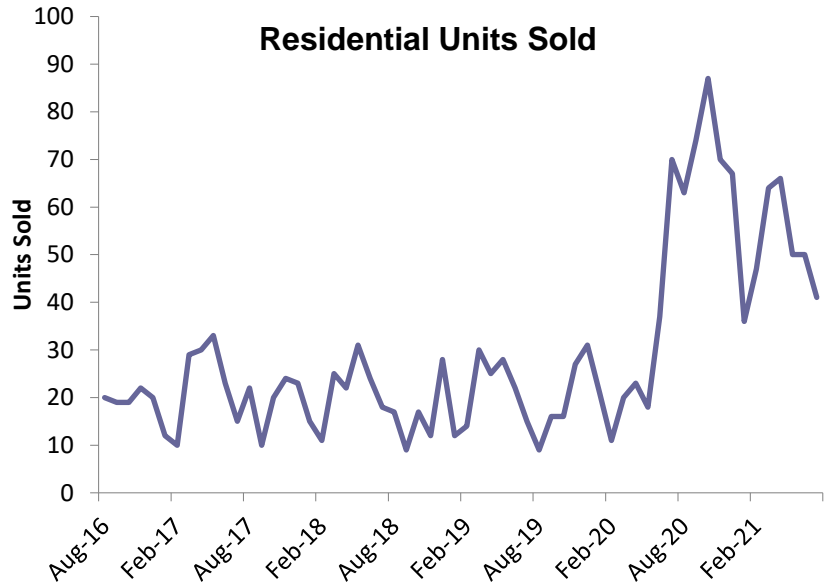
This representation is based in whole or in part on data supplied by, and to the Subscribers of the Outer Banks Association of REALTORS® Multiple Listing Service. Information contained herein is deemed reliable but not guaranteed. Data maintained by the OBAR MLS is for its own use and may not reflect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

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

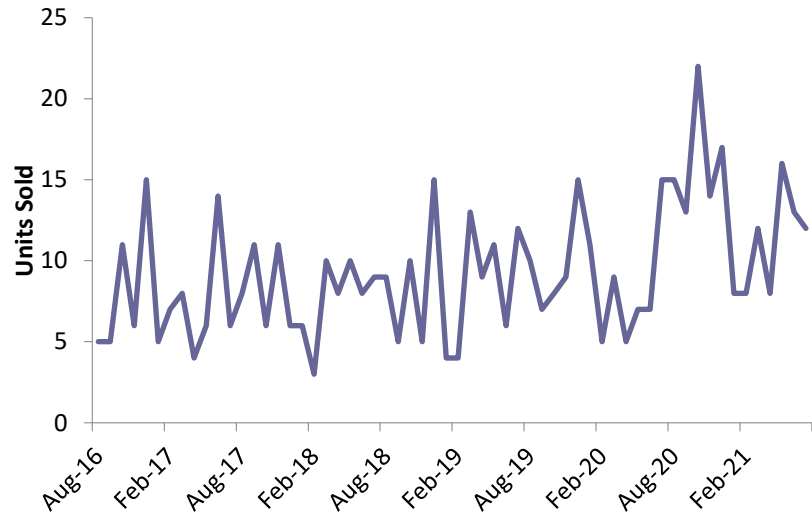
July Sales

| 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

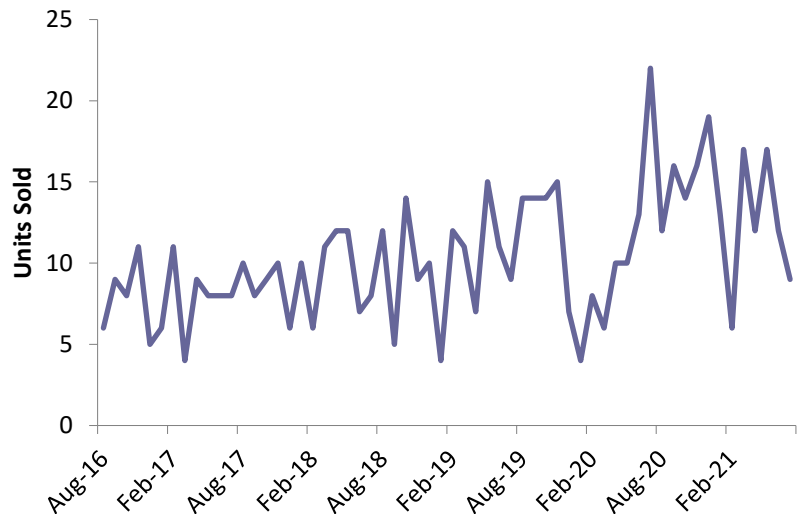
July Sales

| 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

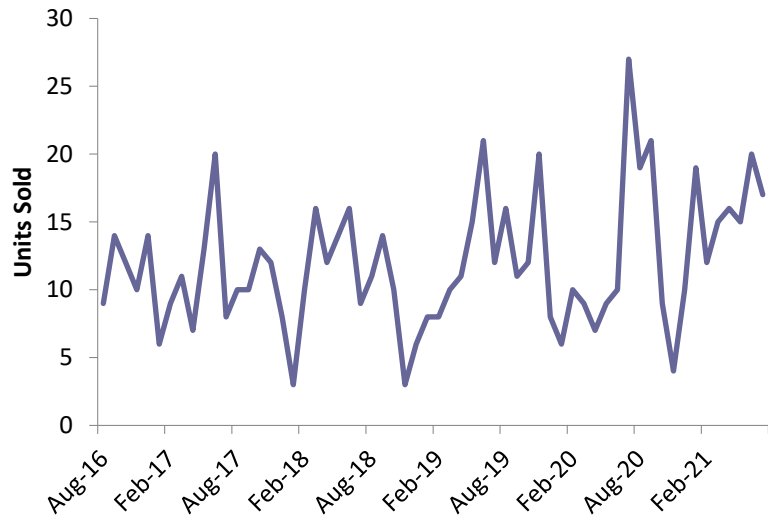
July Sales

| 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

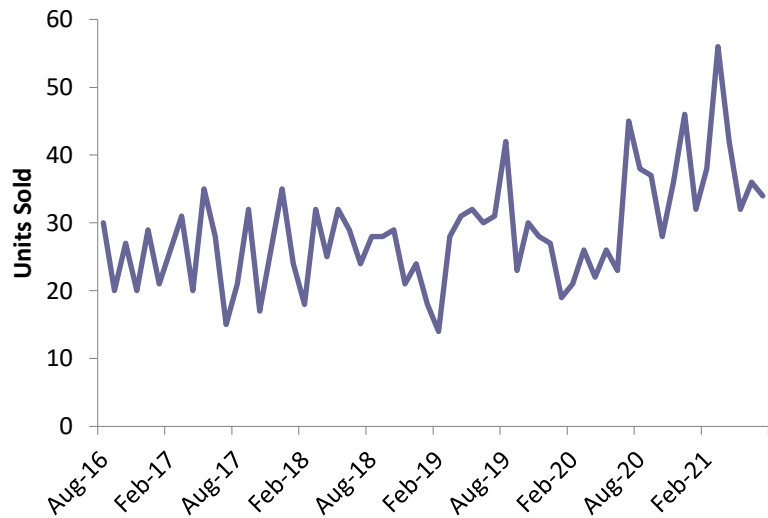
July Sales

| 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

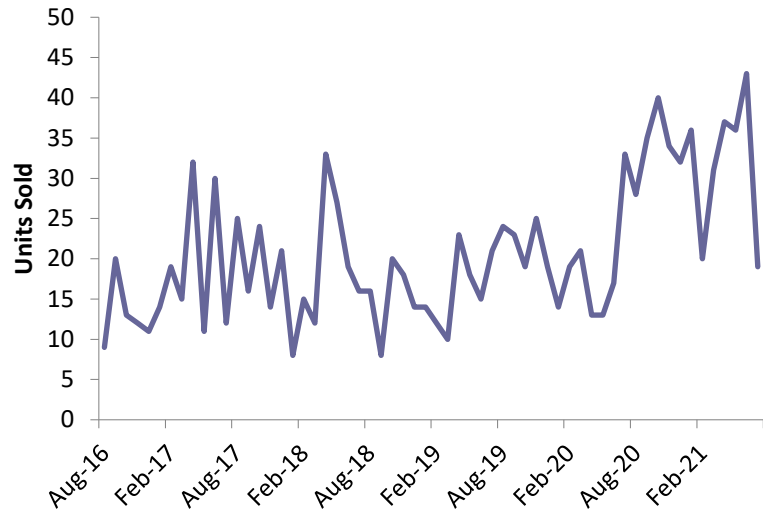
July Sales

| 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

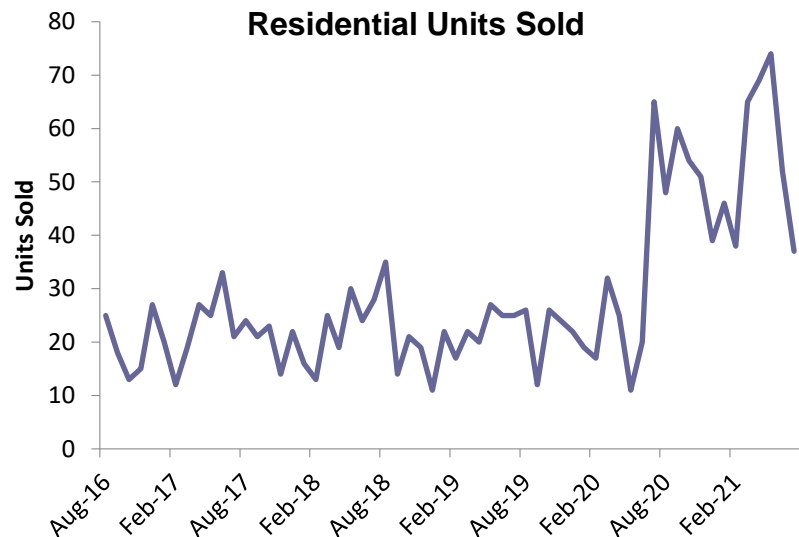
July Sales

| 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

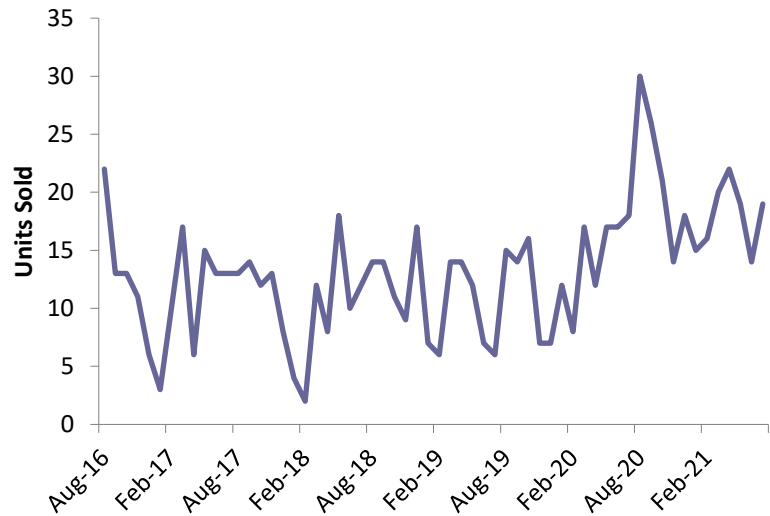
July Sales

| 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

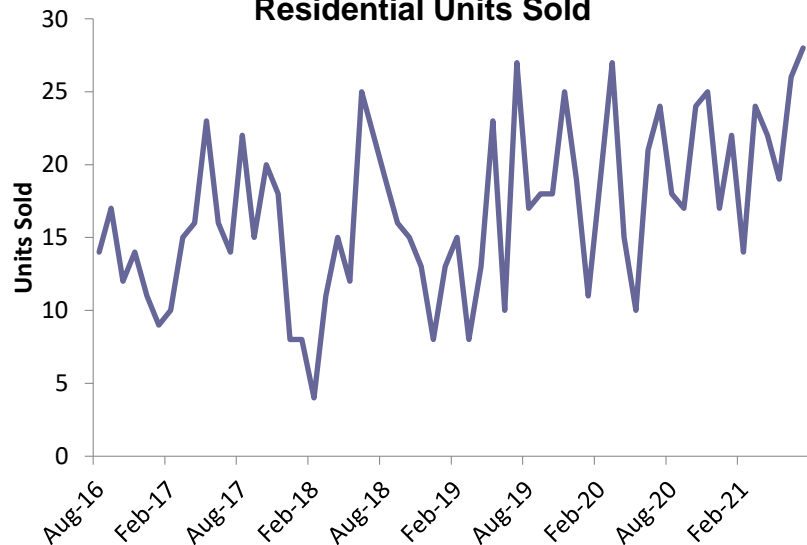
July Sales

| 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% |

