



August 2020 MLS Statistical Report

- Records Broken - Sales for July and August are phenomenal. Inventory is shockingly low. We haven't seen this level of activity since the MLS started tracking this data in 2005.
 - 2020 Residential Sales - Up 23%
 - 2020 Lot / Land Sales - Up 9%
 - August 2020 Residential Inventory - Down 52%
 - Under Contract - Up 127% (over August 2019)

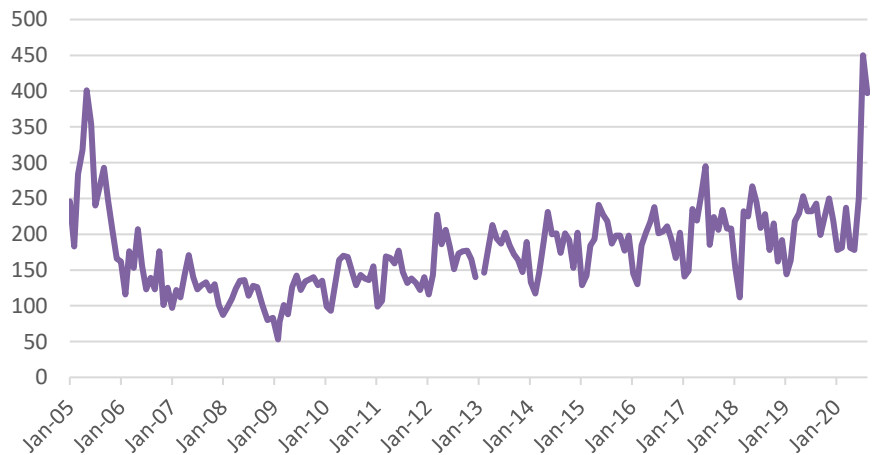
Monthly Sales Comparison

Month / Year	Count	%Chg
Aug'20	397	63%
Aug'19	243	7%
Aug'18	228	2%

Yearly Sales Comparison

Month / Year	Count	%Chg
Aug'20	2053	20%
Aug'19	1714	3%
Aug'18	1671	-2%

Total Property Sold

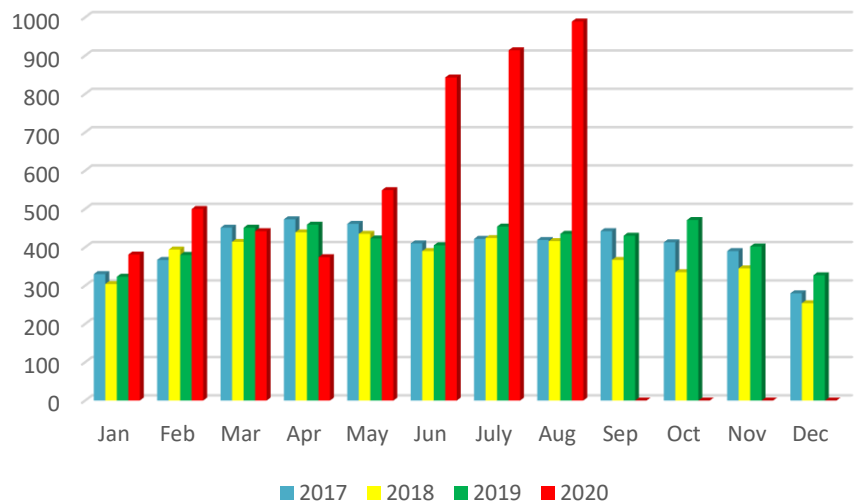


Under Contract

Monthly Under Contract

Month / Year	Count	%Chg
Aug'20	989	127%
Aug'19	435	5%
Aug'18	416	-1%

Under Contract



Data Obtained: September 9, 2020

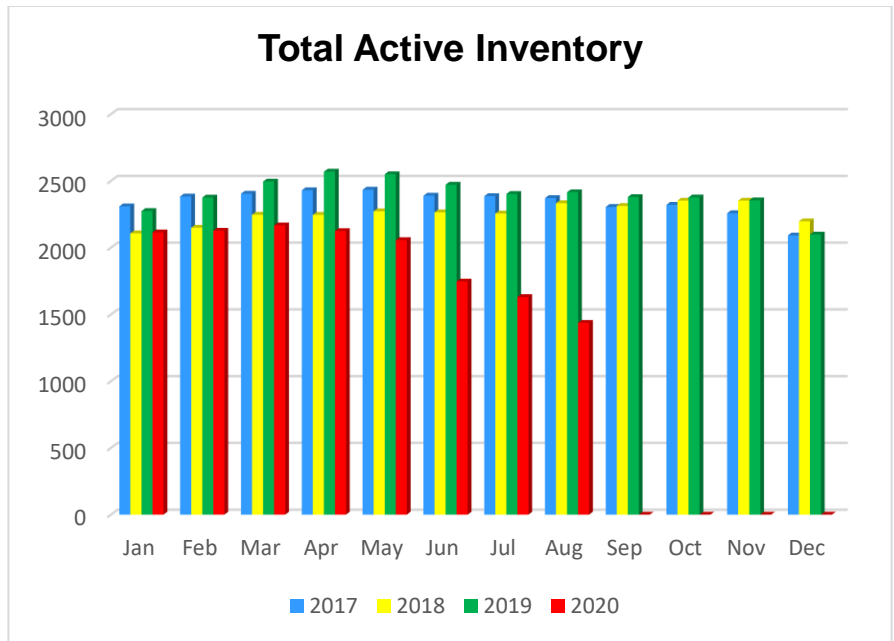
Note: This report reflects corrections / updates to previous data.

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.

Inventory

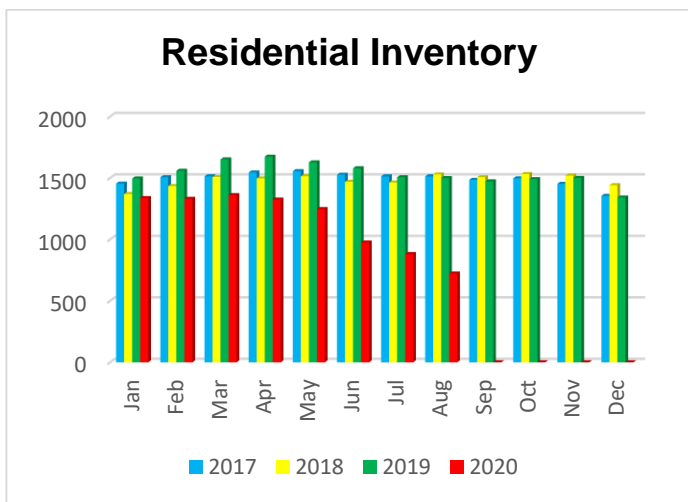
Total Inventory continues to decline.

Total Inventory		
Month / Year	Count	%Chg
Aug'20	1436	-41%
Aug'19	2415	4%
Aug'18	2333	-2%



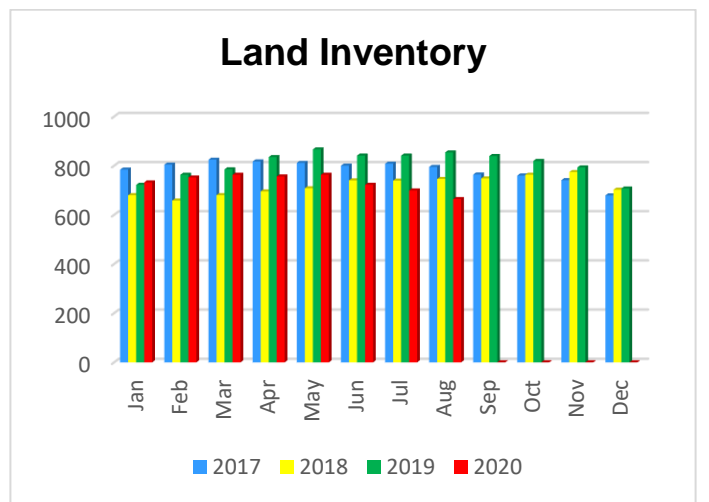
Residential Inventory

Units		
Month / Year	Count	%Chg
Aug'20	723	-52%
Aug'19	1499	-2%
Aug'18	1528	1%



Lots / Land Inventory

Units		
Month / Year	Count	%Chg
Aug'20	664	-22%
Aug'19	854	14%
Aug'18	746	-6%

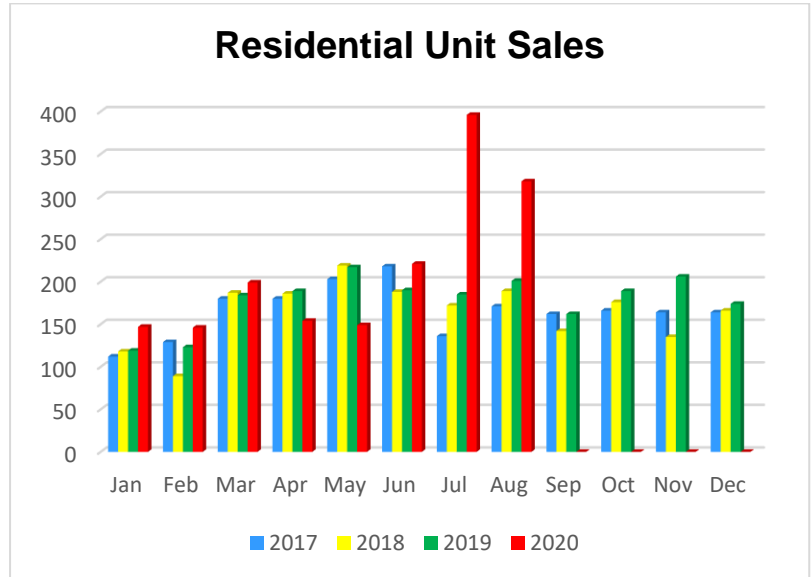


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Residential Sales

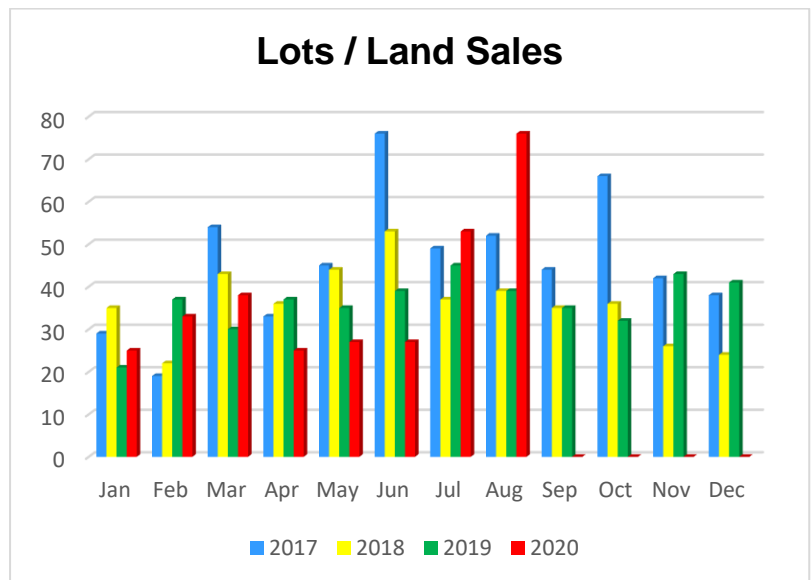
Unit Sales		
Month / Year	Count	%Chg
Aug'20	318	58%
Aug'19	201	6%
Aug'18	189	11%

Median Sale Price		
Month / Year	Count	%Chg
Aug'20	\$412,500	32%
Aug'19	\$313,000	-2%
Aug'18	\$320,000	3%



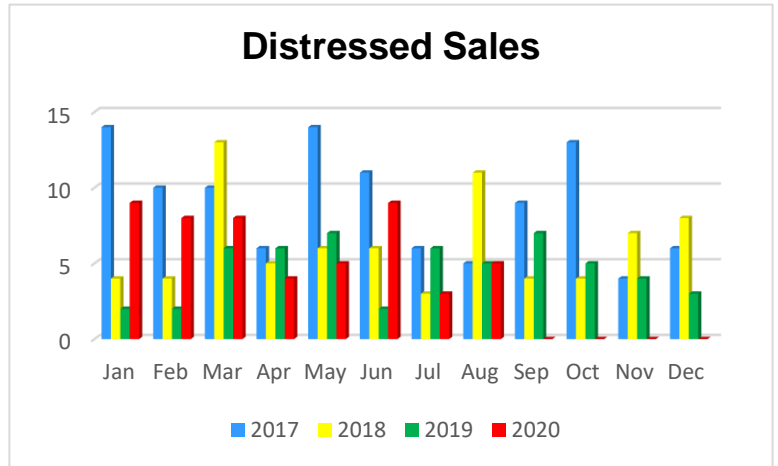
Lots / Land Sales

Unit Sales		
Month / Year	Count	%Chg
Aug'20	76	95%
Aug'19	39	0%
Aug'18	39	-25%



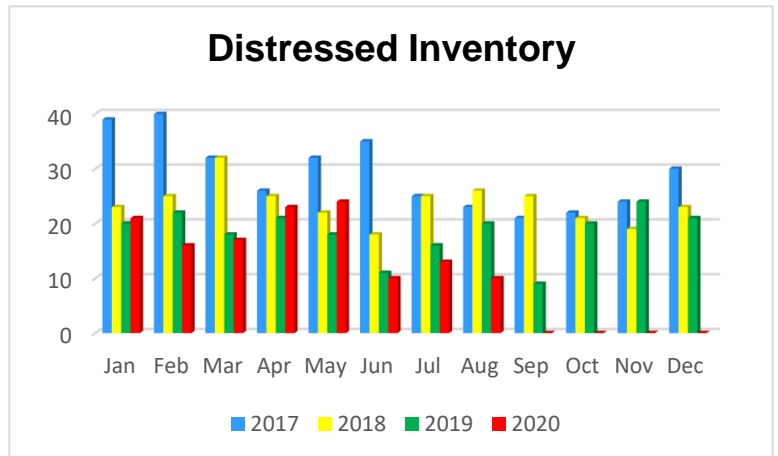
Distressed Sales

Distressed Sales		
Month / Year	Count	%Chg
Aug'20	5	0%
Aug'19	5	-55%
Aug'18	11	120%

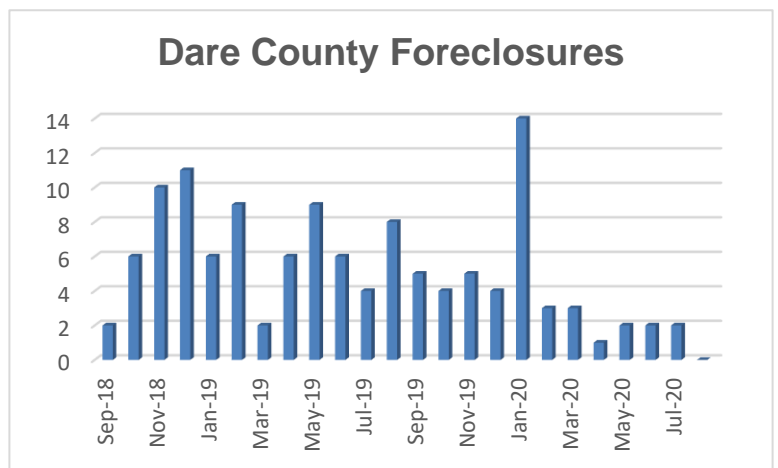


Distressed Inventory

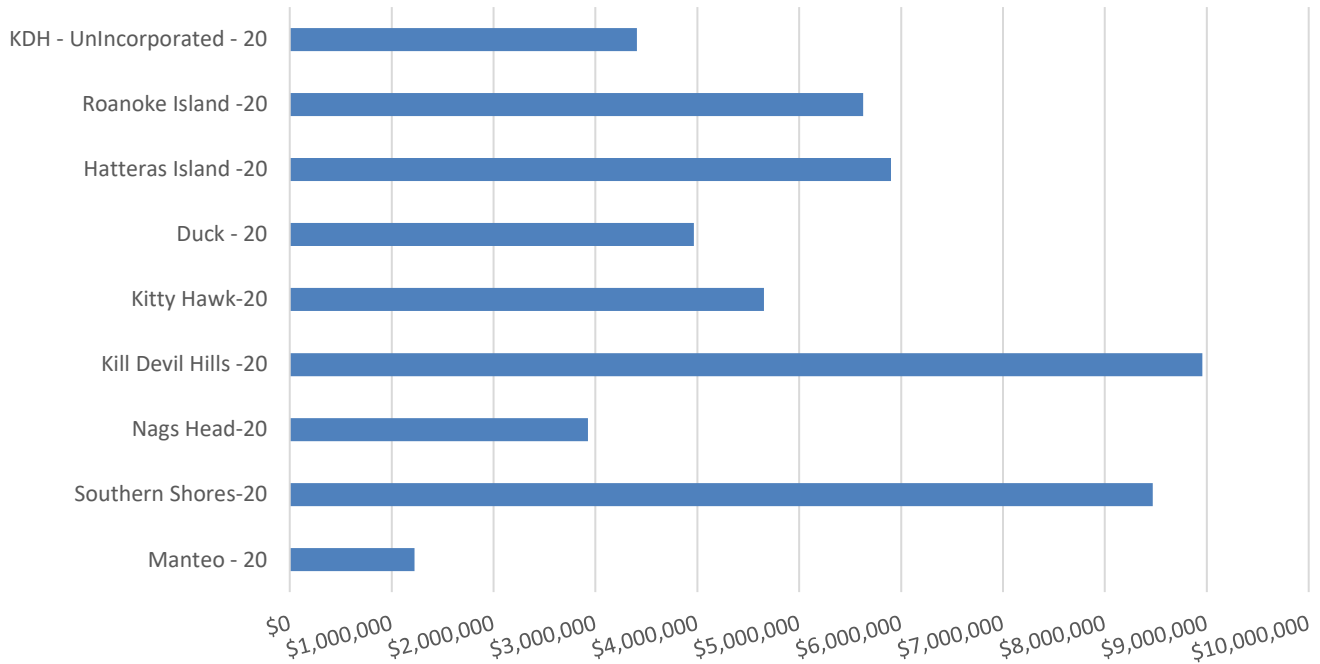
Units		
Month / Year	Count	%Chg
Aug'20	10	-50%
Aug'19	20	-23%
Aug'18	26	13%



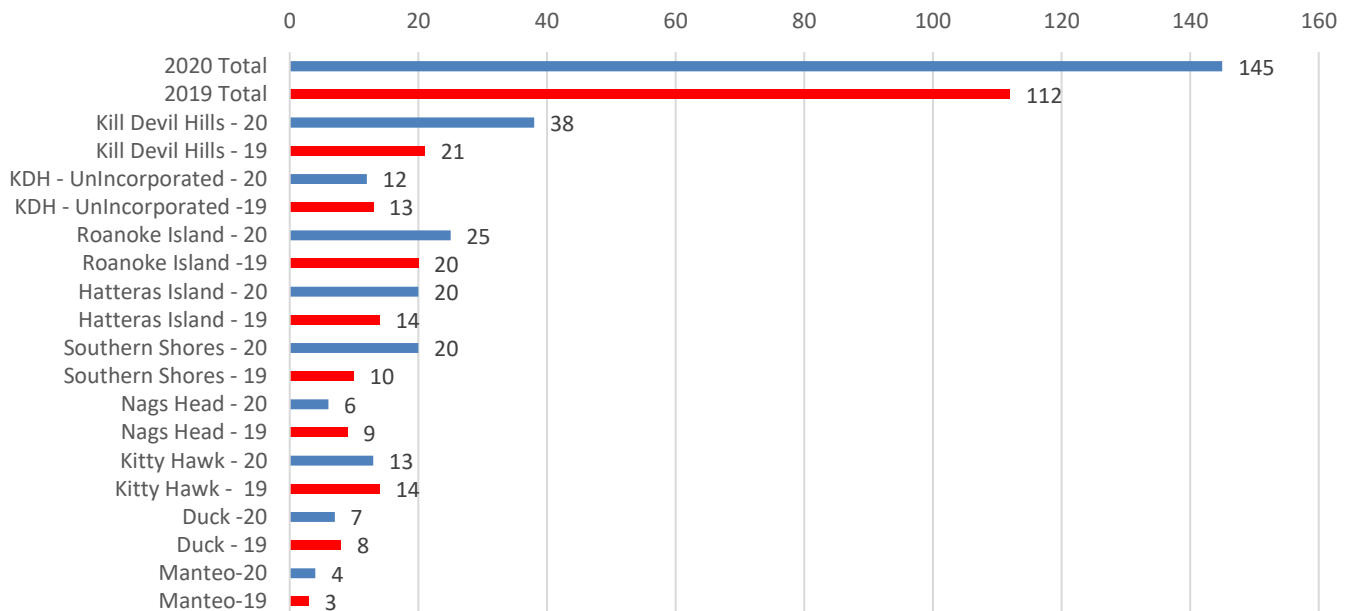
Dare County Foreclosures



2020 Building Permit Value



Year To Date 2020 Number of Building Permits



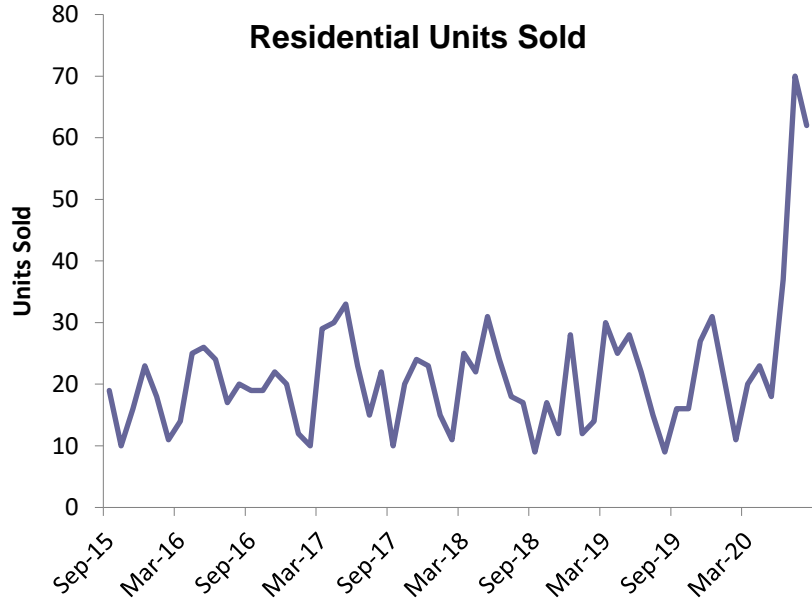
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Outer Banks Towns / Areas

Corolla

Jan - Aug Sales		
Month / Year	Count	%Chg
2020	262	69%
2019	155	-5%
2018	163	-6%

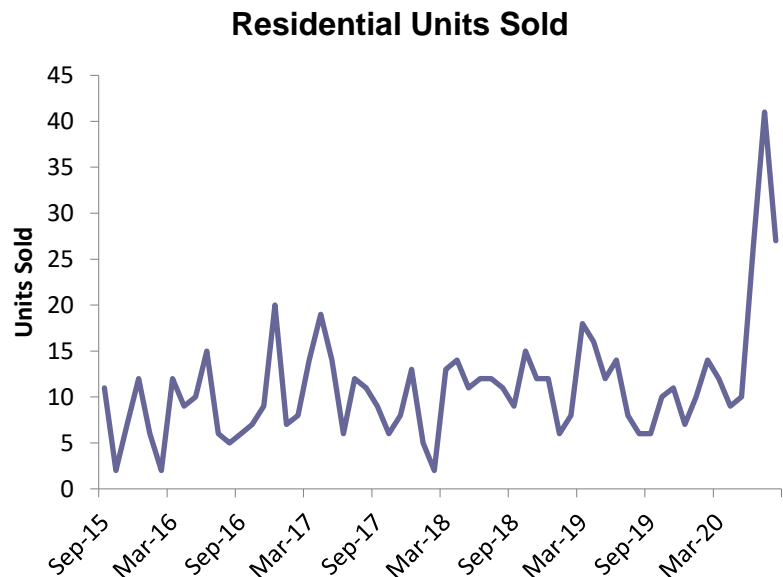
Median Sales Price		
Month / Year	MSP	%Chg
2020	\$496,000	1%
2019	\$490,000	-1%
2018	\$495,500	4%



Duck

Jan - Aug Sales		
Month / Year	Count	%Chg
2020	149	69%
2019	88	10%
2018	80	-12%

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

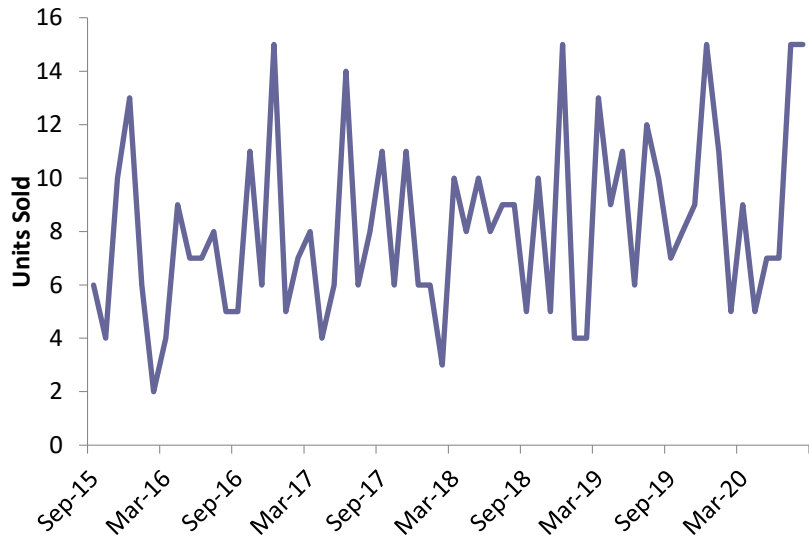


Southern Shores

Jan - Aug Sales		
Month / Year	Count	%Chg
2020	74	7%
2019	69	10%
2018	63	9%

Median Sales Price		
Month / Year	MSP	%Chg
2020	\$472,500	0%
2019	\$472,000	10%
2018	\$430,500	3%

Residential Units Sold

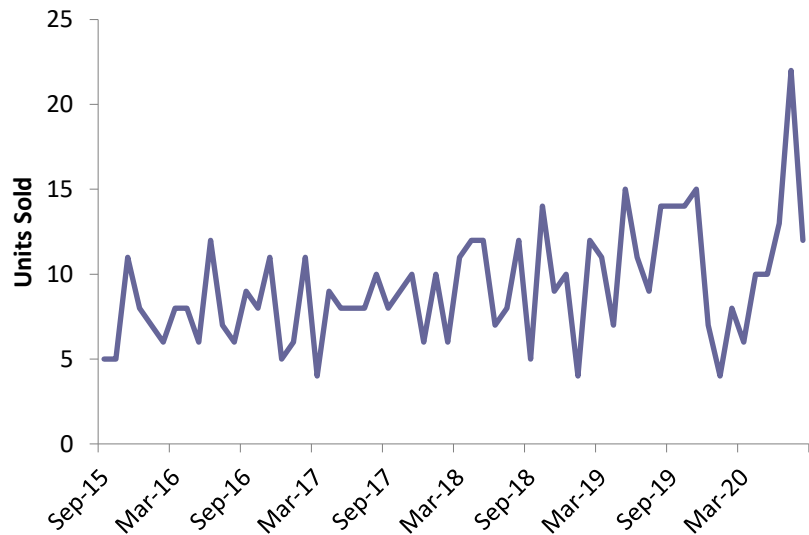


Kitty Hawk

Jan - Aug Sales		
Month / Year	Count	%Chg
2020	85	2%
2019	83	6%
2018	78	22%

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

Residential Units Sold



Colington

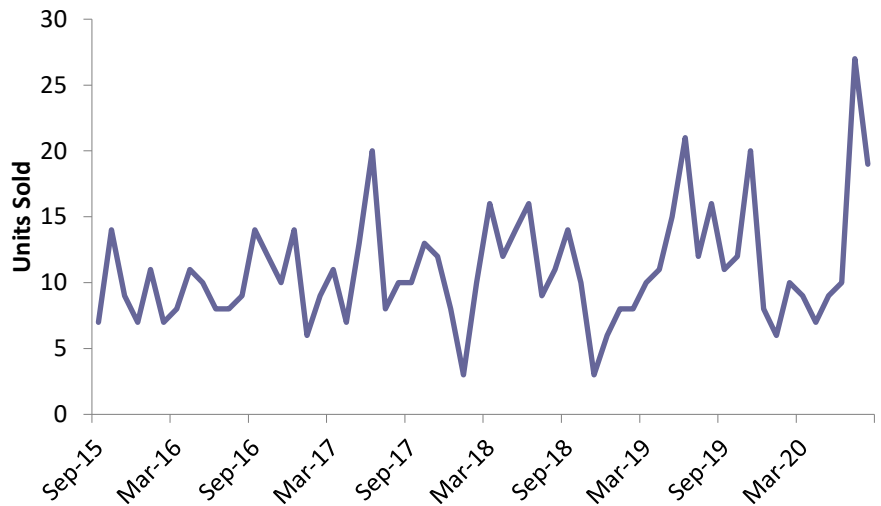
Jan - Aug Sales

Month / Year	Count	%Chg
2020	97	-4%
2019	101	11%
2018	91	8%

Median Sales Price

Month / Year	MSP	%Chg
2020	\$295,000	9%
2019	\$271,375	-1%
2018	\$275,000	8%

Residential Units Sold



Kill Devil Hills

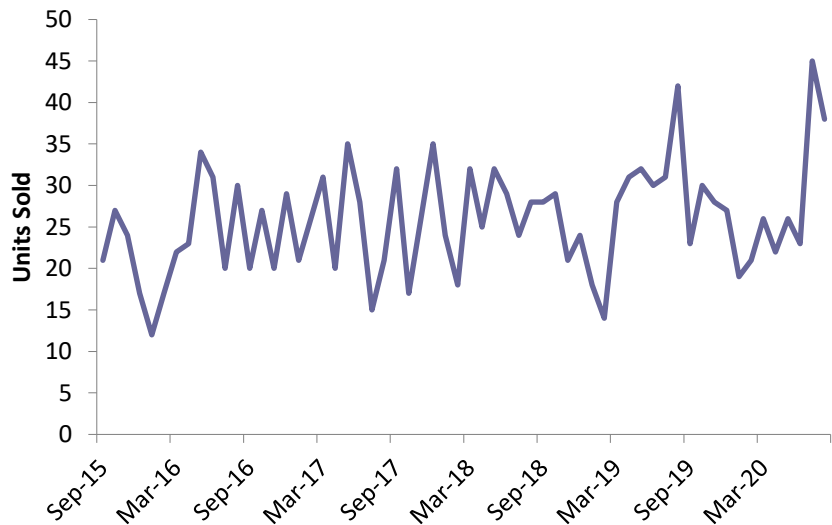
Jan - Aug Sales

Month / Year	Count	%Chg
2020	220	-3%
2019	226	7%
2018	212	8%

Median Sales Price

Month / Year	MSP	%Chg
2020	\$325,000	14%
2019	\$285,000	4%
2018	\$275,250	0%

Residential Units Sold

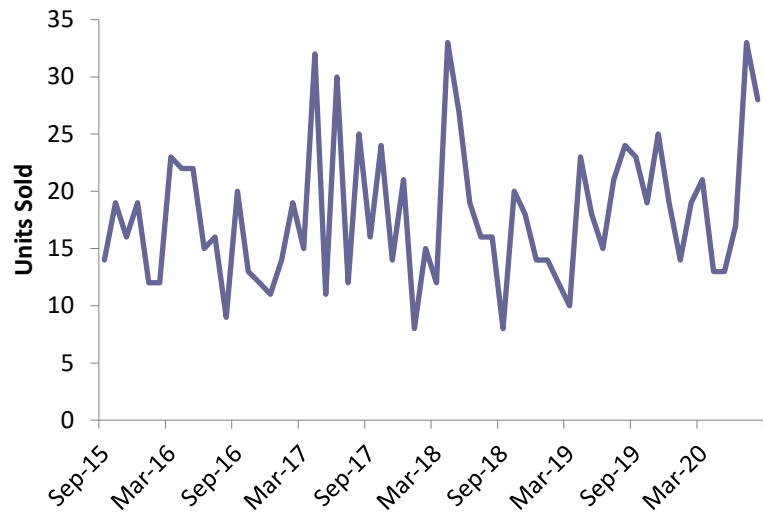


Nags Head

Jan - Aug Sales		
Month / Year	Count	%Chg
2020	158	15%
2019	137	-6%
2018	146	-8%

Median Sales Price		
Month / Year	MSP	%Chg
2020	\$441,000	10%
2019	\$399,900	3%
2018	\$388,750	1%

Residential Units Sold

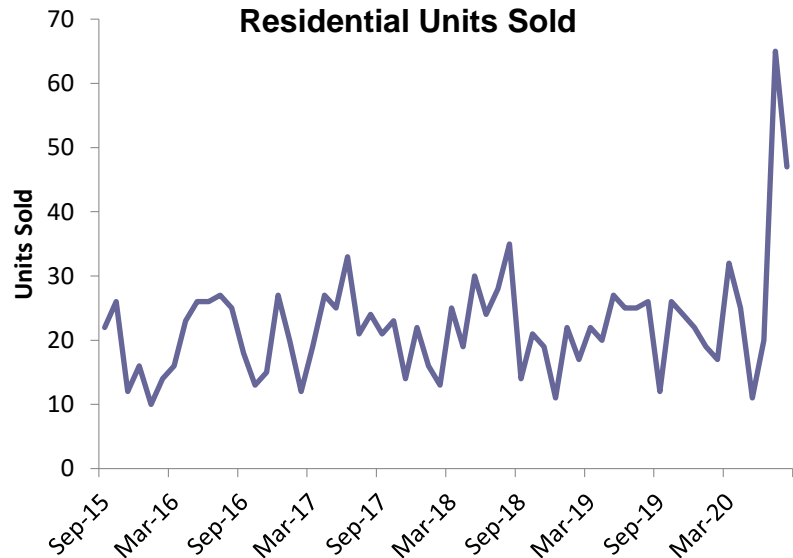


All Hatteras

Jan - Aug Sales		
Month / Year	Count	%Chg
2020	236	28%
2019	184	-3%
2018	190	5%

Median Sales Price		
Month / Year	MSP	%Chg
2020	\$350,000	3%
2019	\$340,000	11%
2018	\$305,000	0%

Residential Units Sold



Roanoke Island

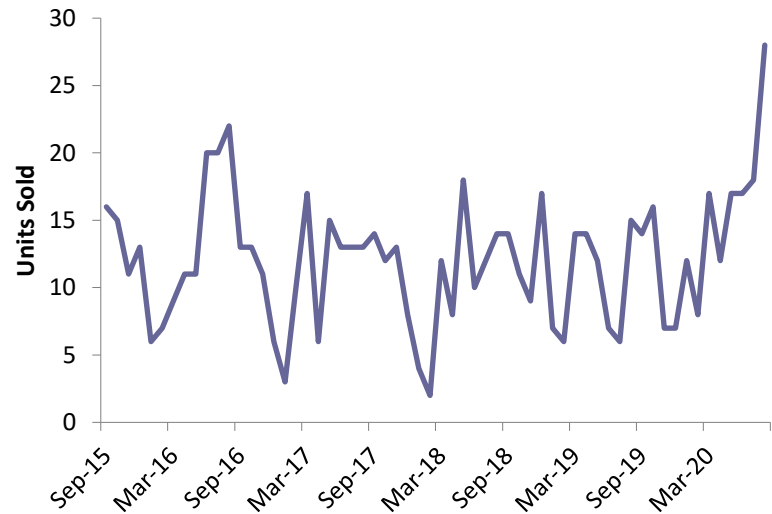
Jan - Aug Sales

Month / Year	Count	%Chg
2020	129	59%
2019	81	1%
2018	80	-11%

Median Sales Price

Month / Year	MSP	%Chg
2020	\$327,500	4%
2018	\$315,619	13%
2018	\$279,000	-2%

Residential Units Sold



Currituck Mainland

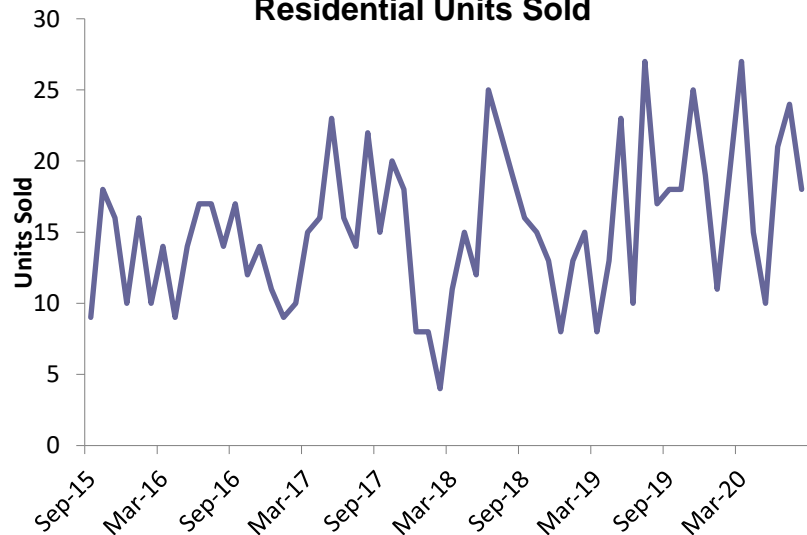
Jan - Aug Sales

Month / Year	Count	%Chg
2020	145	15%
2019	126	9%
2018	116	-7%

Median Sales Price

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

Residential Units Sold



Ocracoke Island

Jan - Aug Sales

Month / Year	Count	%Chg
2020	9	-50%
2019	18	80%
2018	10	-47%

Median Sales Price

Month / Year	MSP	%Chg
2020	\$312,500	-11%
2019	\$352,500	10%
2018	\$320,000	3%

Residential Units Sold

