



## October 2021 MLS Statistical Report

Inventory continues to decline and is down by 29% - residential inventory is down by 35% and lots / land inventory is down by 24%)

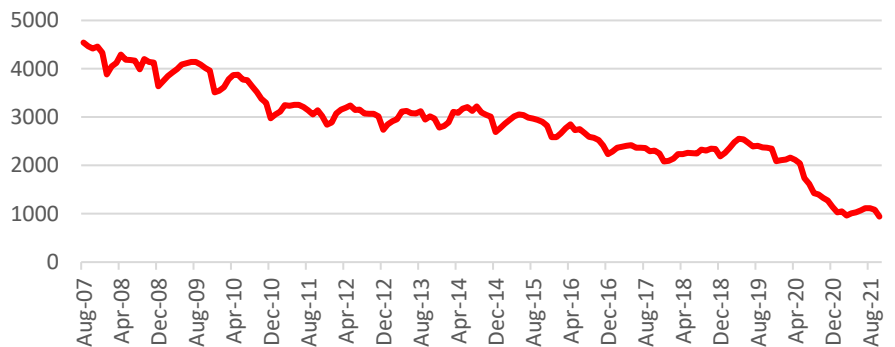
Sales - Residential sales up by 16% for the year; however, lots / land sales are up by 72% for the year. Most of the increase in lots / land sales took place in late spring / or early summer. All sales are starting to show a downward trend as the year winter approaches.

Median Sale Price - Residential median sale price is up 19% Lots / Land median sale price is up by 11%. Total Sale volume is up by 57%. Of particular note is that median sale price for Hatteras Island is up a surprising 40%. (\$375,000 in 2020 and \$525,000 in 2021)

### All Inventory

Month / Year	Count	%Chg
Oct'21	942	-29%
Oct'20	1327	-44%
Oct'19	2367	1%

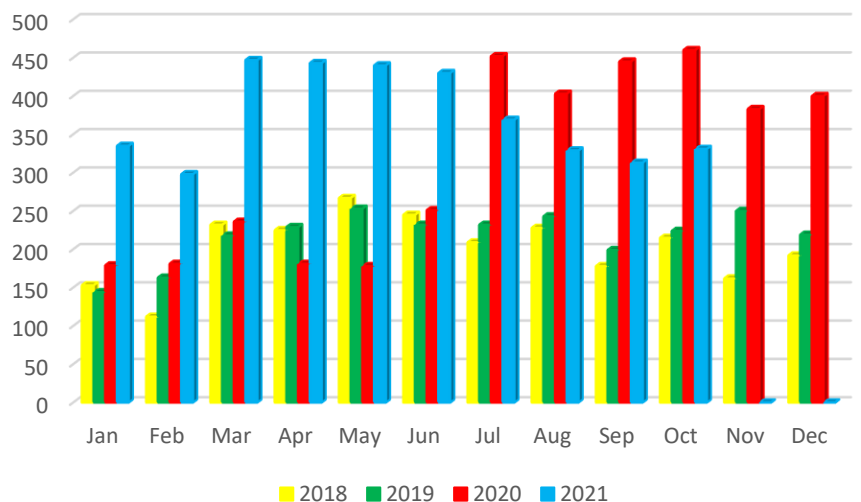
### Total Inventory



### All Property Sales

Month / Year	Count	%Chg
2021	3735	26%
2020	2966	39%
2019	2137	4%

### All Property Sales



Data Obtained: November 5, 2021

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

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# Residential

## YTD Residential Sales

Month / Year	Count	%Chg
2021	2600	6%
2020	2464	40%
2019	1759	6%

## Residential Median Sale Price

Month / Year	Count	%Chg
Oct'21	\$507,700	11%
Oct'20	\$456,500	36%
Oct'19	\$335,000	3%

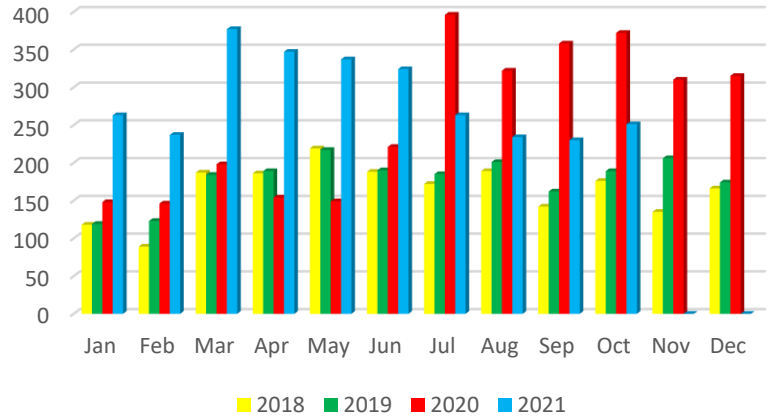
## Residential Inventory

Month / Year	Count	%Chg
Oct'21	428	-35%
Oct'20	656	-56%
Oct'19	1490	-2%

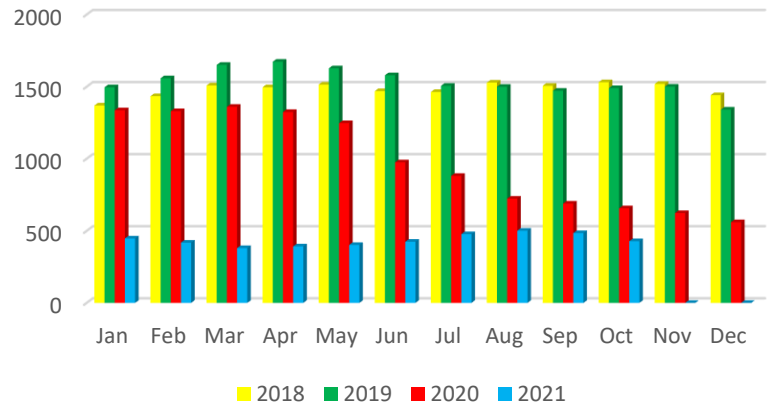
## Residential Average Days on Market

YTD	2020	2021
	116	53

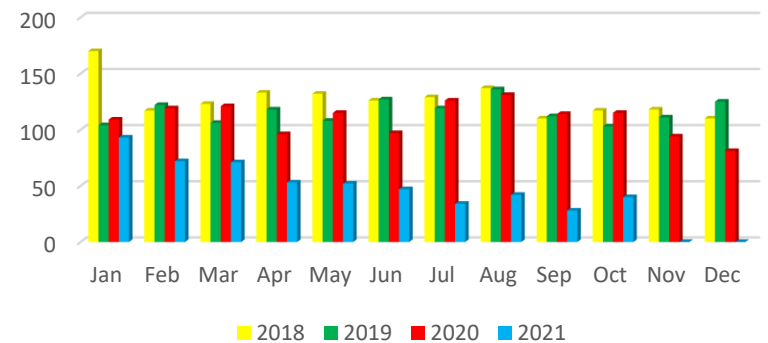
## Residential Unit Sales



## Residential Inventory



## Residential Average Days on Market



## Lots / Land

### Lots / Land Yearly Sales

Month / Year	Count	%Chg
2021	824	72%
2020	478	37%
2019	350	-8%

### Lots / Land Median Price

Month / Year	Count	%Chg
Oct'21	\$125,000	14%
Oct'20	\$110,000	26%
Oct'19	\$87,500	-5%

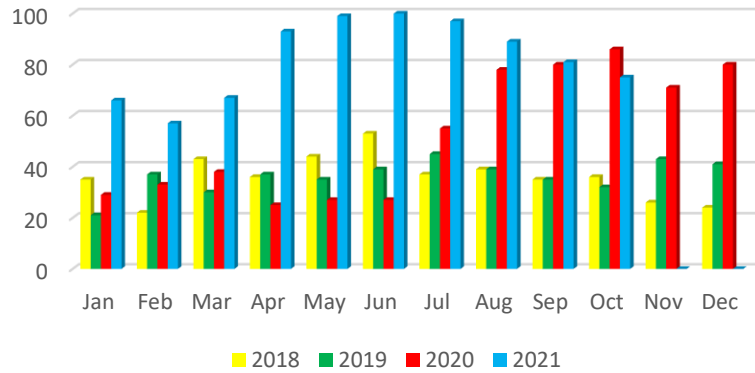
### Los / Land Inventory

Month / Year	Count	%Chg
Oct'21	476	-24%
Oct'20	627	-23%
Oct'19	819	7%

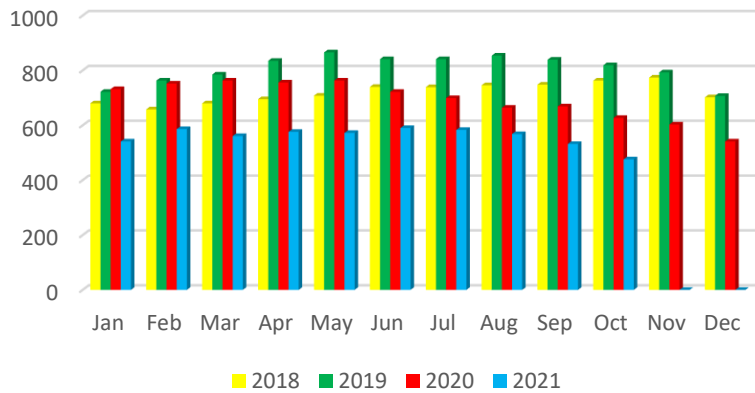
### Lots / Land Average Days on Market

YTD	2020	2021
	217	165

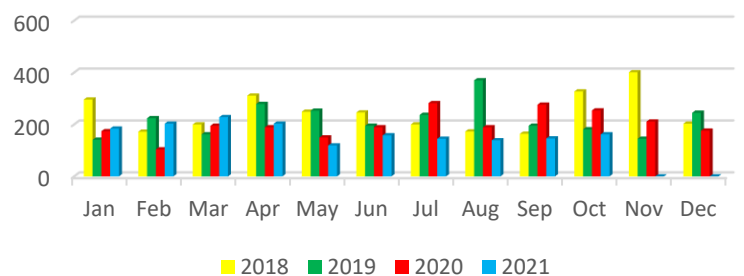
### Lots / Land Units Sold



### Lots / Land Inventory



### Lots / Land Average Days on the Market

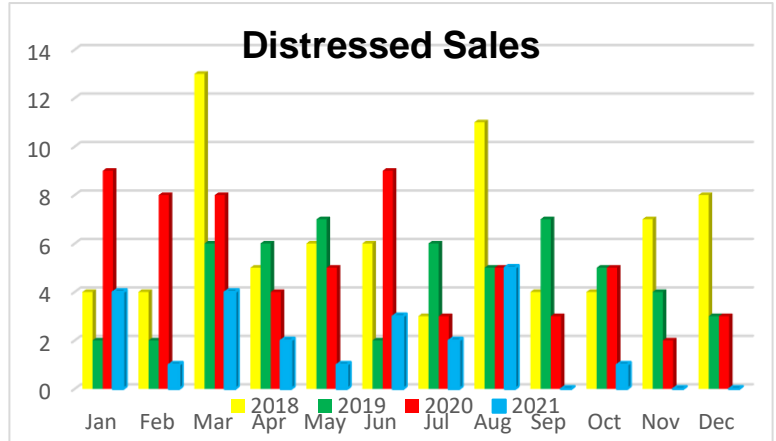


## Distressed Sales

MLS Listed Short Sales / Bank Owned Properties

### Dare County & Surrounding Areas Year to Date Distressed Sales

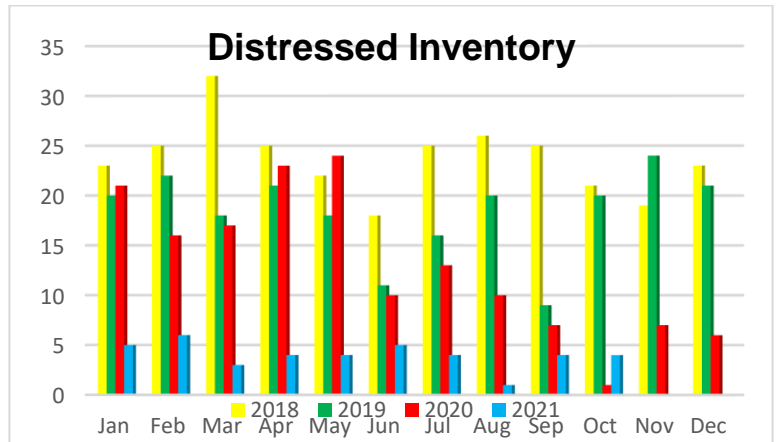
Month / Year	Count	%Chg
Oct'21	1	-80%
Oct'20	5	0%
Oct'19	5	25%



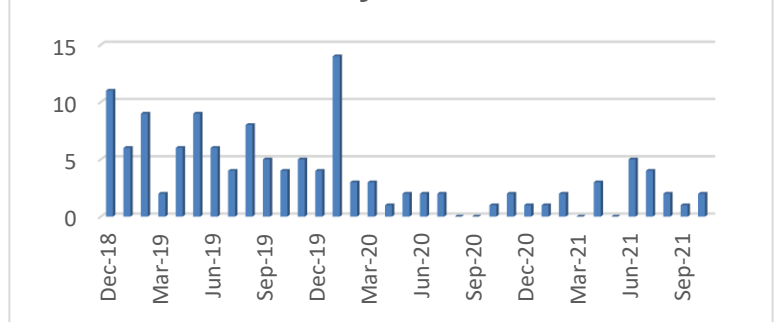
## Distressed Inventory

### Dare County & Surrounding Areas Year to Date Distressed Inventory

Month / Year	Count	%Chg
Oct'21	4	300%
Oct'20	1	-95%
Oct'19	20	-5%



## Dare County Foreclosures



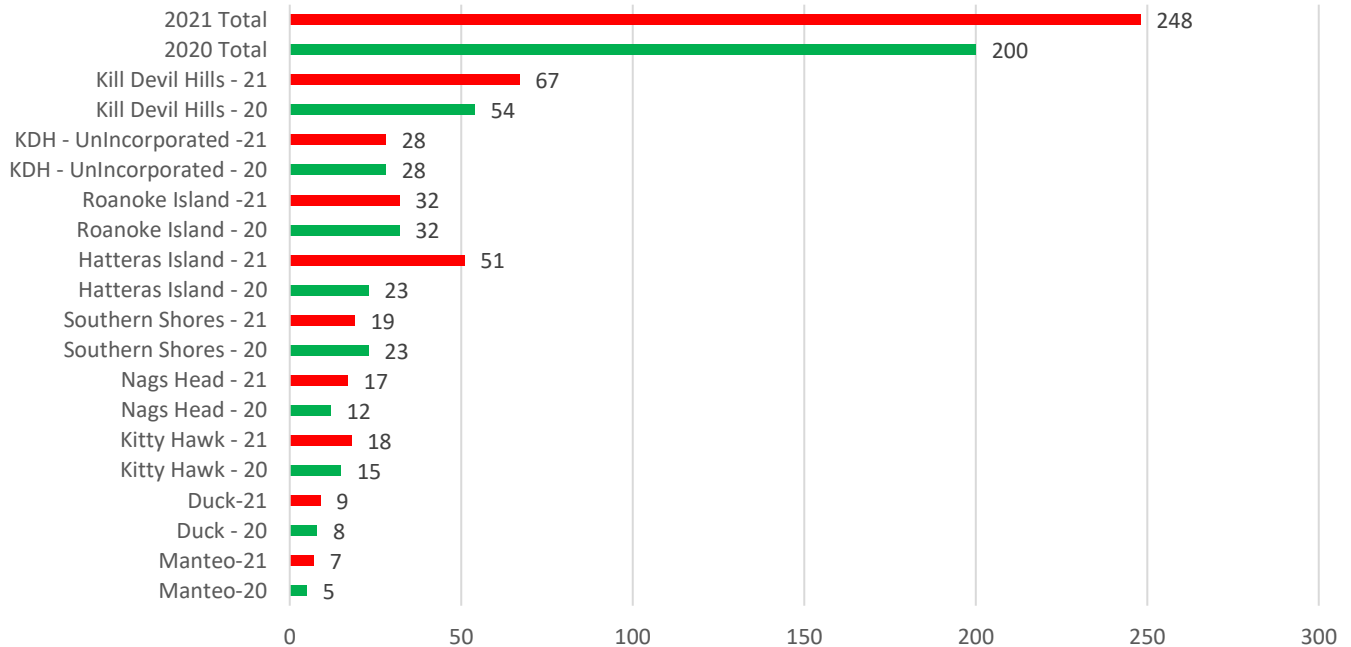
### Dare County Only Foreclosures

\*Court Ordered Foreclosures

### 2021 Dare County Building Permit Value

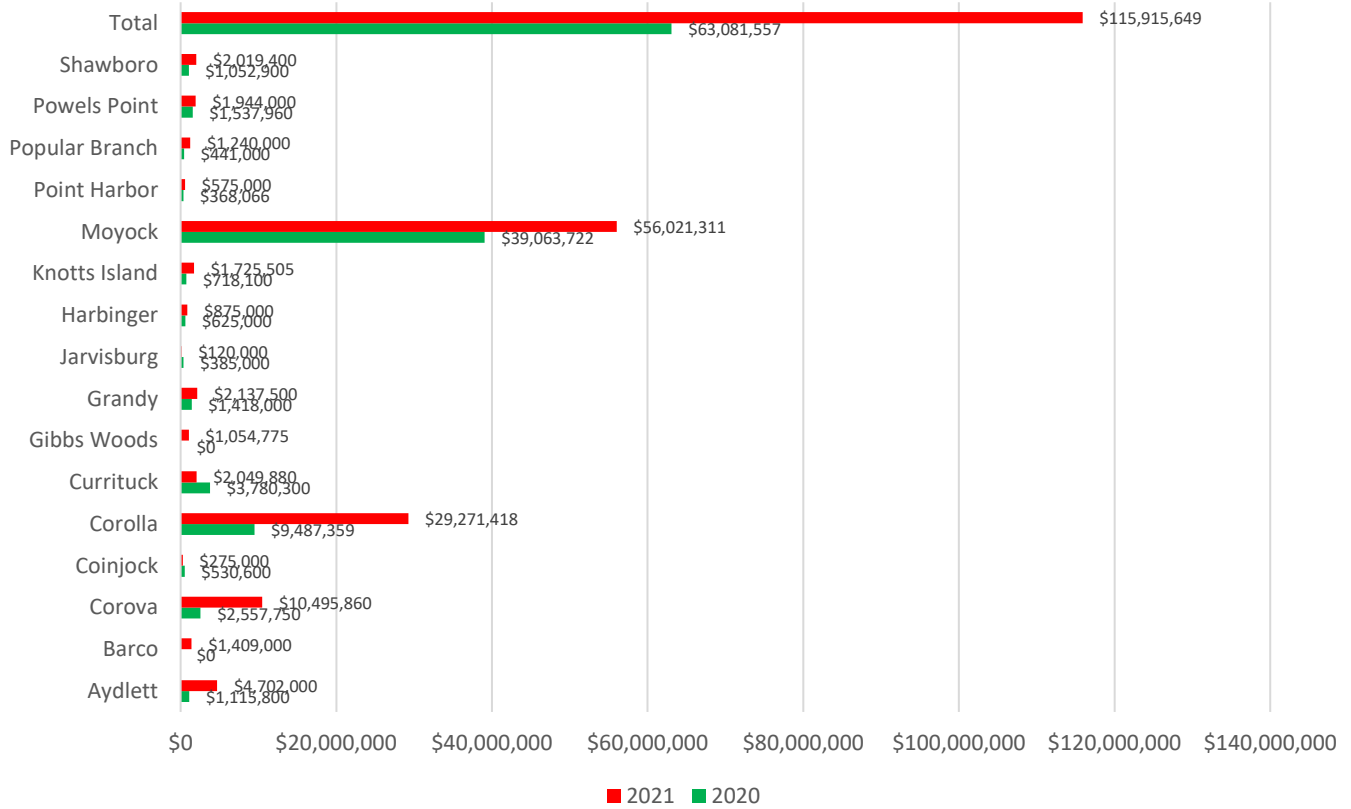


### 2021 Dare County Building Permits

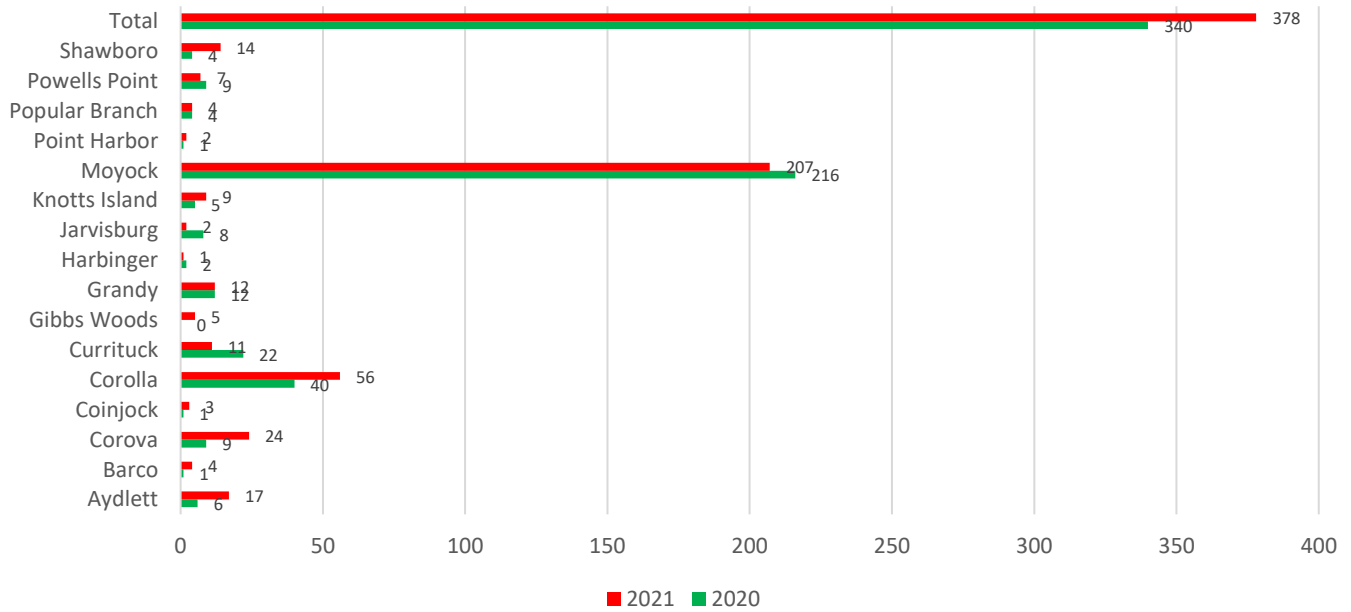


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### Currituck County Building Permit Value



### Currituck County Building Permits



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## Outer Banks Towns / Areas

### Corolla

Average DOM - YTD	
2020	2021
144	44

Year to Date Sales		
Month / Year	Count	%Chg
2021	442	4%
2020	424	127%
2019	187	-1%

Median Sales Price		
Month / Year	MSP	%Chg
2021	\$718,500	28%
2020	\$560,000	14%
2019	\$490,000	-1%



### Duck

Average DOM - YTD	
2020	2021
141	85

Year to Date Sales		
Month / Year	Count	%Chg
2021	201	-10%
2020	224	115%
2019	104	0%

Median Sales Price		
Month / Year	MSP	%Chg
2021	\$580,000	12%
2020	\$520,000	5%
2019	\$497,500	16%

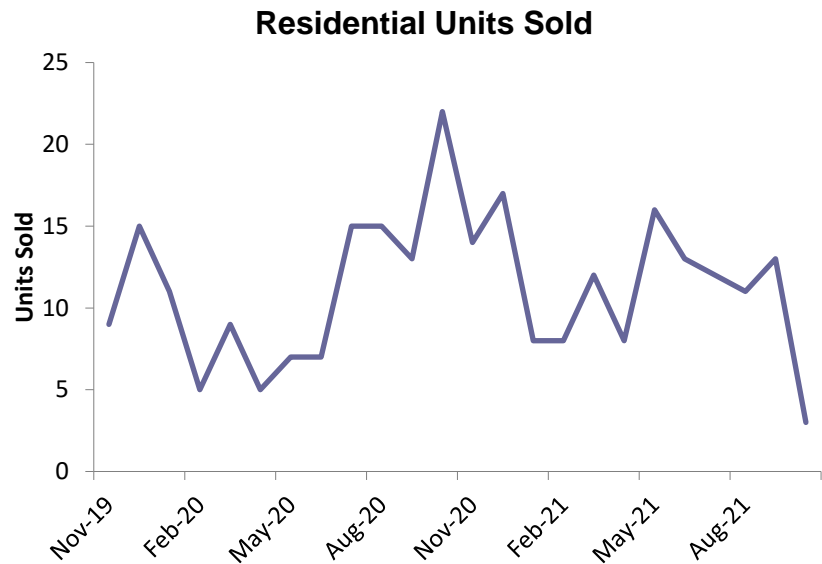


## Southern Shores

Average DOM - YTD	
2020	2021
114	38

Year to Date Sales		
Month / Year	Count	%Chg
2021	104	-5%
2020	109	30%
2019	84	8%

Median Sales Price		
Month / Year	MSP	%Chg
2021	\$630,500	24%
2020	\$510,000	8%
2019	\$472,000	10%

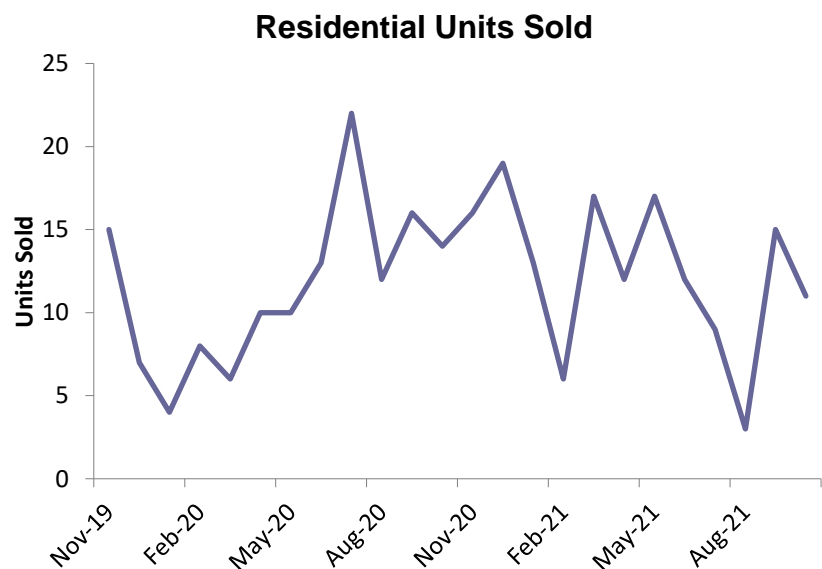


## Kitty Hawk

Average DOM - YTD	
2020	2021
56	28

Year to Date Sales		
Month / Year	Count	%Chg
2021	115	0%
2020	115	4%
2019	111	14%

Median Sales Price		
Month / Year	MSP	%Chg
2021	\$505,000	28%
2020	\$394,032	5%
2019	\$375,000	7%





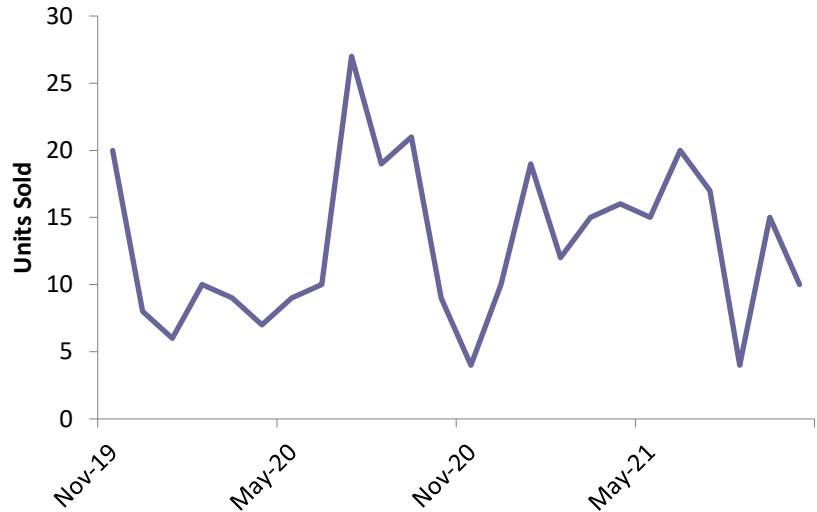
## Colington

Average DOM - YTD	
2020	2021
95	33

Year to Date Sales		
Month / Year	Count	%Chg
2021	143	13%
2020	127	2%
2019	124	8%

Median Sales Price		
Month / Year	MSP	%Chg
2021	\$350,000	17%
2020	\$299,000	10%
2019	\$271,375	-1%

### Residential Units Sold



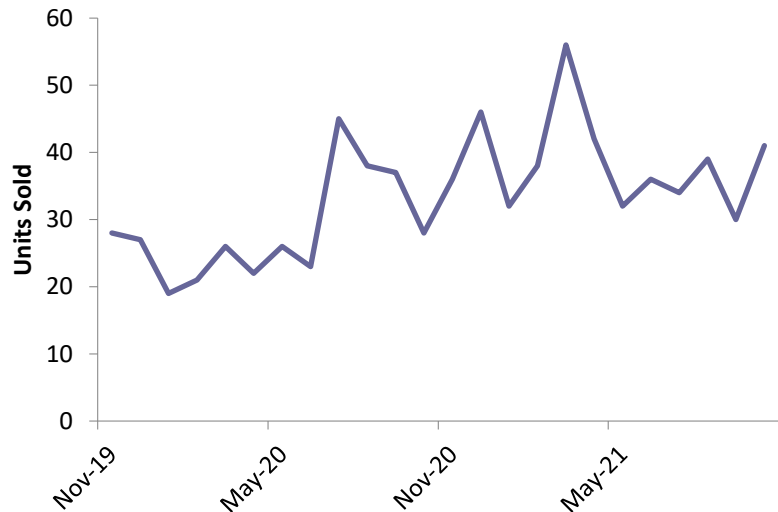
## Kill Devil Hills

Average DOM - YTD	
2020	2021
70	27

Year to Date Sales		
Month / Year	Count	%Chg
2021	380	33%
2020	285	2%
2019	279	4%

Median Sales Price		
Month / Year	MSP	%Chg
2021	\$403,000	22%
2020	\$330,000	16%
2019	\$285,000	4%

### Residential Units Sold



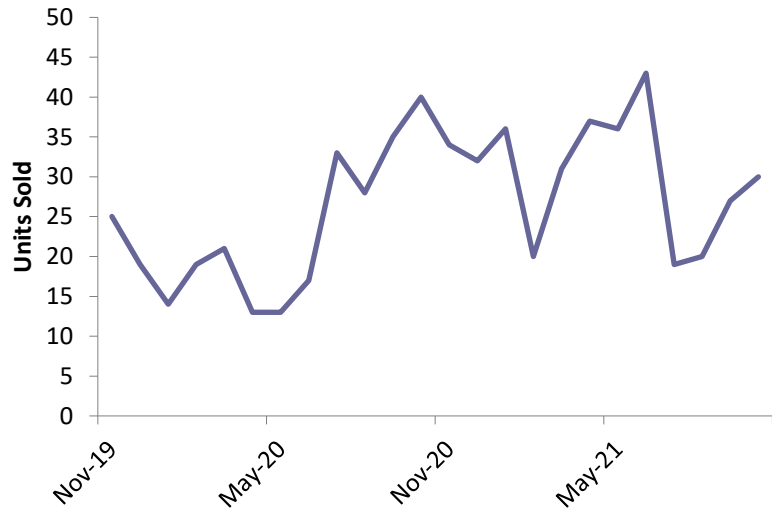
## Nags Head

Average DOM - YTD	
2020	2021
86	45

Year to Date Sales		
Month / Year	Count	%Chg
2021	299	28%
2020	233	30%
2019	179	3%

Median Sales Price		
Month / Year	MSP	%Chg
2021	\$610,000	27%
2020	\$480,000	20%
2019	\$399,900	3%

### Residential Units Sold



## All Hatteras

Average DOM - YTD	
2020	2021
180	94

Year to Date Sales		
Month / Year	Count	%Chg
2021	492	40%
2020	351	58%
2019	222	-1%

Median Sales Price		
Month / Year	MSP	%Chg
2021	\$558,000	49%
2020	\$375,000	10%
2019	\$340,000	11%

### Residential Units Sold



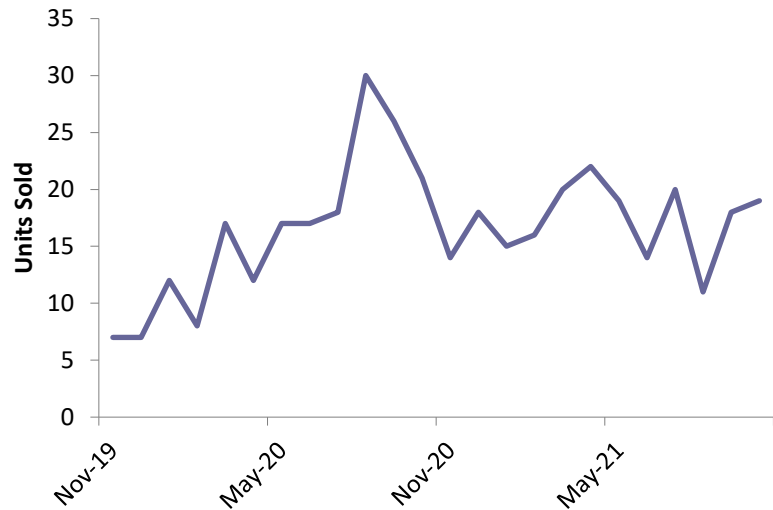
## Roanoke Island

Average DOM - YTD	
2020	2021
94	54

Year to Date Sales		
Month / Year	Count	%Chg
2021	174	-2%
2020	178	60%
2019	111	6%

Median Sales Price		
Month / Year	MSP	%Chg
2021	\$430,500	21%
2020	\$354,925	12%
2019	\$315,619	13%

### Residential Units Sold



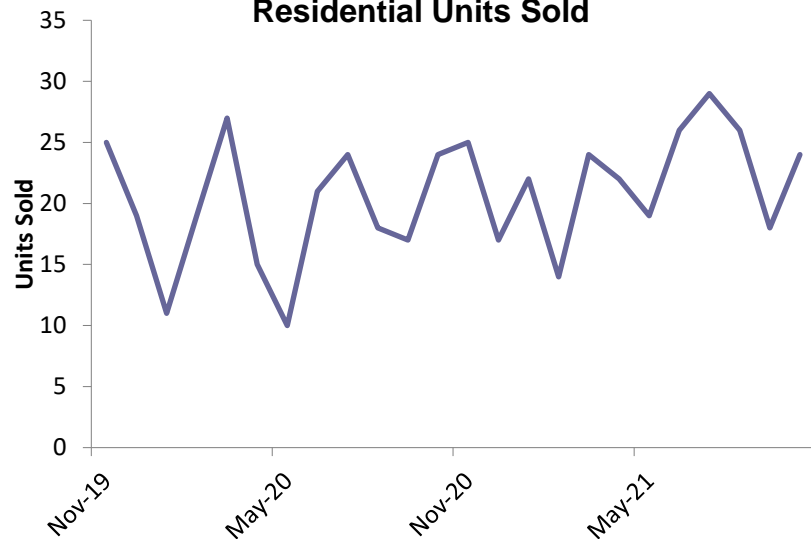
## Currituck Mainland

Average DOM - YTD	
2020	2021
89	32

Year to Date Sales		
Month / Year	Count	%Chg
2021	224	20%
2020	186	15%
2019	162	10%

Median Sales Price		
Month / Year	MSP	%Chg
2021	\$320,000	16%
2020	\$276,260	5%
2019	\$263,250	8%

### Residential Units Sold



## Ocracoke Island

Average DOM - YTD	
2020	2021
269	205

Year to Date Sales		
Month / Year	Count	%Chg
2021	39	160%
2020	15	-25%
2019	20	25%

Median Sales Price		
Month / Year	MSP	%Chg
2021	\$435,000	23%
2020	\$355,000	1%
2019	\$352,500	10%

### Residential Units Sold

