



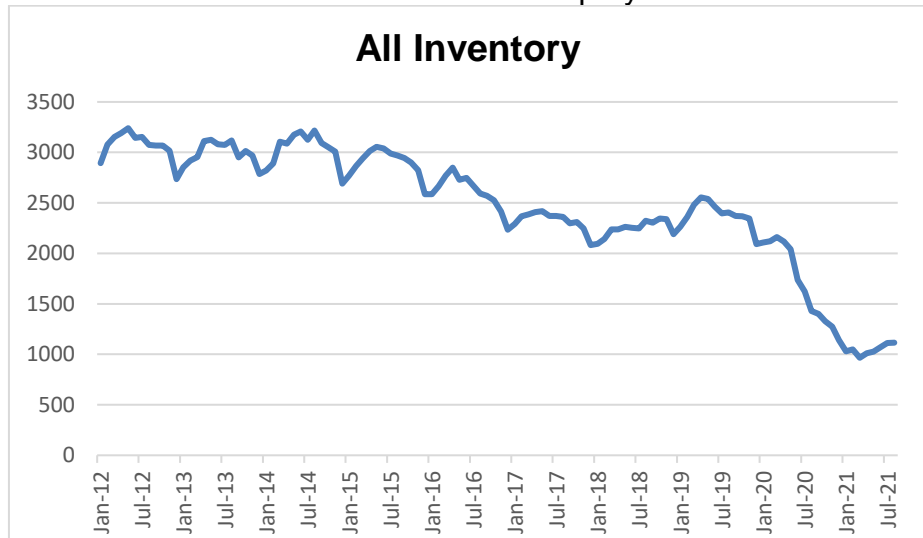
August 2021 MLS Statistical Report

The MLS has received reports that there is still whole lot of demand out there as evidenced by clients making multiple offers and offering due large due diligence fees on a limited number of properties. The next couple of months could be very interesting. Stay tuned.

- Inventory
 - Residential inventory 2020 - 723 units. Residential inventory 2021 - 501 units - down 31%
 - Lot / land inventory 2020 - 664 units. Lot / Land inventory 2021 - 568 units - down 14%
- Sales
 - Residential sales 2020 - 1734 units. Residential sales 2021- 2114 units - up by 22%
 - Lot / land sales 2020 - 312 units. Lot / land sales 2021 - 664 units - up by 113%

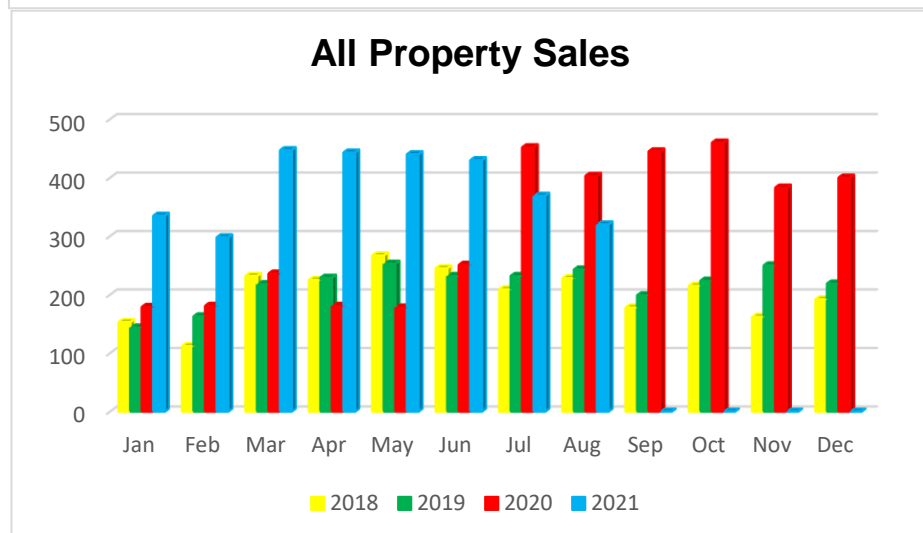
All Inventory

Month / Year	Count	%Chg
Aug'21	1114	-22%
Aug'20	1428	-41%
Aug'19	2405	3%



All Property Sales

Month / Year	Count	%Chg
2021	3082	50%
2020	2061	20%
2019	1714	3%



Data Obtained: September 7, 2021

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

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Residential

Year to Date Residential Sales

Month / Year	Count	%Chg
2021	2114	22%
2020	1734	23%
2019	1408	4%

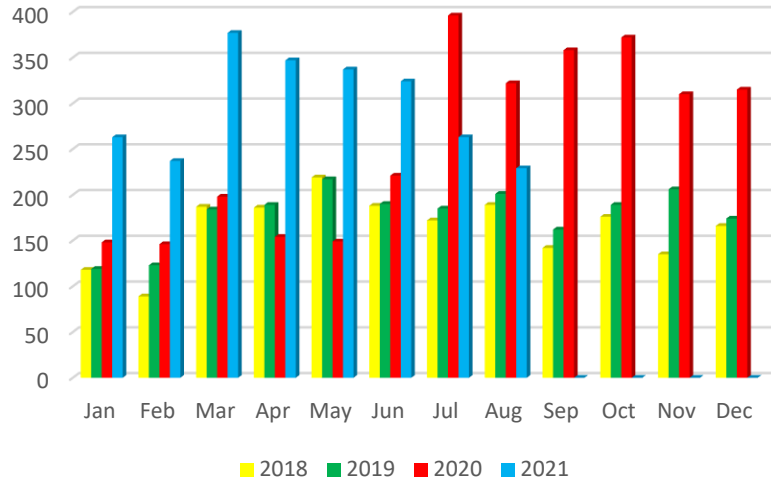
Residential Median Sale Price

Month / Year	Count	%Chg
Aug'21	\$500,000	21%
Aug'20	\$412,500	32%
Aug'19	\$313,000	-2%

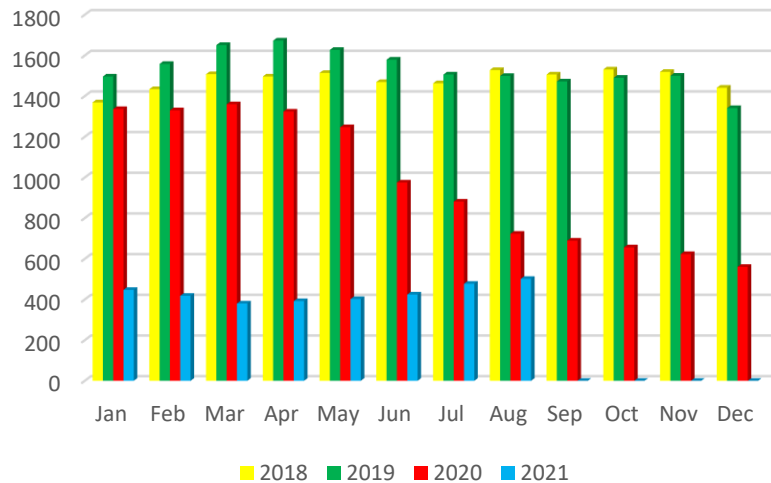
Residential Inventory

Month / Year	Count	%Chg
Aug'21	501	-31%
Aug'20	723	-52%
Aug'19	1499	-2%

Residential Unit Sales



Residential Inventory



Lots / Land

Year to Date Lots / Land Sales

Month / Year	Count	%Chg
2021	664	69%
2020	392	23%
2019	318	-8%

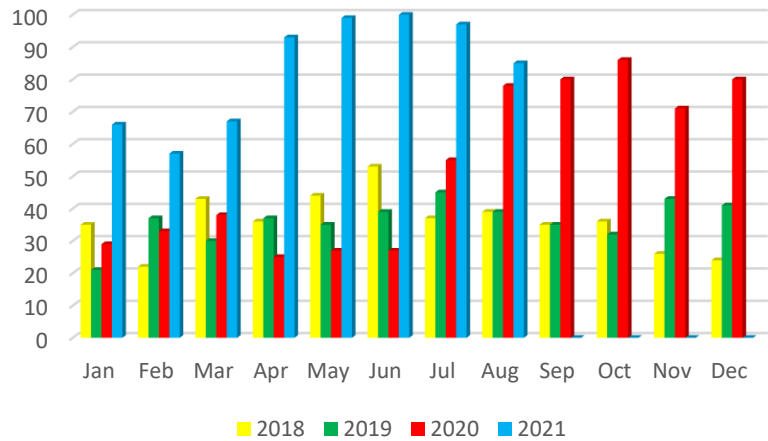
Residential Median Sale Price

Month / Year	Count	%Chg
Aug'21	\$110,000	16%
Aug'20	\$95,000	-1%
Aug'19	\$95,500	6%

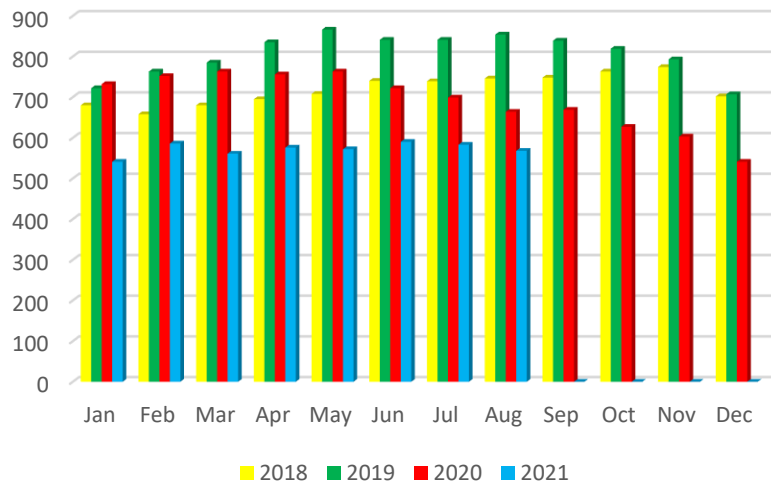
Los / Land Inventory

Month / Year	Count	%Chg
Aug'21	568	-14%
Aug'20	664	-22%
Aug'19	854	14%

Lots / Land Units Sold



Lots / Land Inventory

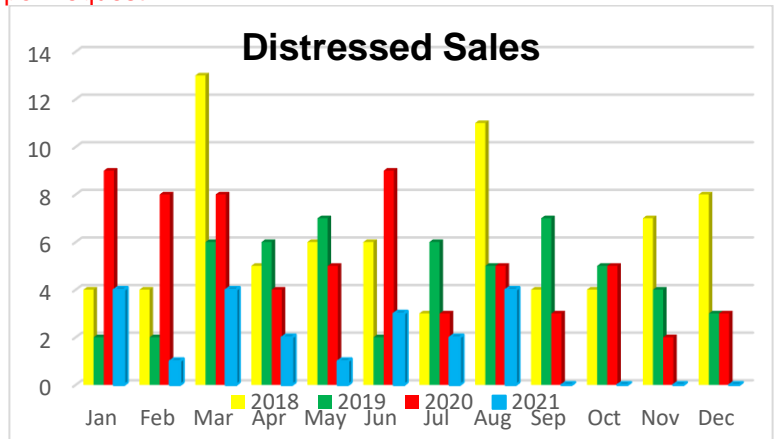


Distressed Sales

Distressed Sales will no longer be tracked in this report as of September. The MLS will provide this information upon request.

Year to Date Distressed Sales

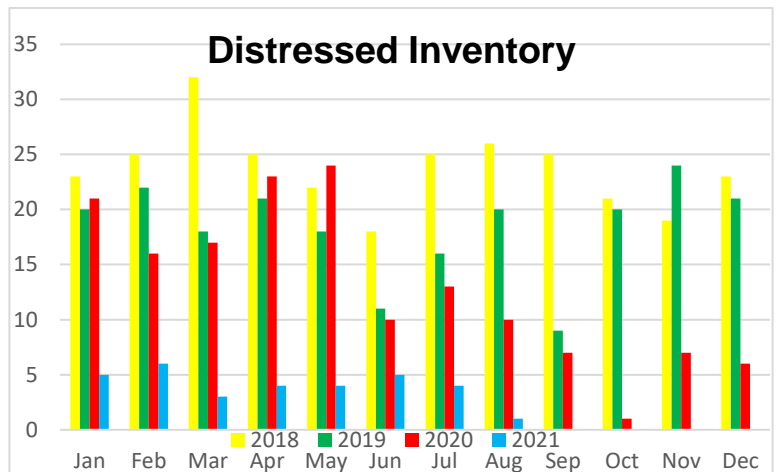
Month / Year	Count	%Chg
Aug'21	21	-59%
Aug'20	51	42%
Aug'19	36	-31%



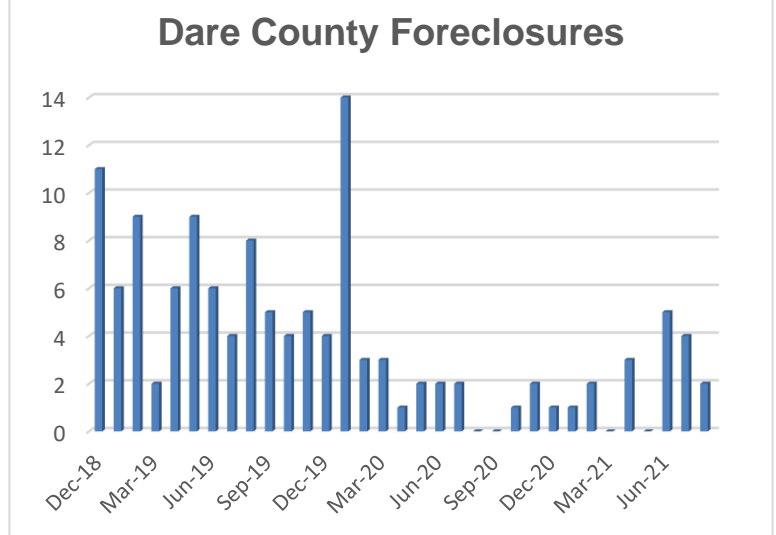
Distressed Inventory

Distressed Inventory

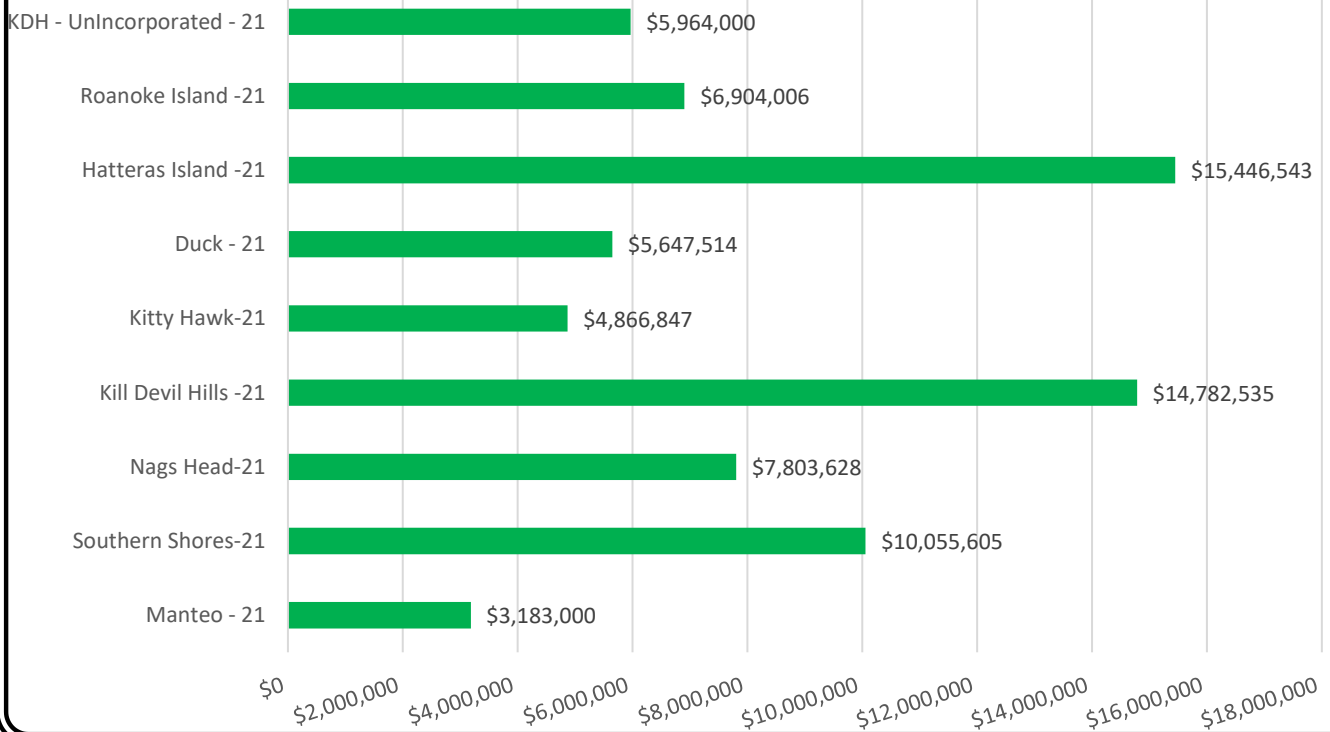
Month / Year	Count	%Chg
Aug'21	1	-90%
Aug'20	10	-50%
Aug'19	20	-23%



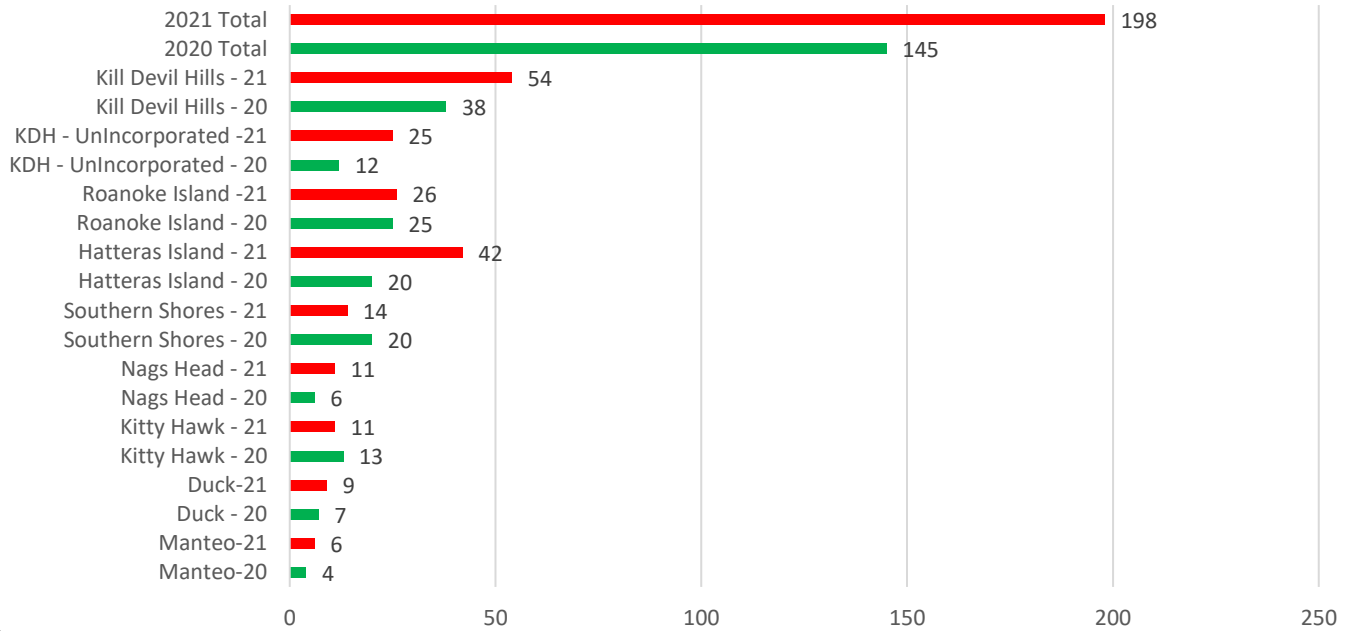
Dare County Foreclosures



2021 Dare County Building Permit Value

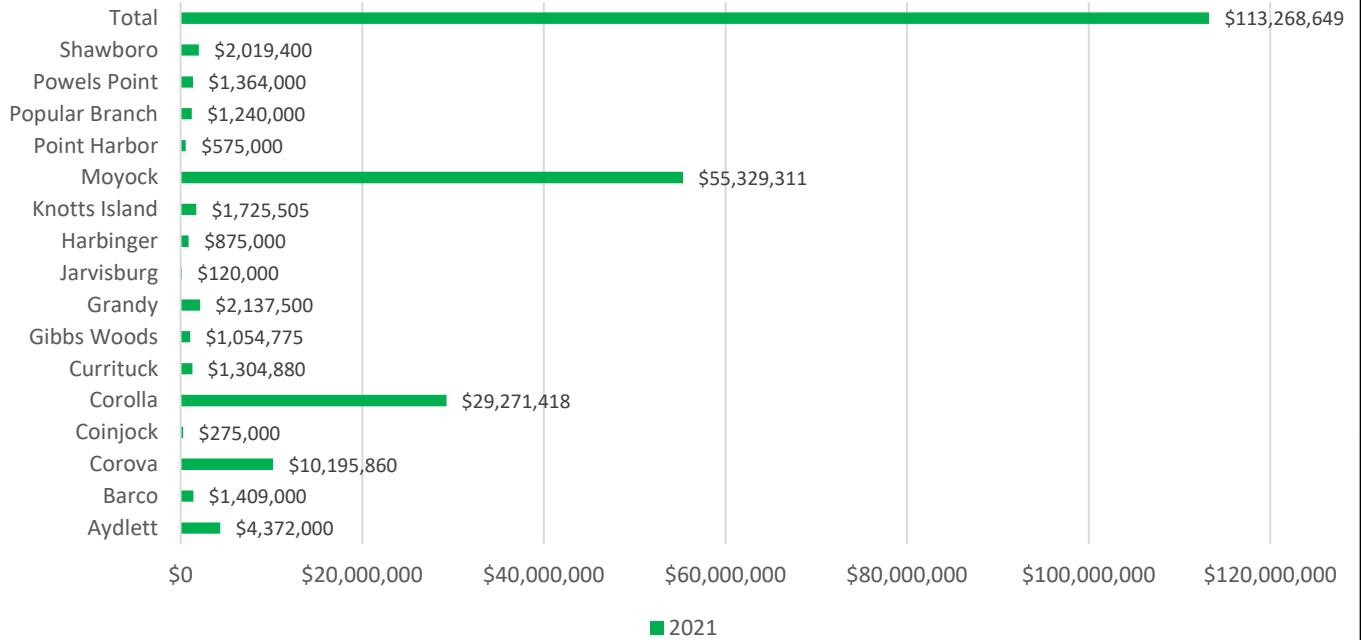


2021 Dare County Building Permits

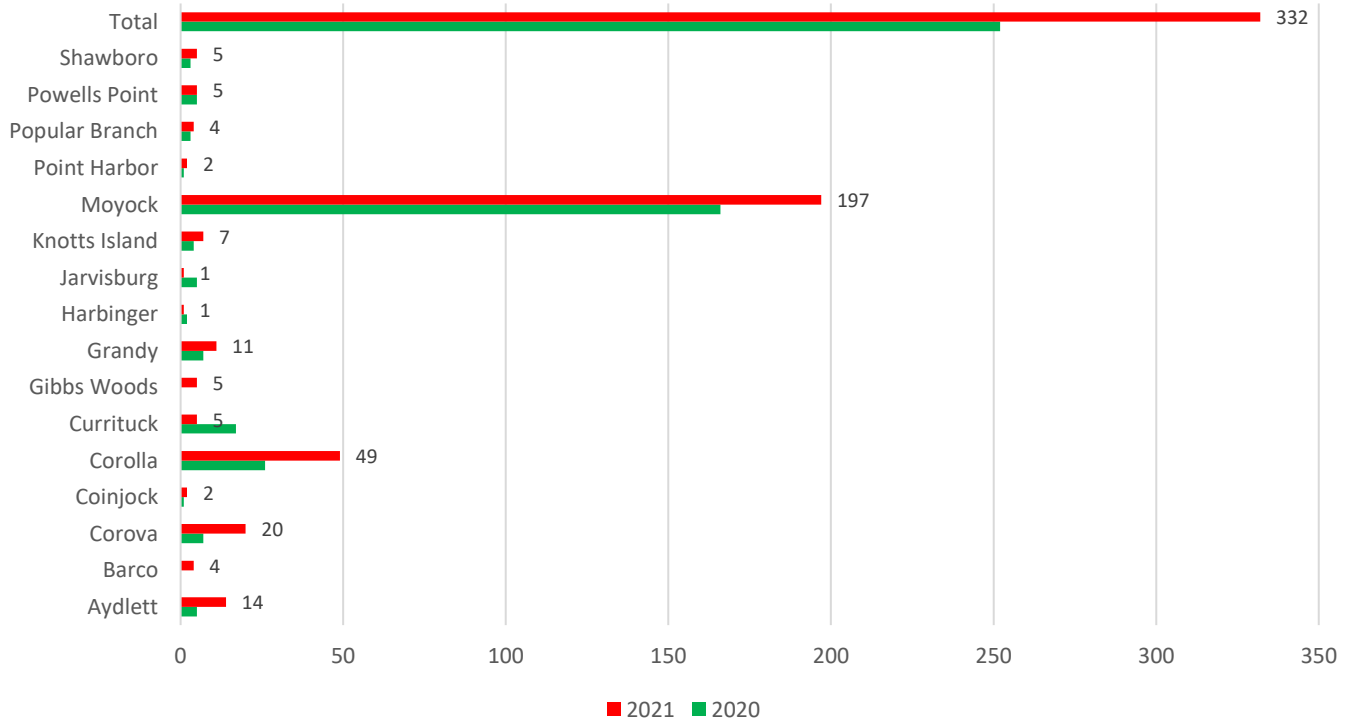


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2021 Currituck County Building Permit Value



Currituck County Building Permits



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Outer Banks Towns / Areas

Corolla

Year to Date Sales		
Month / Year	Count	%Chg
2021	386	47%
2020	263	70%
2019	155	-5%

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



Duck

Year to Date Sales		
Month / Year	Count	%Chg
2021	161	8%
2020	149	69%
2019	88	10%

Median Sales Price		
Month / Year	MSP	%Chg
2021	\$528,000	2%
2020	\$520,000	5%
2019	\$497,500	16%



Southern Shores

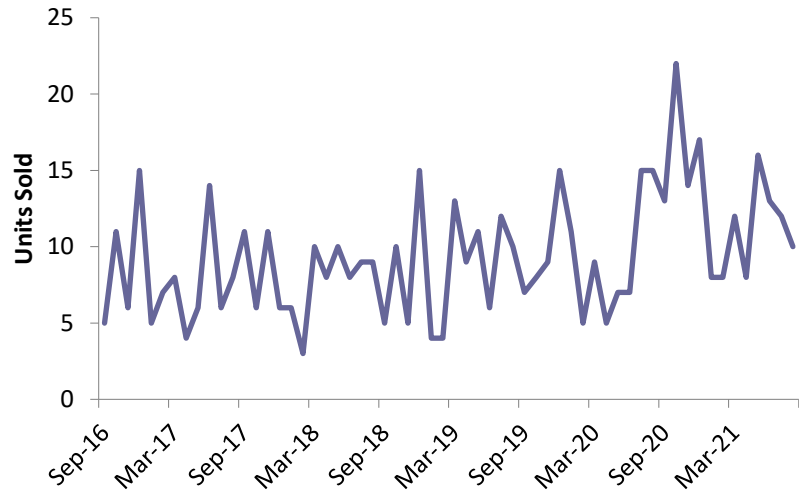
Year to Date Sales

Month / Year	Count	%Chg
2021	87	18%
2020	74	7%
2019	69	10%

Median Sales Price

Month / Year	MSP	%Chg
2021	\$635,000	25%
2020	\$510,000	8%
2019	\$472,000	10%

Residential Units Sold



Kitty Hawk

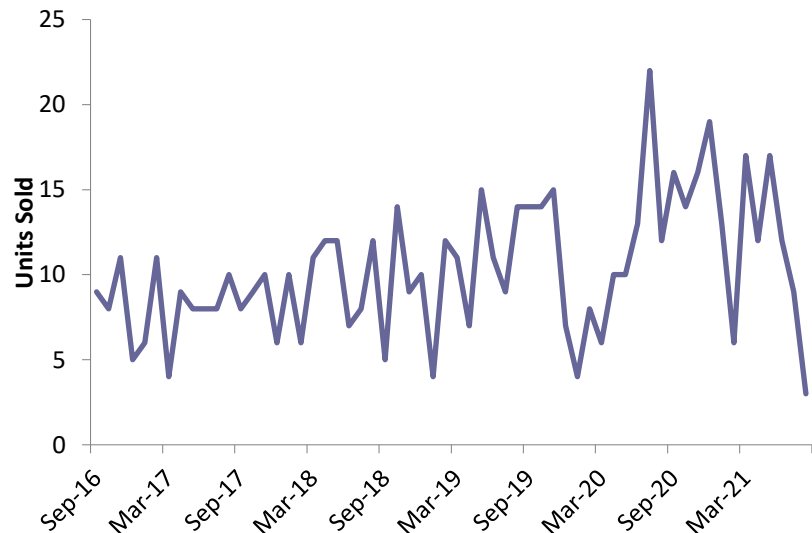
Year to Date Sales

Month / Year	Count	%Chg
2021	89	5%
2020	85	2%
2019	83	6%

Median Sales Price

Month / Year	MSP	%Chg
2021	\$500,000	27%
2020	\$394,032	5%
2019	\$375,000	7%

Residential Units Sold



Colington

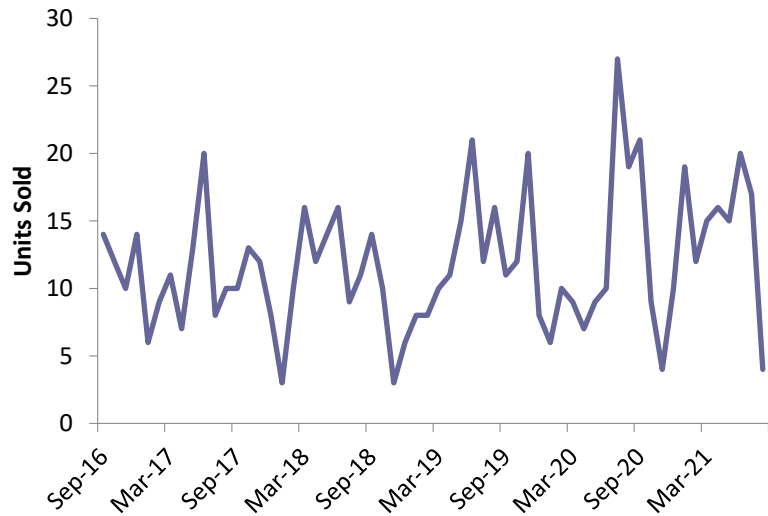
Year to Date Sales

Month / Year	Count	%Chg
2021	118	22%
2020	97	-4%
2019	101	11%

Median Sales Price

Month / Year	MSP	%Chg
2021	\$342,500	15%
2020	\$299,000	10%
2019	\$271,375	-1%

Residential Units Sold



Kill Devil Hills

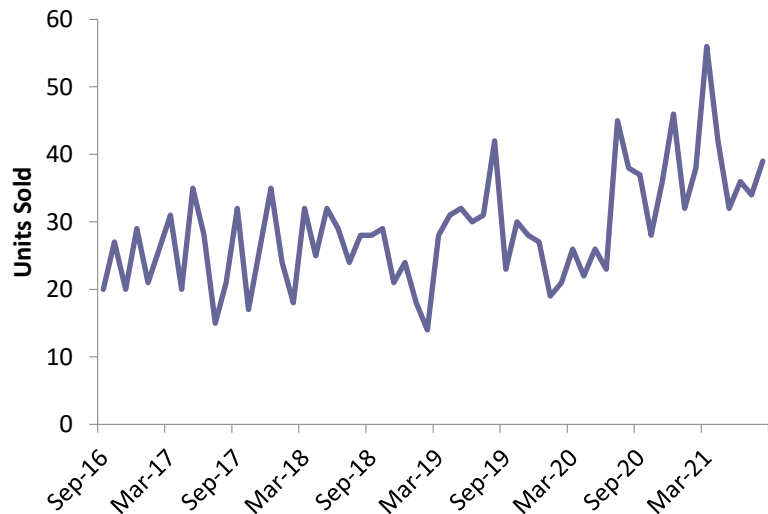
Year to Date Sales

Month / Year	Count	%Chg
2021	309	40%
2020	220	-3%
2019	226	7%

Median Sales Price

Month / Year	MSP	%Chg
2021	\$390,000	18%
2020	\$330,000	16%
2019	\$285,000	4%

Residential Units Sold



Nags Head

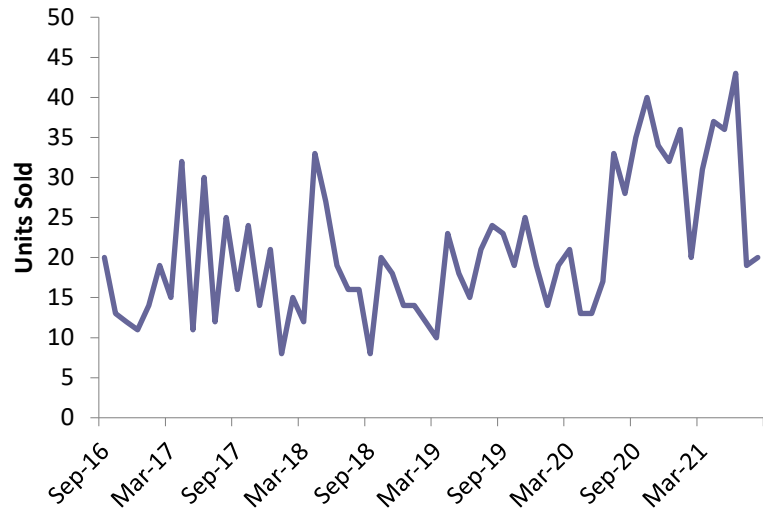
Year to Date Sales

Month / Year	Count	%Chg
2021	242	53%
2020	158	15%
2019	137	-6%

Median Sales Price

Month / Year	MSP	%Chg
2021	\$611,500	27%
2020	\$480,000	20%
2019	\$399,900	3%

Residential Units Sold



All Hatteras

Year to Date Sales

Month / Year	Count	%Chg
2021	425	79%
2020	237	29%
2019	184	-3%

Median Sales Price

Month / Year	MSP	%Chg
2021	\$520,000	39%
2020	\$375,000	10%
2019	\$340,000	11%

Residential Units Sold



Roanoke Island

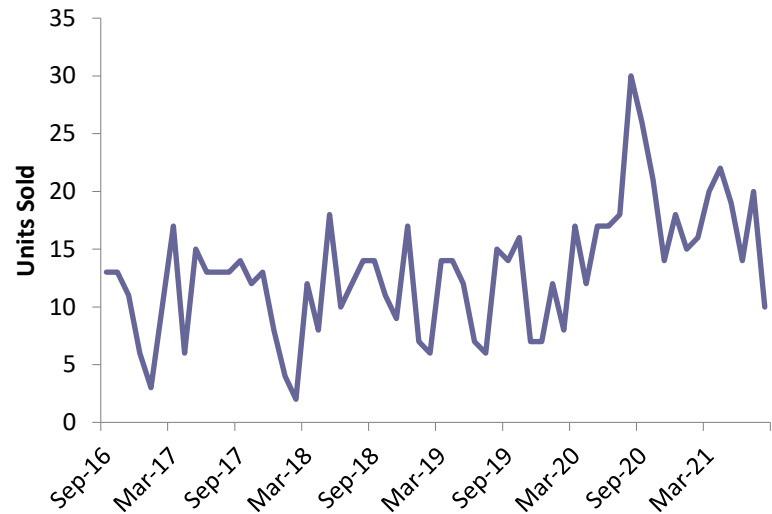
Year to Date Sales

Month / Year	Count	%Chg
2021	136	4%
2020	131	62%
2019	81	1%

Median Sales Price

Month / Year	MSP	%Chg
2021	\$426,000	20%
2020	\$354,925	12%
2019	\$315,619	13%

Residential Units Sold



Currituck Mainland

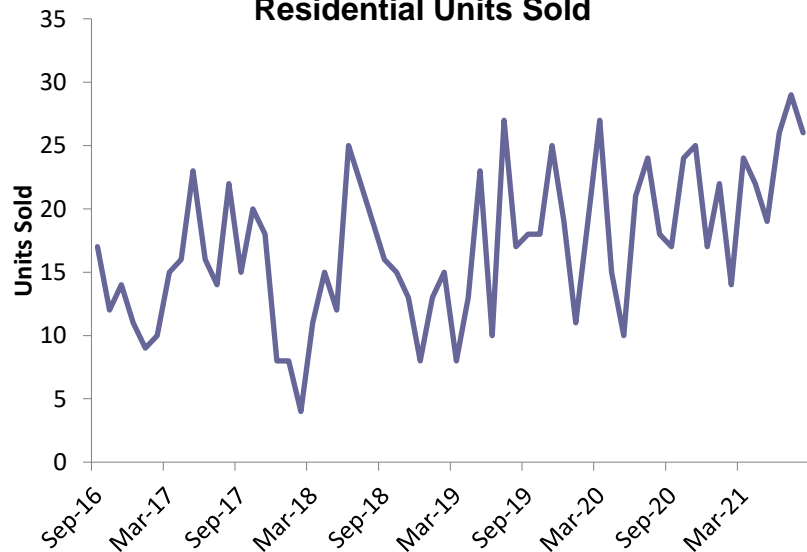
Year to Date Sales

Month / Year	Count	%Chg
2021	182	26%
2020	145	15%
2019	126	9%

Median Sales Price

Month / Year	MSP	%Chg
2021	\$319,350	16%
2020	\$276,260	5%
2019	\$263,250	8%

Residential Units Sold



Ocracoke Island

Residential Units Sold

Year to Date Sales		
Month / Year	Count	%Chg
2021	32	256%
2020	9	-50%
2019	18	80%

Median Sales Price		
Month / Year	MSP	%Chg
2021	\$423,750	19%
2020	\$355,000	1%
2019	\$352,500	10%

