



## July 2020 MLS Statistical Report

- The graphs below pretty much tells the whole story, but July was a very good month! Up until this month, the highest total number of sales on the Outer Banks occurred in May of 2005 (401 units sold). In July 2020, this record was broken with 441 sales and, with 906 units still Under Contract, August may also be a record month.
- Under Contract listings also continue to rise - 101% increase over July 2019.

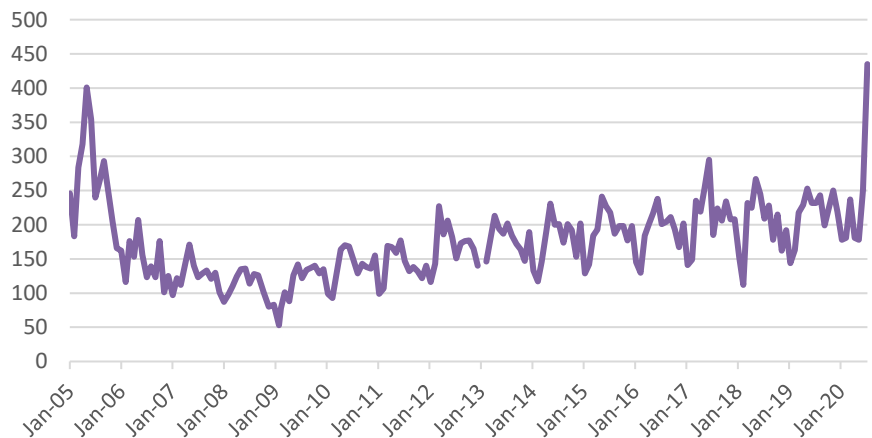
### Monthly Sales Comparison

Month / Year	Count	%Chg
Jul'20	441	90%
Jul'19	232	11%
Jul'18	209	13%

### Yearly Sales Comparison

Month / Year	Count	%Chg
Jul'20	1647	12%
Jul'19	1471	2%
Jul'18	1443	-2%

### Total Property Sold

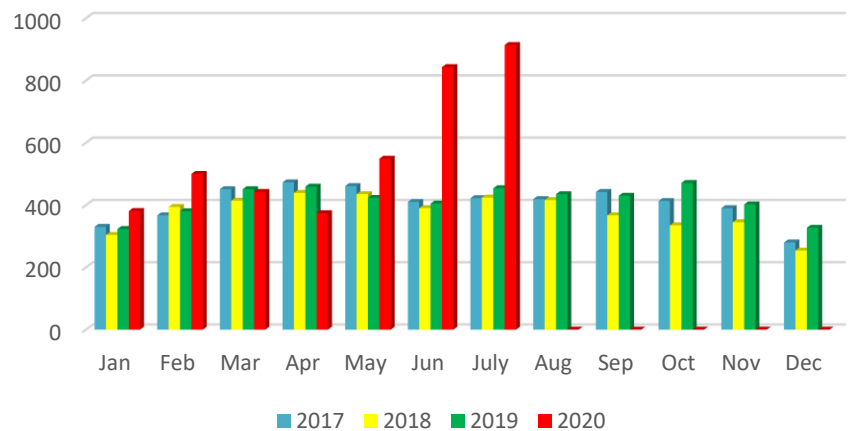


### Under Contract

#### Monthly Under Contract

Month / Year	Count	%Chg
Jul'20	914	101%
Jul'19	454	7%
Jul'18	424	0%

### Under Contract



Data Obtained: August 6, 2020

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

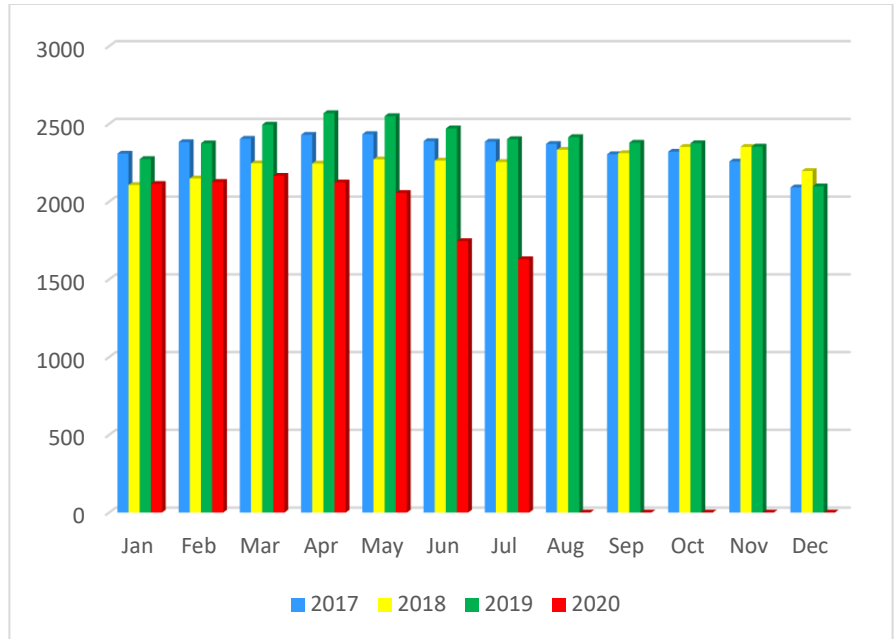
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# Inventory

What may impact us most will be the low inventory

## Total Inventory

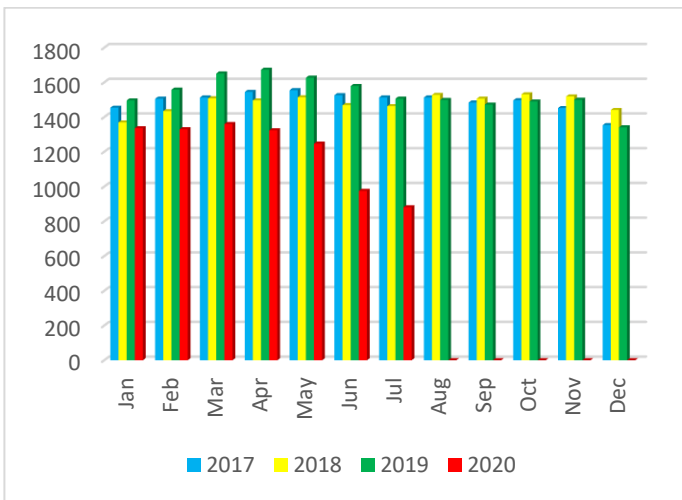
Month / Year	Count	%Chg
Jul'20	1630	-32%
Jul'19	2402	7%
Jul'18	2255	-6%



## Residential Inventory

### Units

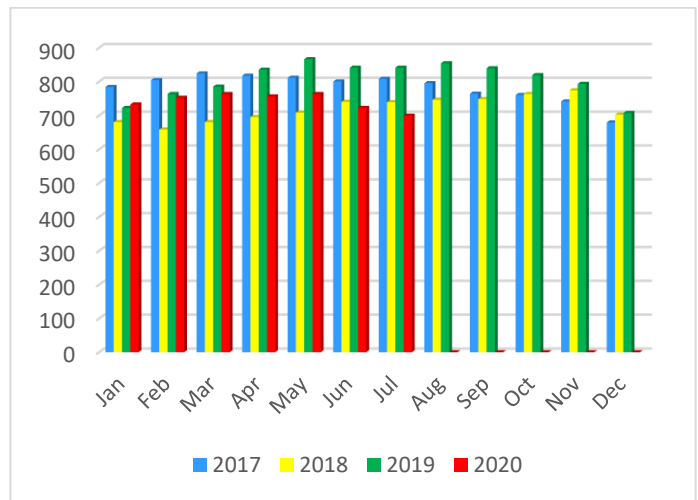
Month / Year	Count	%Chg
Jul'20	881	-42%
Jul'19	1506	3%
Jul'18	1463	-3%



## Lots / Land Inventory

### Units

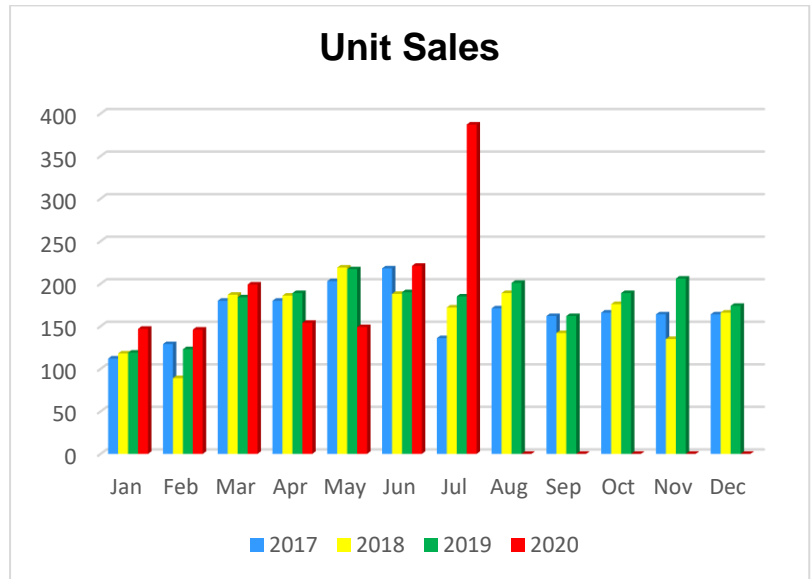
Month / Year	Count	%Chg
Jul'20	699	-17%
Jul'19	841	14%
Jul'18	739	-9%



## Residential Sales

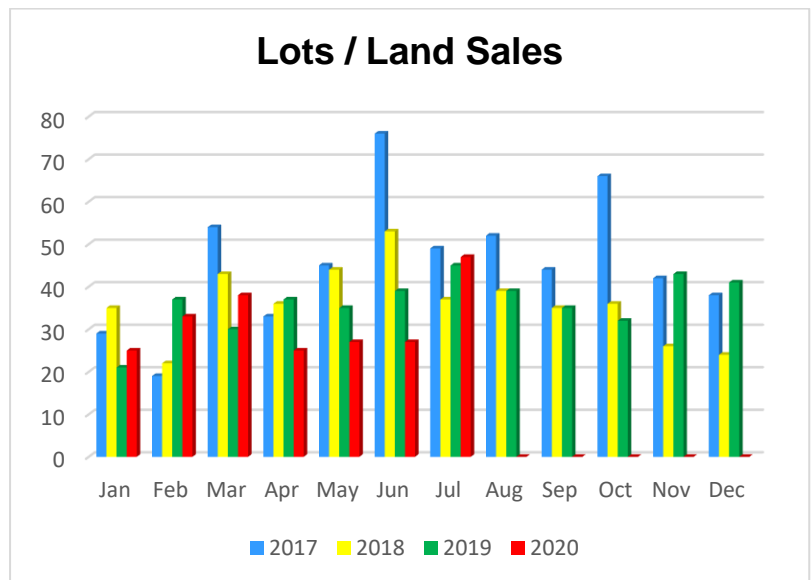
Units Sales		
Month / Year	Count	%Chg
Jul'20	389	110%
Jul'19	185	8%
Jul'18	172	26%

Median Sale Price		
Month / Year	Count	%Chg
Jul'20	\$368,000	17%
Jul'19	\$315,000	-6%
Jul'18	\$333,500	9%



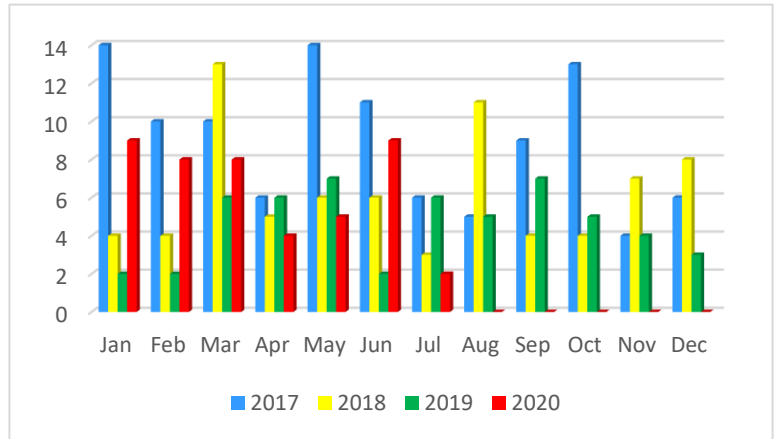
## Lots / Land Sales

Unit Sales		
Month / Year	Count	%Chg
Jul'20	51	13%
Jul'19	45	22%
Jul'18	37	-24%



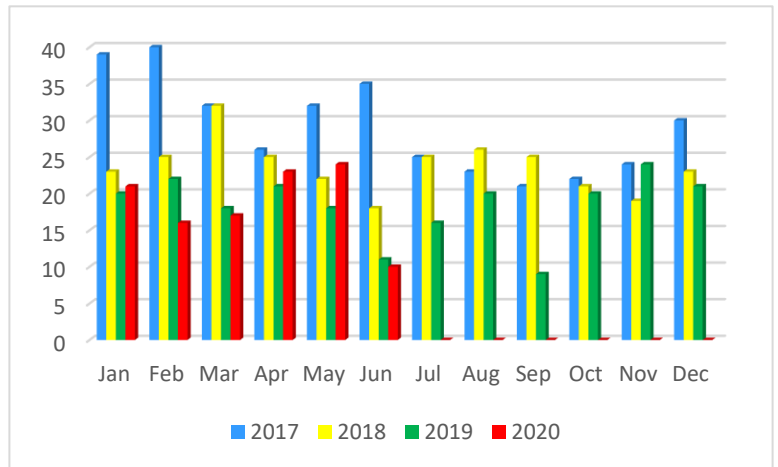
## Distressed Sales

Distressed Sales		
Month / Year	Count	%Chg
Jul'20	2	-67%
Jul'19	6	100%
Jul'18	3	-50%

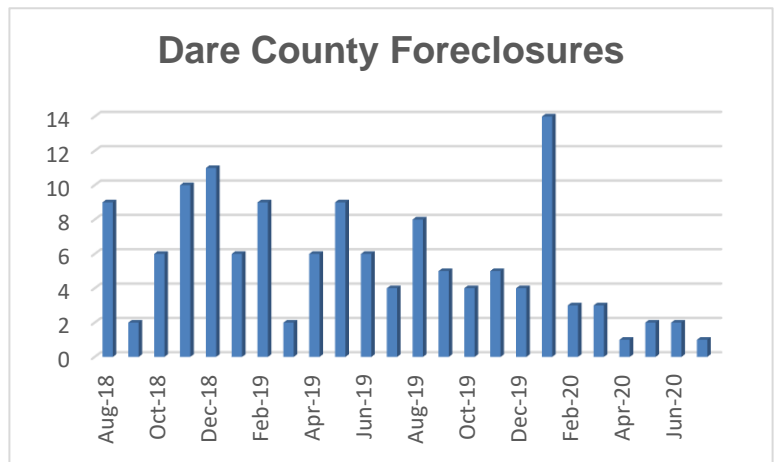


## Distressed Inventory

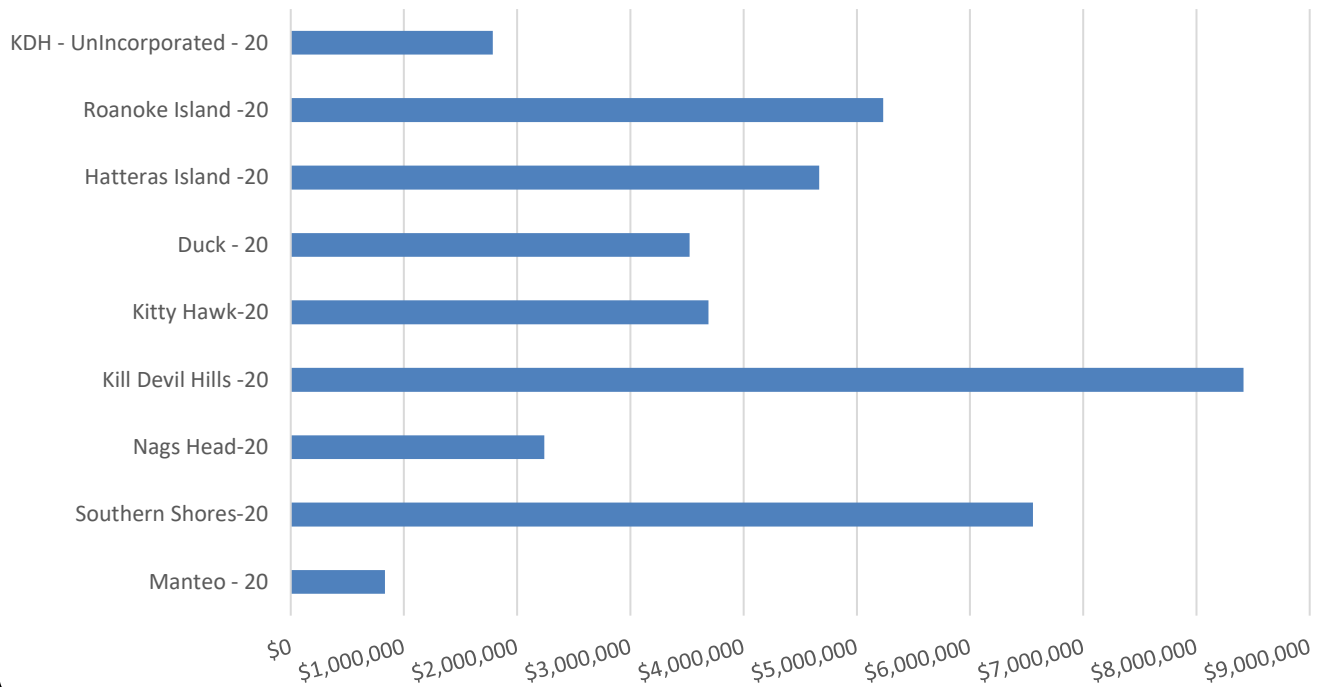
Units		
Month / Year	Count	%Chg
Jun'20	10	-9%
Jun'19	11	-39%
Jun'18	18	-49%



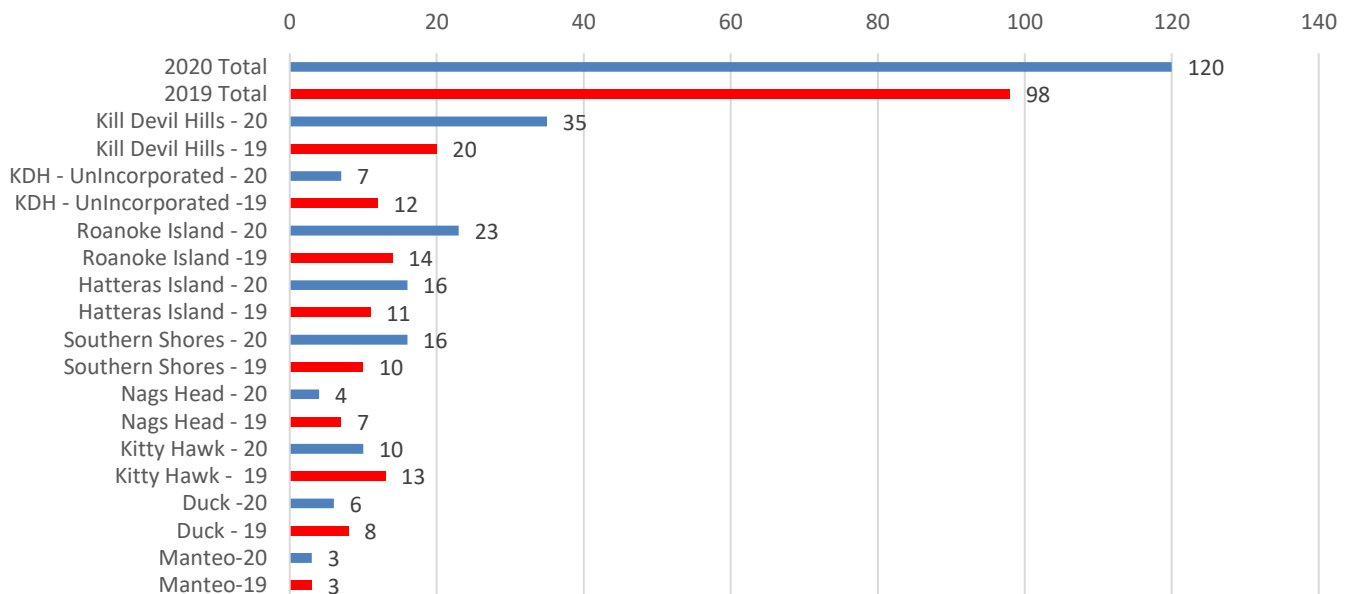
## Dare County Foreclosures



### 2020 Building Permit Value



### Year To Date 2020 Number of Building Permits



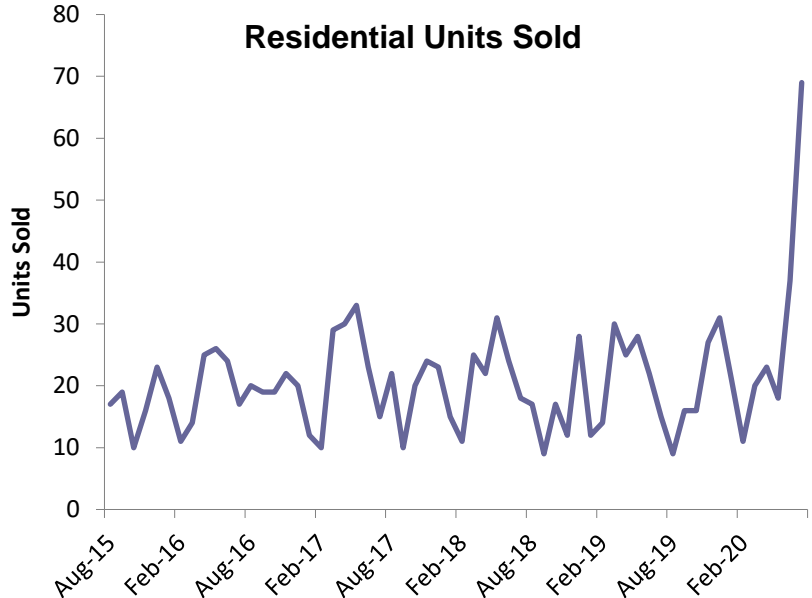
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# Outer Banks Towns / Areas

## Corolla

Jan - July Sales		
Month / Year	Count	%Chg
2020	199	36%
2019	146	0%
2018	146	-4%

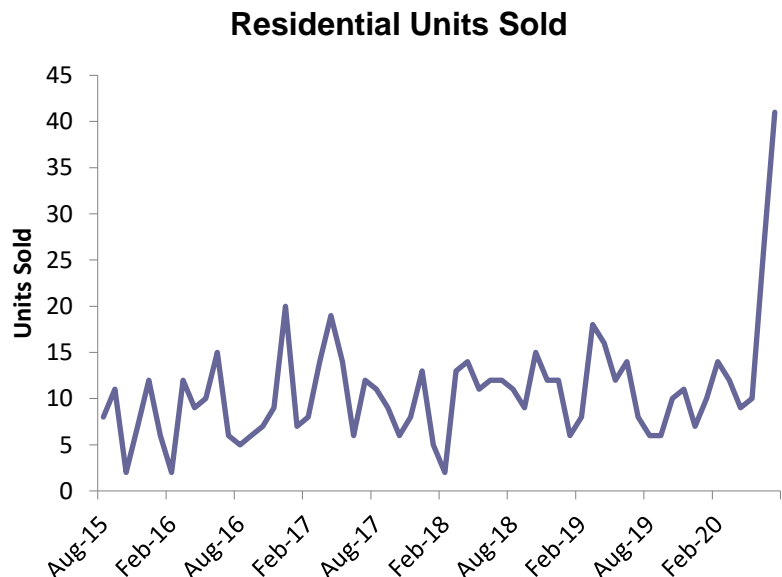
Median Sales Price		
Month / Year	MSP	%Chg
2020	\$490,000	0%
2019	\$490,000	-1%
2018	\$495,500	4%



## Duck

Jan - July Sales		
Month / Year	Count	%Chg
2020	122	49%
2019	82	19%
2018	69	-14%

Median Sales Price		
Month / Year	MSP	%Chg
2020	\$437,000	-12%
2019	\$497,500	16%
2018	\$430,500	-8%

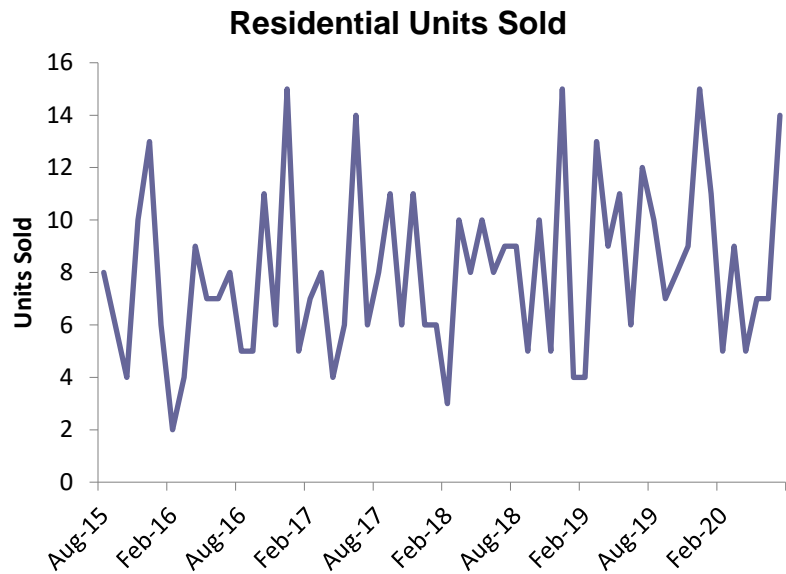


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## Southern Shores

Jan - July Sales		
Month / Year	Count	%Chg
2020	58	-2%
2019	59	9%
2018	54	8%

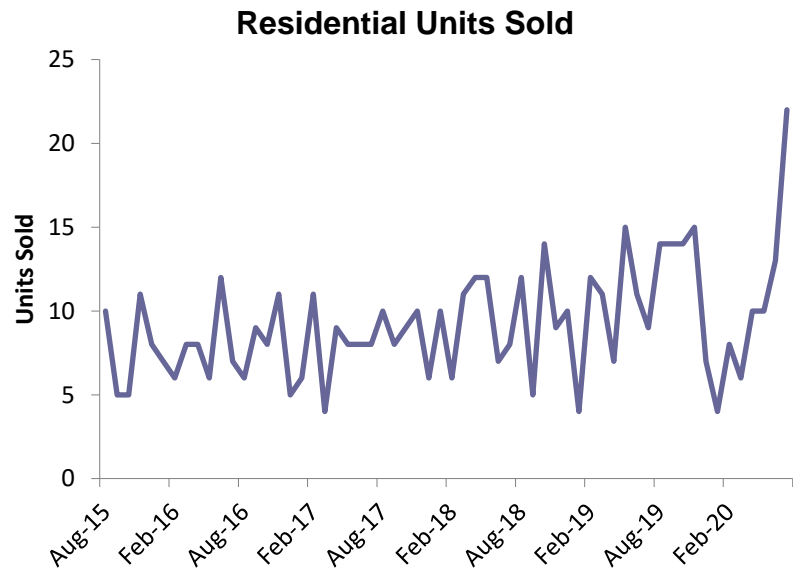
Median Sales Price		
Month / Year	MSP	%Chg
2020	\$450,000	-5%
2019	\$472,000	10%
2018	\$430,500	3%



## Kitty Hawk

Jan - July Sales		
Month / Year	Count	%Chg
2020	73	6%
2019	69	5%
2018	66	22%

Median Sales Price		
Month / Year	MSP	%Chg
2020	\$369,000	-2%
2019	\$375,000	7%
2018	\$352,000	14%



## Colington

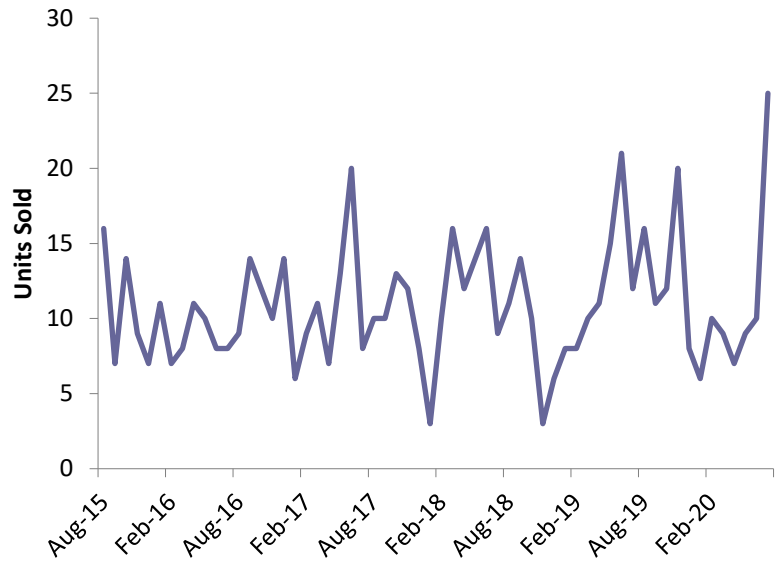
### Jan - July Sales

Month / Year	Count	%Chg
2020	76	-11%
2019	85	6%
2018	80	8%

### Median Sales Price

Month / Year	MSP	%Chg
2020	\$286,750	6%
2019	\$271,375	-1%
2018	\$275,000	8%

### Residential Units Sold



## Kill Devil Hills

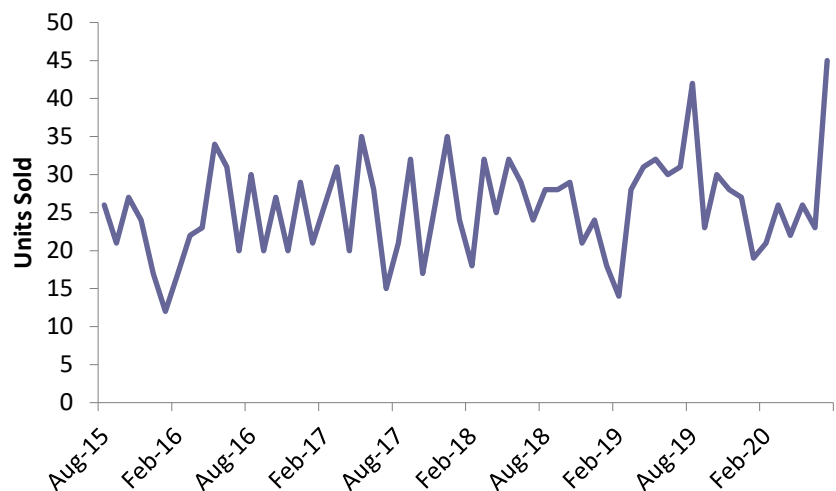
### Jan - July Sales

Month / Year	Count	%Chg
2020	182	-1%
2019	184	0%
2018	184	5%

### Median Sales Price

Month / Year	MSP	%Chg
2020	\$324,000	14%
2019	\$285,000	4%
2018	\$275,250	0%

### Residential Units Sold



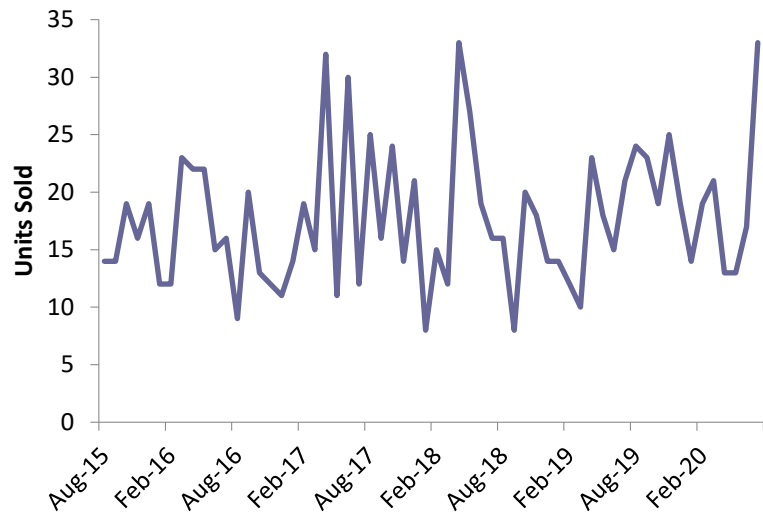


## Nags Head

Jan - July Sales		
Month / Year	Count	%Chg
2020	130	15%
2019	113	-13%
2018	130	-2%

Median Sales Price		
Month / Year	MSP	%Chg
2020	\$432,500	8%
2019	\$399,900	3%
2018	\$388,750	1%

### Residential Units Sold

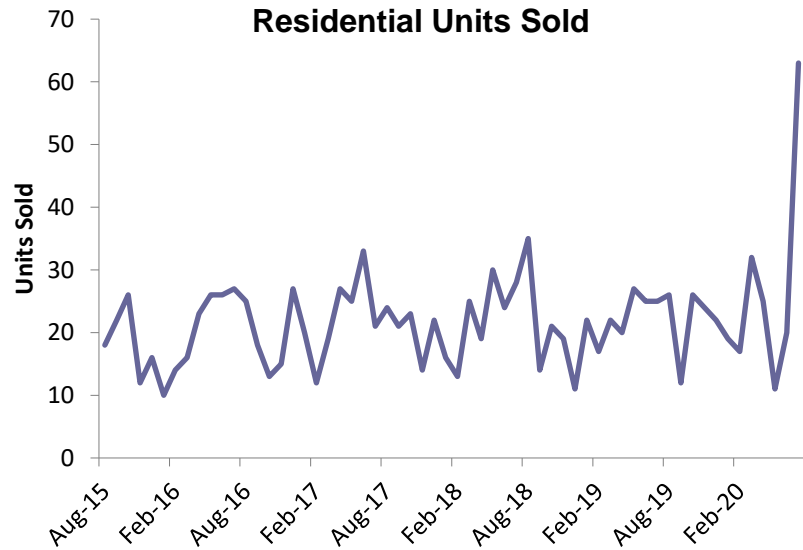


## All Hatteras

Jan - July Sales		
Month / Year	Count	%Chg
2020	187	18%
2019	158	2%
2018	155	-1%

Median Sales Price		
Month / Year	MSP	%Chg
2020	\$345,000	1%
2019	\$340,000	11%
2018	\$305,000	0%

### Residential Units Sold



## Roanoke Island

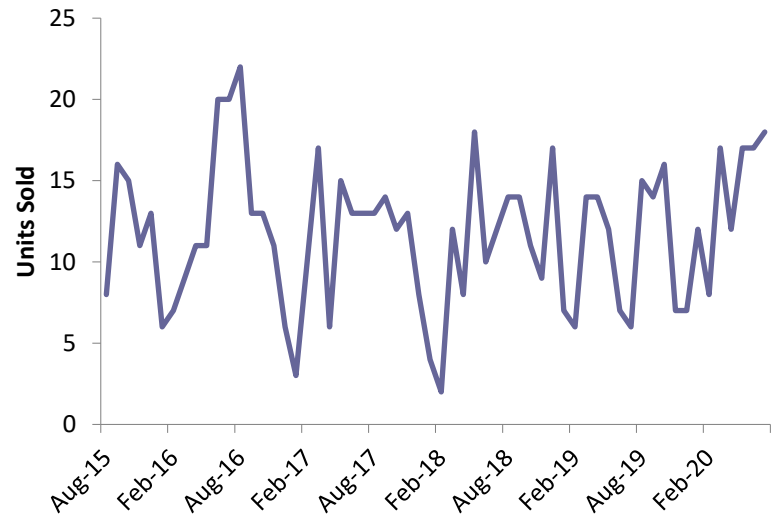
### Jan - July Sales

Month / Year	Count	%Chg
2020	101	53%
2019	66	0%
2018	66	-14%

### Median Sales Price

Month / Year	MSP	%Chg
2020	\$316,000	0%
2018	\$315,619	13%
2018	\$279,000	-2%

### Residential Units Sold



## Currituck Mainland

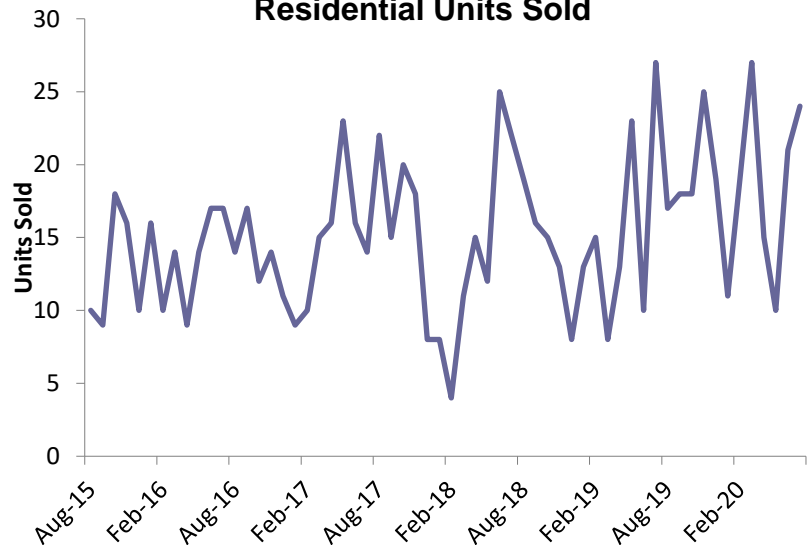
### Jan - July Sales

Month / Year	Count	%Chg
2020	127	17%
2019	109	12%
2018	97	-6%

### Median Sales Price

Month / Year	MSP	%Chg
2020	\$268,000	2%
2019	\$263,250	8%
2018	\$244,450	2%

### Residential Units Sold



## Ocracoke Island

### Residential Units Sold

Jan - July Sales		
Month / Year	Count	%Chg
2020	7	-59%
2019	17	113%
2018	8	-50%

Median Sales Price		
Month / Year	MSP	%Chg
2020	\$321,500	-9%
2019	\$352,500	10%
2018	\$320,000	3%

