



## June 2021 MLS Statistical Report

Even though the summer is starting to heat up, the market is starting to cool - at least for the summer. Overall, sales are up by 97% in 2021. Here is the breakdown by class.

- Residential Unit Sales - 2020 - 1016 units / 2021 - 1875 - up by 68%
- Lot / Land Unit Sales - 2020 - 179 / 2021 - 484 - up by 170%

Inventory continues to remain at historically low levels. This is the breakdown by class:

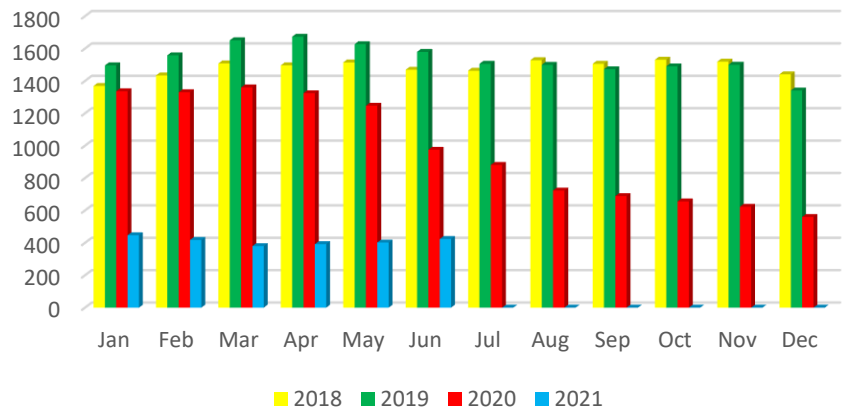
- Residential Inventory - 2020 - 975 units / 2021 - 424 units - down 57%
- Lot / Land Inventory - 2020 - 722 units / 2021 - 590 units - down 85%

Under contract listings have fallen off a little - down 14%

### Residential Inventory

Month / Year	Count	%Chg
Jun'21	424	-57%
Jun'20	975	-38%
Jun'19	1579	7%

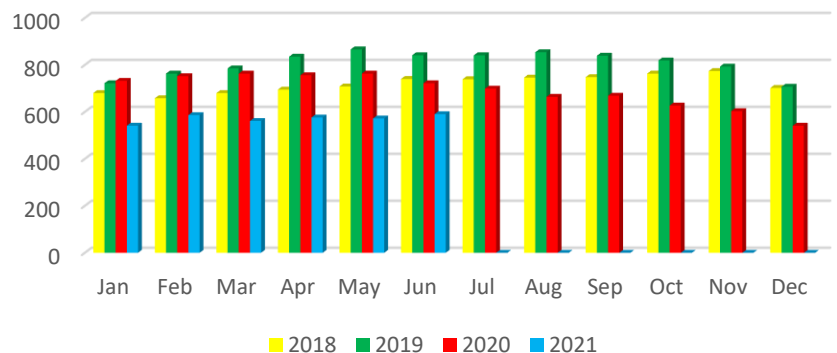
### Residential Inventory



### Lots / Land Inventory

Month / Year	Count	%Chg
Jun'21	590	-18%
Jun'20	722	-14%
Jun'19	841	14%

### Lots / Land Inventory



Data Obtained: July 7, 2021

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

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# Sales

## Residential Sales

Month / Year	Count	%Chg
Jun'21	316	43%
Jun'20	221	16%
Jun'19	190	1%

## Residential Median Sale Price

Month / Year	Count	%Chg
Jun'21	\$529,500	54%
Jun'20	\$343,000	2%
Jun'19	\$335,000	7%

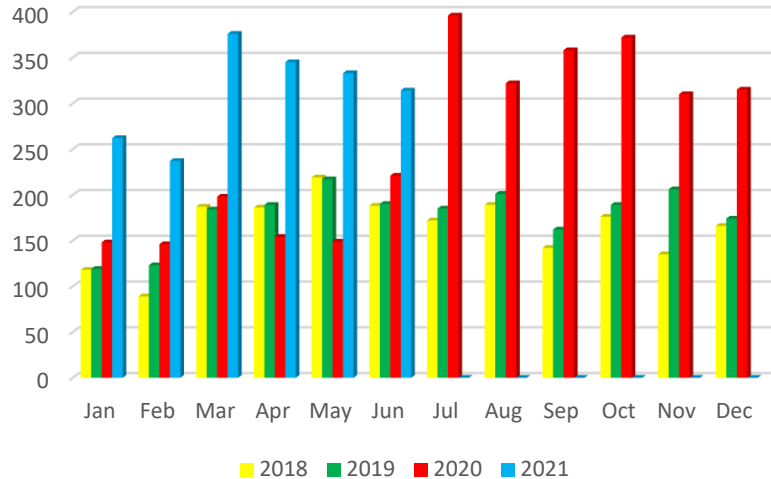
## Lots / Land Sales

Month / Year	Count	%Chg
Jun'21	100	270%
Jun'20	27	-31%
Jun'19	39	-26%

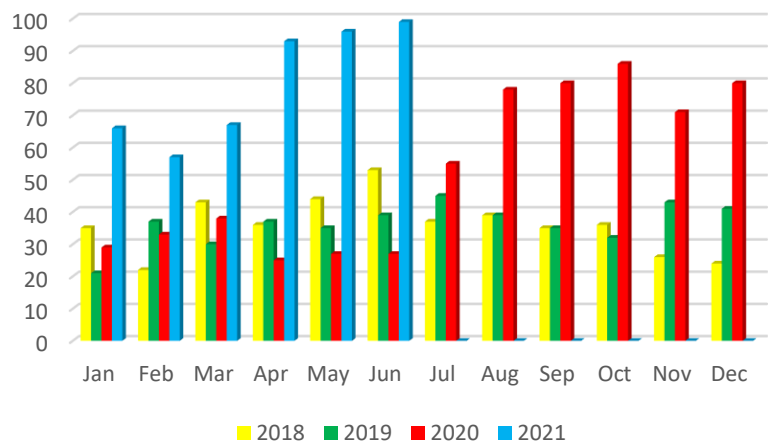
## Lots / Land Median Sale Price

Month / Year	Count	%Chg
Jun'21	\$95,000	0%
Jun'20	\$95,000	25%
Jun'19	\$76,000	-11%

## Residential Unit Sales

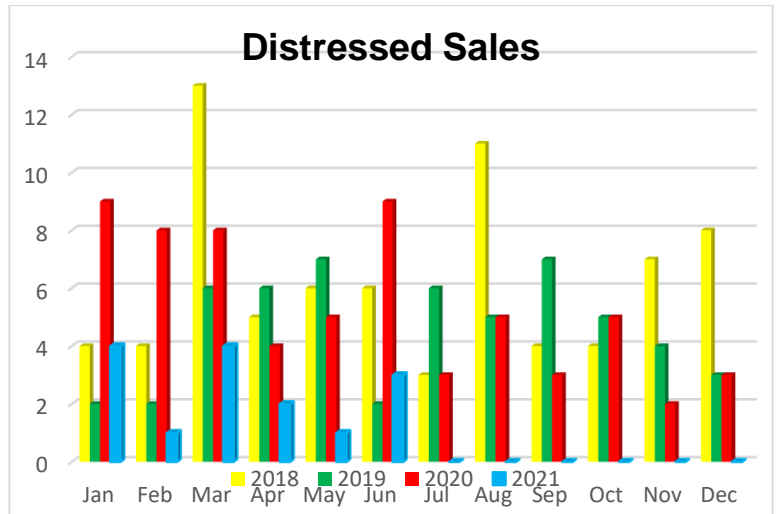


## Lots / Land Units Sold



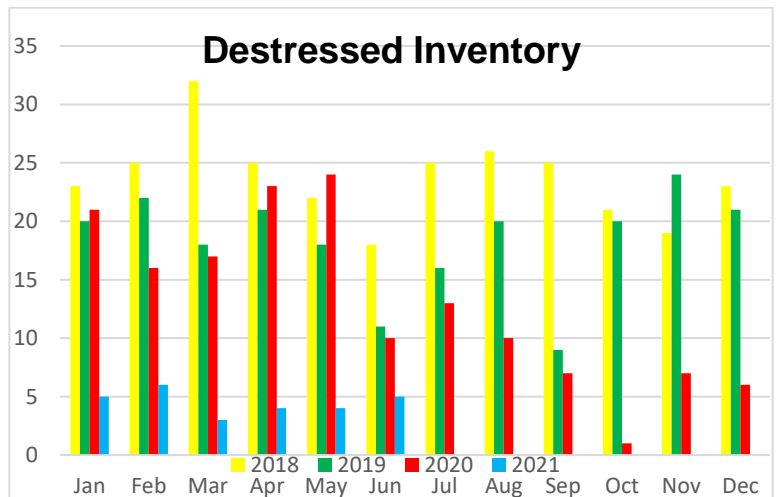
## Distressed Sales

Distressed Sales		
Month / Year	Count	%Chg
Jun'21	3	-67%
Jun'20	9	350%
Jun'19	2	-67%

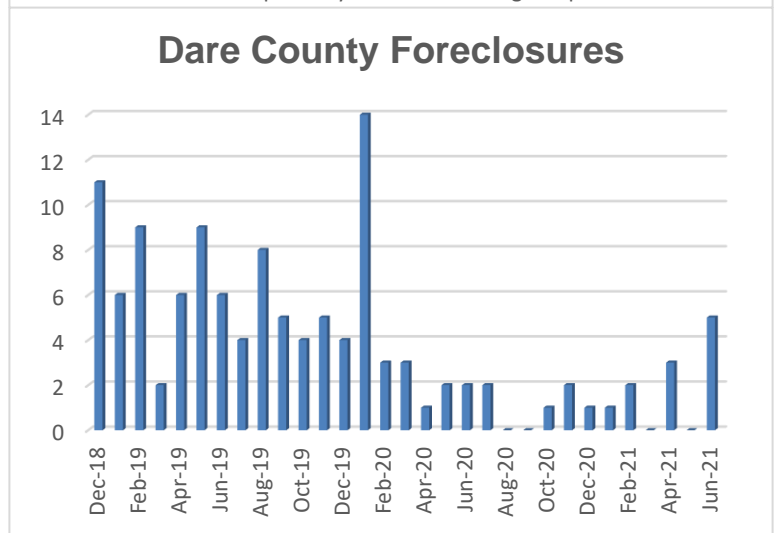


## Distressed Inventory

Distressed Inventory		
Month / Year	Count	%Chg
Jun'21	5	-50%
Jun'20	10	-9%
Jun'19	11	-39%



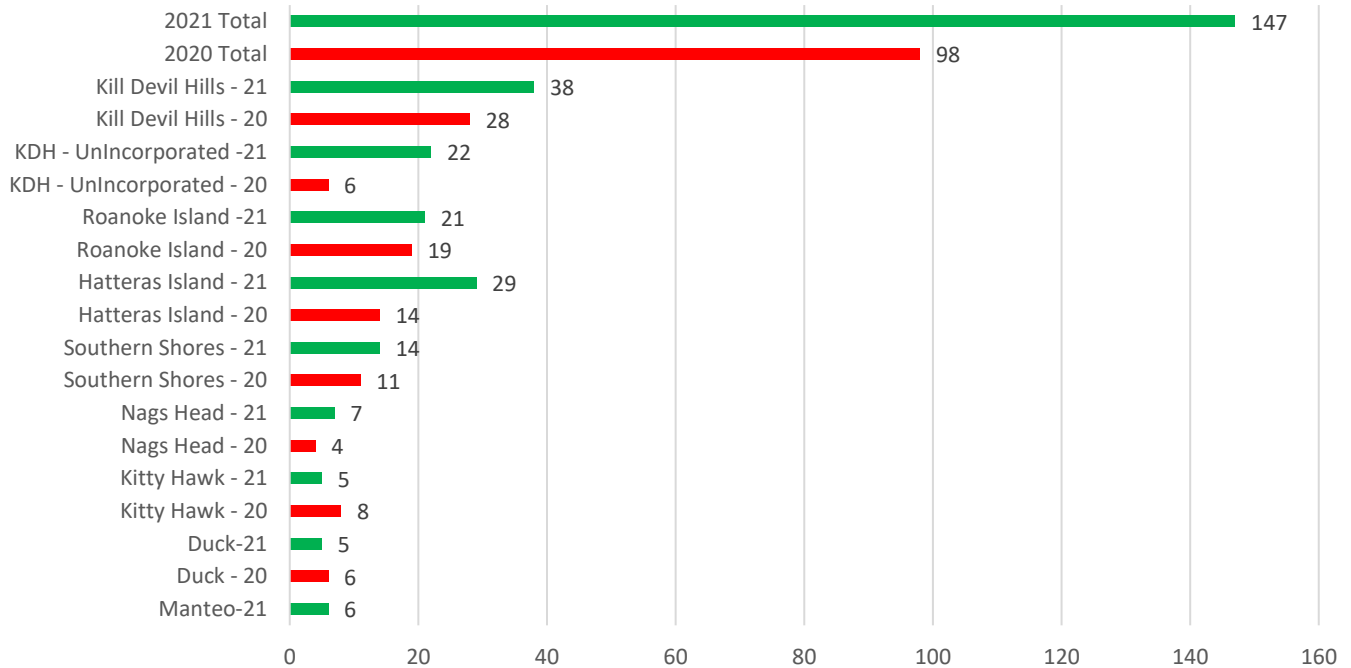
## Dare County Foreclosures



### 2021 Building Permit Value



### 2021 Building Permits



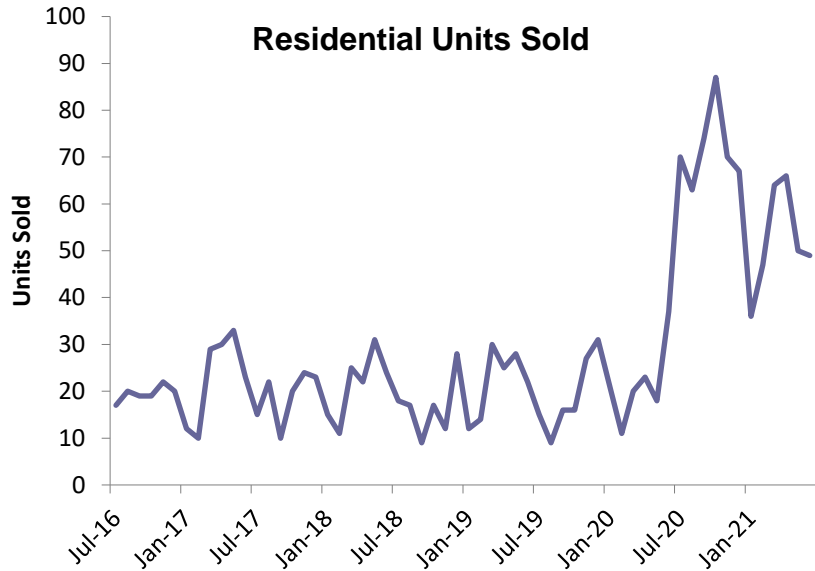
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# Outer Banks Towns / Areas

## Corolla

June Sales		
Month / Year	Count	%Chg
2021	49	32%
2020	37	68%
2019	22	-8%

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



## Duck

June Sales		
Month / Year	Count	%Chg
2021	19	-27%
2020	26	86%
2019	14	17%

Median Sales Price		
Month / Year	MSP	%Chg
2021	\$472,000	-9%
2020	\$520,000	5%
2019	\$497,500	16%



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## Southern Shores

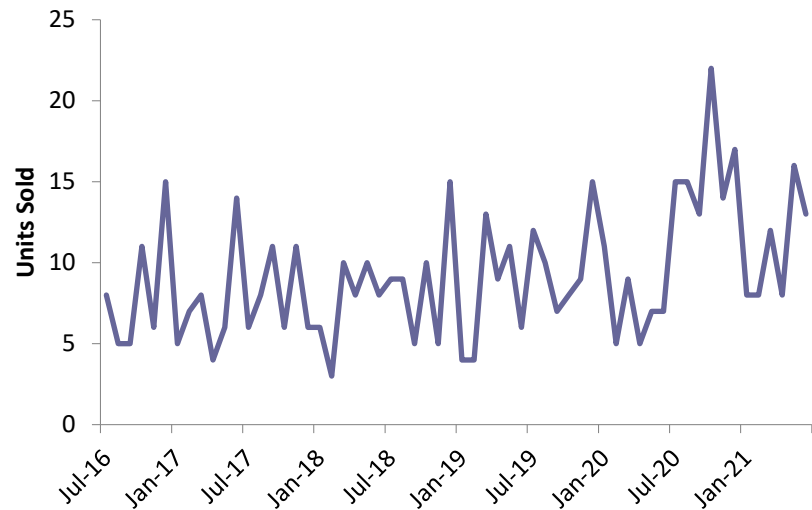
### June Sales

Month / Year	Count	%Chg
2021	13	86%
2020	7	17%
2019	6	-25%

### Median Sales Price

Month / Year	MSP	%Chg
2021	\$626,000	23%
2020	\$510,000	8%
2019	\$472,000	10%

### Residential Units Sold



## Kitty Hawk

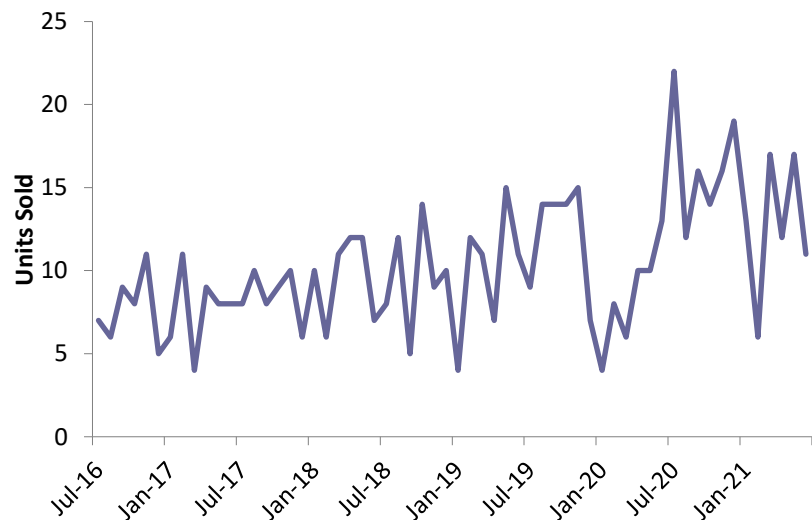
### June Sales

Month / Year	Count	%Chg
2021	11	-15%
2020	13	18%
2019	11	57%

### Median Sales Price

Month / Year	MSP	%Chg
2021	\$482,500	22%
2020	\$394,032	5%
2019	\$375,000	7%

### Residential Units Sold



## Colington

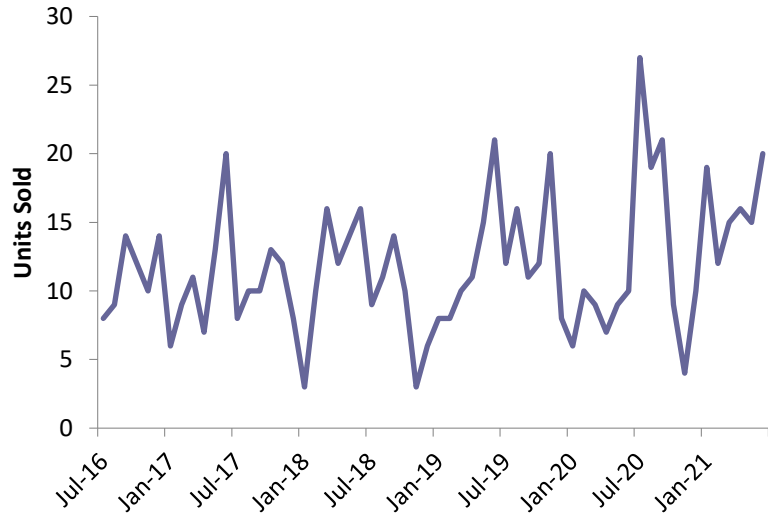
### June Sales

Month / Year	Count	%Chg
2021	20	100%
2020	10	-52%
2019	21	31%

### Median Sales Price

Month / Year	MSP	%Chg
2021	\$340,000	14%
2020	\$299,000	10%
2019	\$271,375	-1%

### Residential Units Sold



## Kill Devil Hills

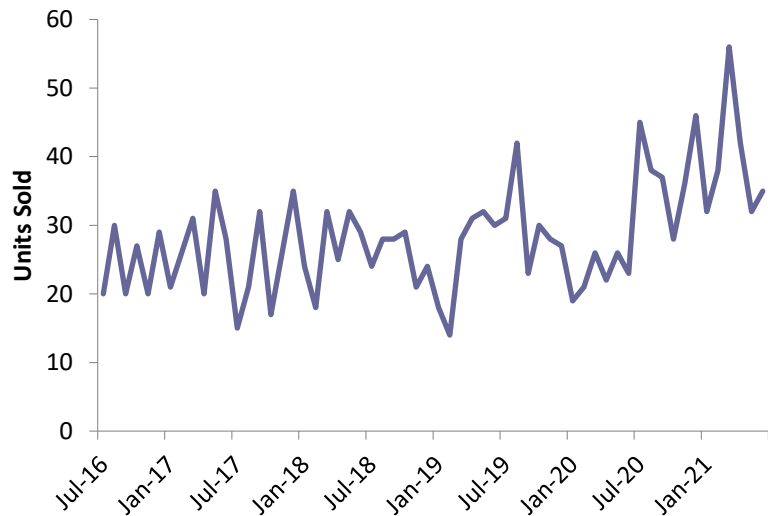
### June Sales

Month / Year	Count	%Chg
2021	35	52%
2020	23	-23%
2019	30	3%

### Median Sales Price

Month / Year	MSP	%Chg
2021	\$389,000	18%
2020	\$330,000	16%
2019	\$285,000	4%

### Residential Units Sold

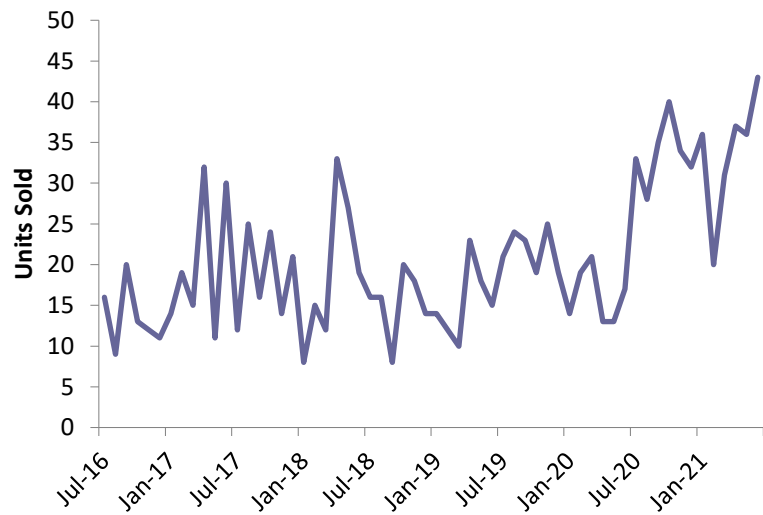


## Nags Head

June Sales		
Month / Year	Count	%Chg
2021	43	153%
2020	17	13%
2019	15	-21%

Median Sales Price		
Month / Year	MSP	%Chg
2021	\$605,000	26%
2020	\$480,000	20%
2019	\$399,900	3%

### Residential Units Sold

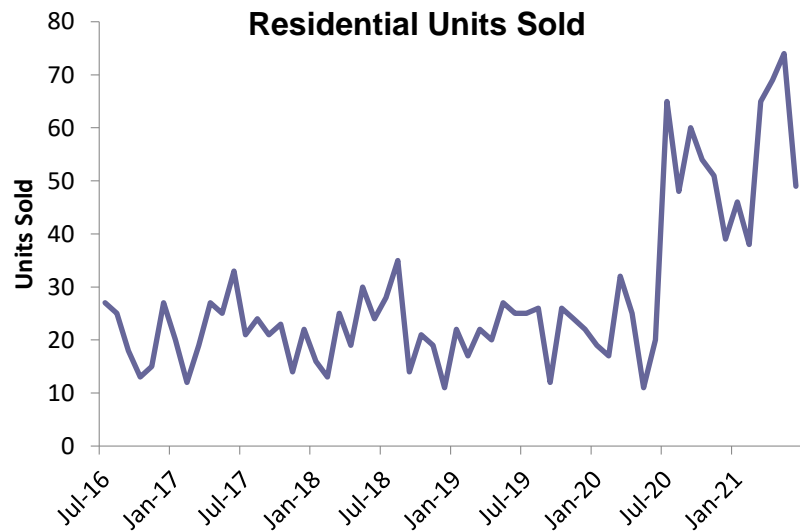


## All Hatteras

June Sales		
Month / Year	Count	%Chg
2021	49	145%
2020	20	-20%
2019	25	4%

Median Sales Price		
Month / Year	MSP	%Chg
2021	\$505,000	35%
2020	\$375,000	10%
2019	\$340,000	11%

### Residential Units Sold





## Roanoke Island

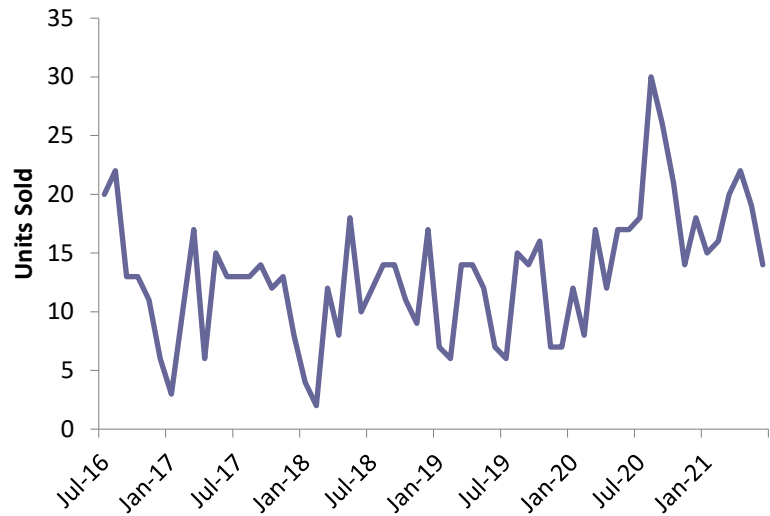
### June Sales

Month / Year	Count	%Chg
2021	14	-18%
2020	17	143%
2019	7	-30%

### Median Sales Price

Month / Year	MSP	%Chg
2021	\$417,000	17%
2020	\$354,925	12%
2019	\$315,619	13%

### Residential Units Sold



## Currituck Mainland

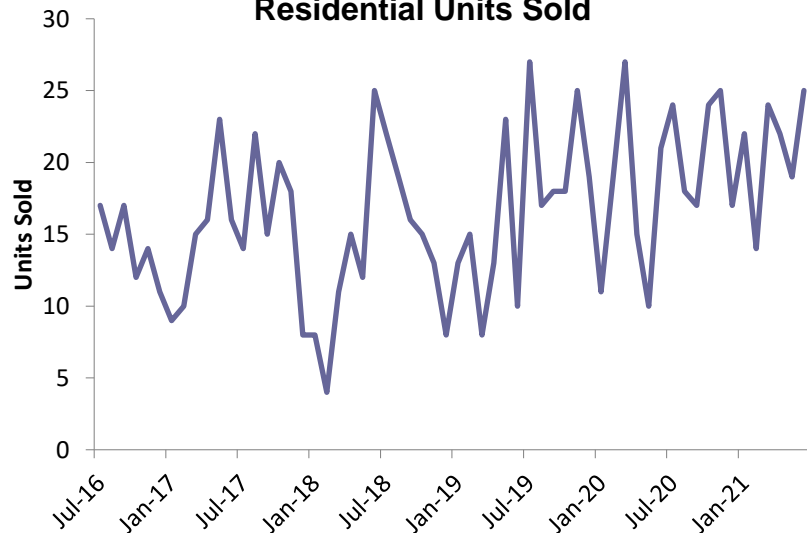
### June Sales

Month / Year	Count	%Chg
2021	25	19%
2020	21	110%
2019	10	-60%

### Median Sales Price

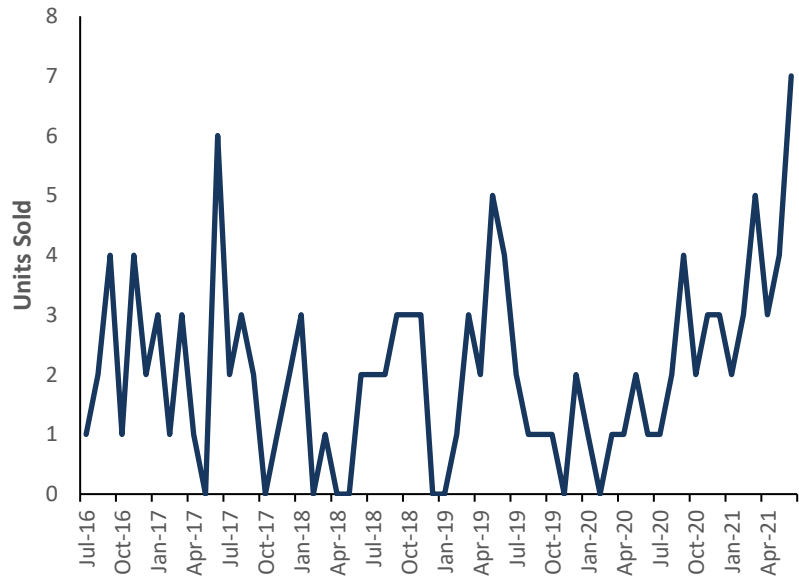
Month / Year	MSP	%Chg
2021	\$315,050	14%
2020	\$276,260	5%
2019	\$263,250	8%

### Residential Units Sold



## Ocracoke Island

### Residential Units Sold



#### June Sales

Month / Year	Count	%Chg
2021	7	600%
2020	1	-75%
2019	4	-

#### Median Sales Price

Month / Year	MSP	%Chg
2021	\$402,500	13%
2020	\$355,000	1%
2019	\$352,500	10%