



May 2021 MLS Statistical Report

The number of unit sales continues to impress with total yearly sales are up 105%. Here is the breakdown by class:

- Residential Sales - 2020 - 795 units / 2021 - 1554 units - Up 95%
- Lot / Land Sales - 2020 - 152 units / 2021 - 381 units - Up 151%

Under contract listings have fallen off a little but are still at historic levels - up 56%

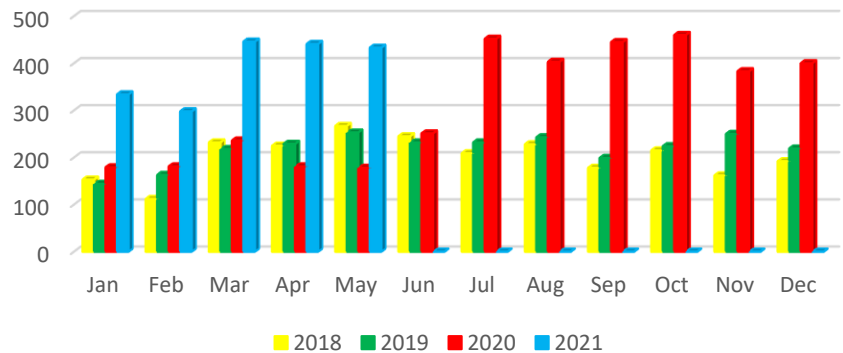
Overall, inventory is down by 50%. Here is the breakdown by class.

- Residential Inventory - 2020 - 1247 units / 2021 - 402 - down by 68%
- Lot / Land Inventory - 2020 - 763 / 2021 - 572 - down by 25%

Total Monthly Sales

Month / Year	Count	%Chg
May'21	433	143%
May'20	178	-30%
May'19	253	-5%

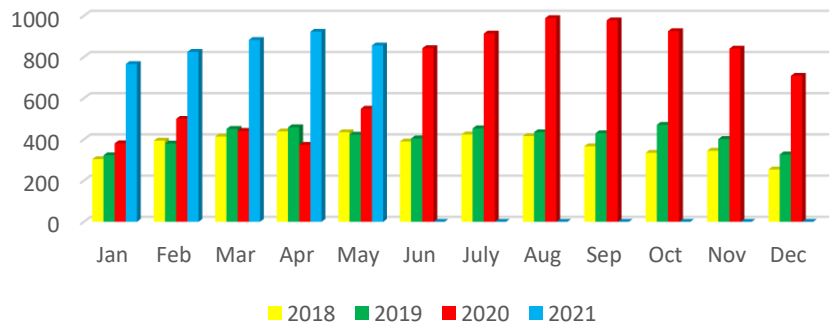
Year to Year Sales Total



Under Contract

Month / Year	Count	%Chg
May'21	856	56%
May'20	549	30%
May'19	423	-3%

Under Contract



Data Obtained: June 8, 2021

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

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Sales

Residential Sales

Month / Year	Count	%Chg
May'21	333	123%
May'20	149	-31%
May'19	217	-1%

Residential Median Sale Price

Month / Year	Count	%Chg
May'21	\$470,000	34%
May'20	\$350,000	-12%
May'19	\$399,100	17%

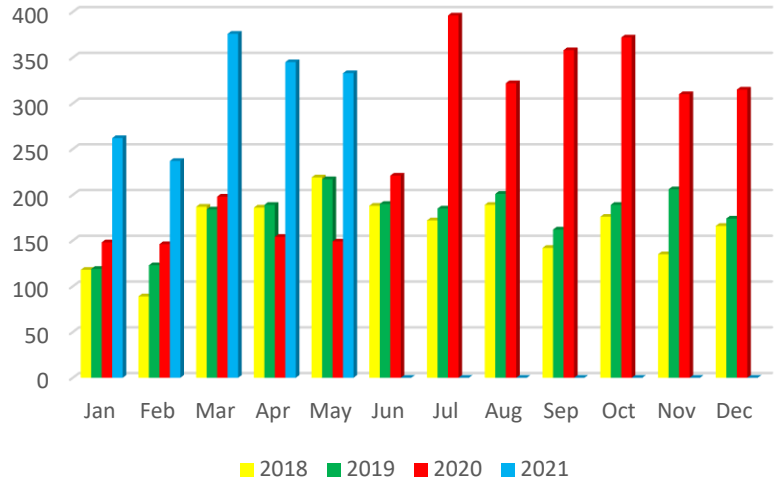
Lots / Land Sales

Month / Year	Count	%Chg
May'21	96	256%
May'20	27	-23%
May'19	35	-20%

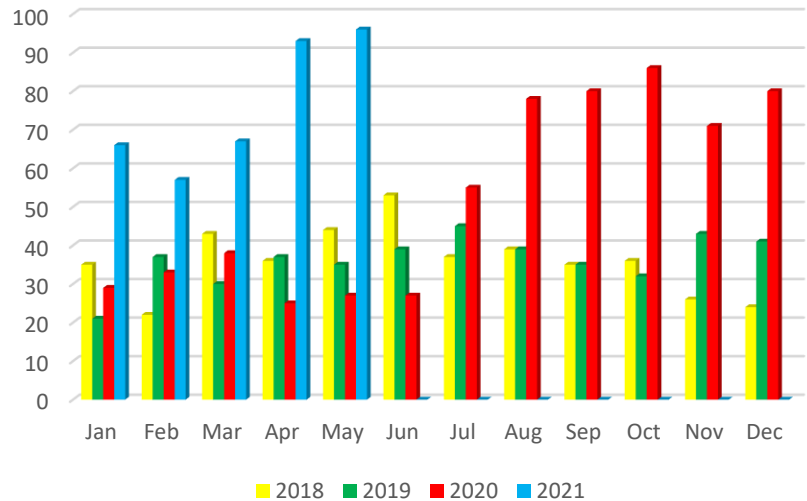
Lots / Land Median Sale Price

Month / Year	Count	%Chg
May'21	\$79,412	-16%
May'20	\$95,000	38%
May'19	\$68,750	0%

Residential Unit Sales

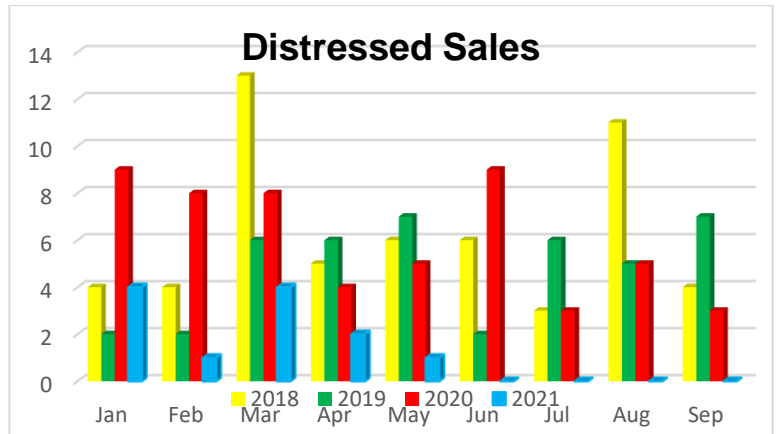


Lots / Land Units Sold



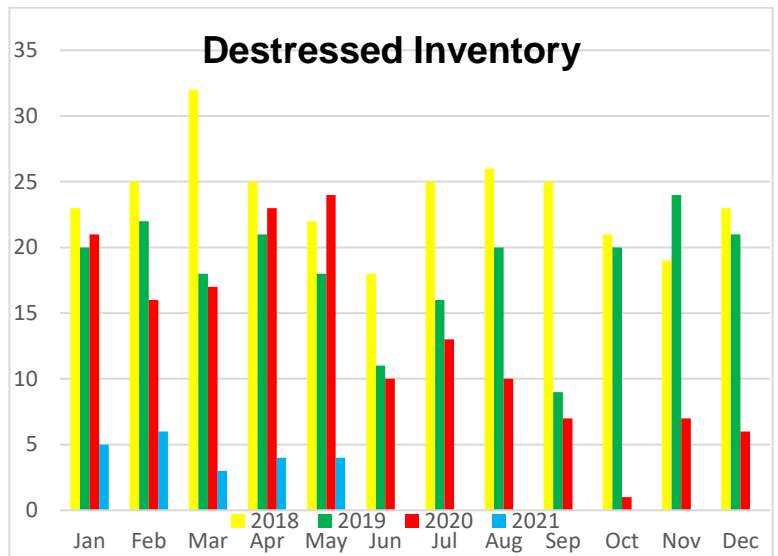
Distressed Sales

Distressed Sales		
Month / Year	Count	%Chg
May'21	1	-80%
May'20	5	-29%
May'19	7	17%

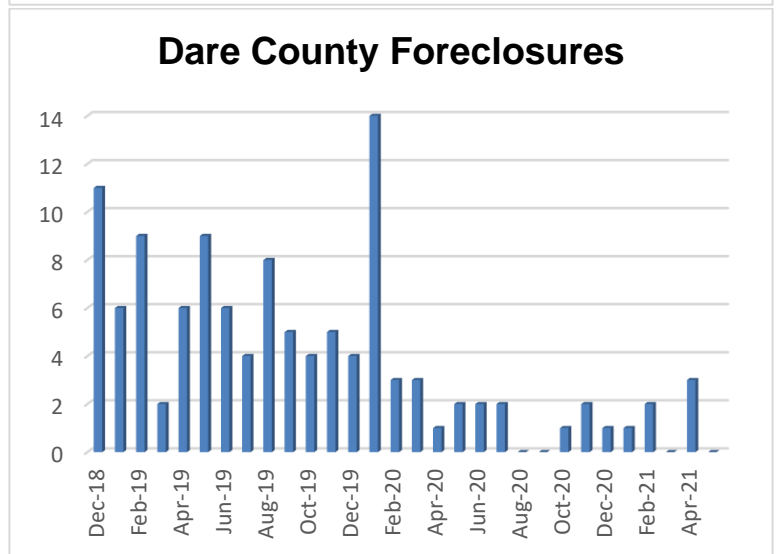


Distressed Inventory

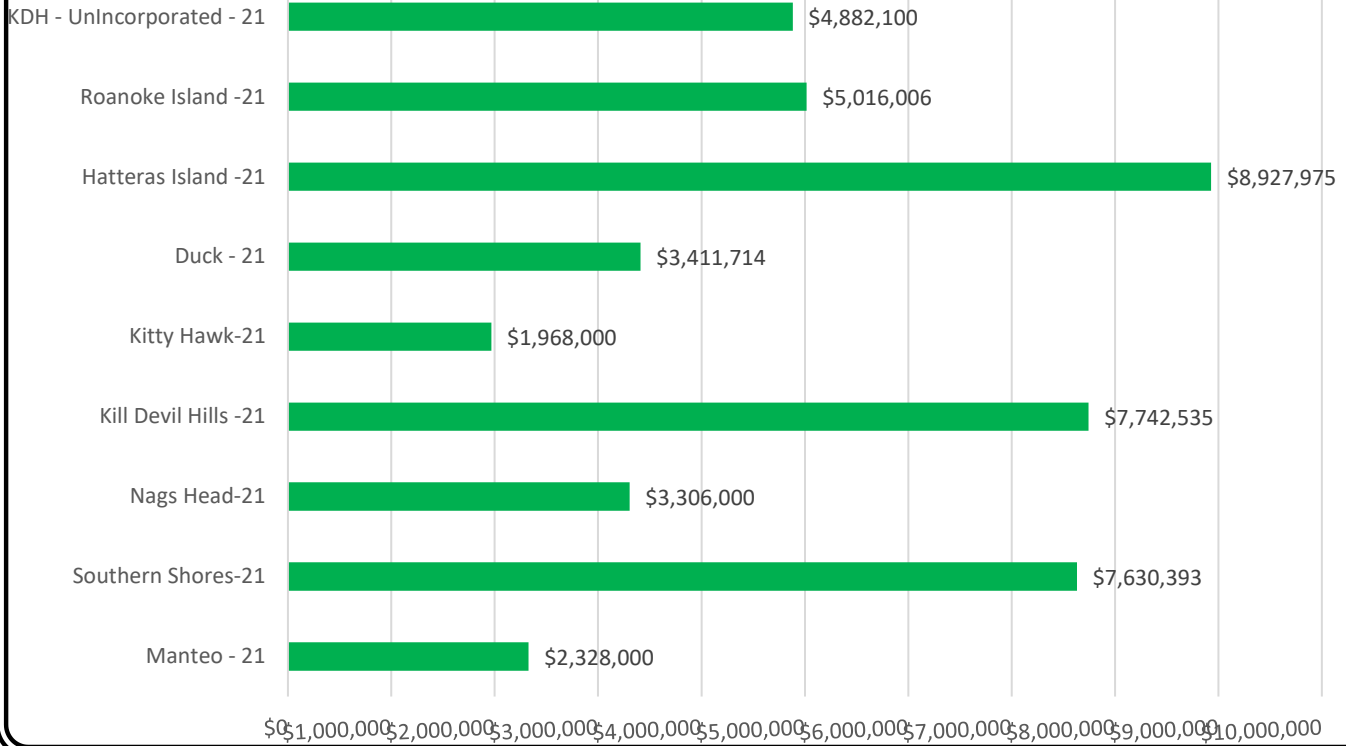
Distressed Inventory		
Month / Year	Count	%Chg
May'21	4	-83%
May'20	24	33%
May'19	18	-18%



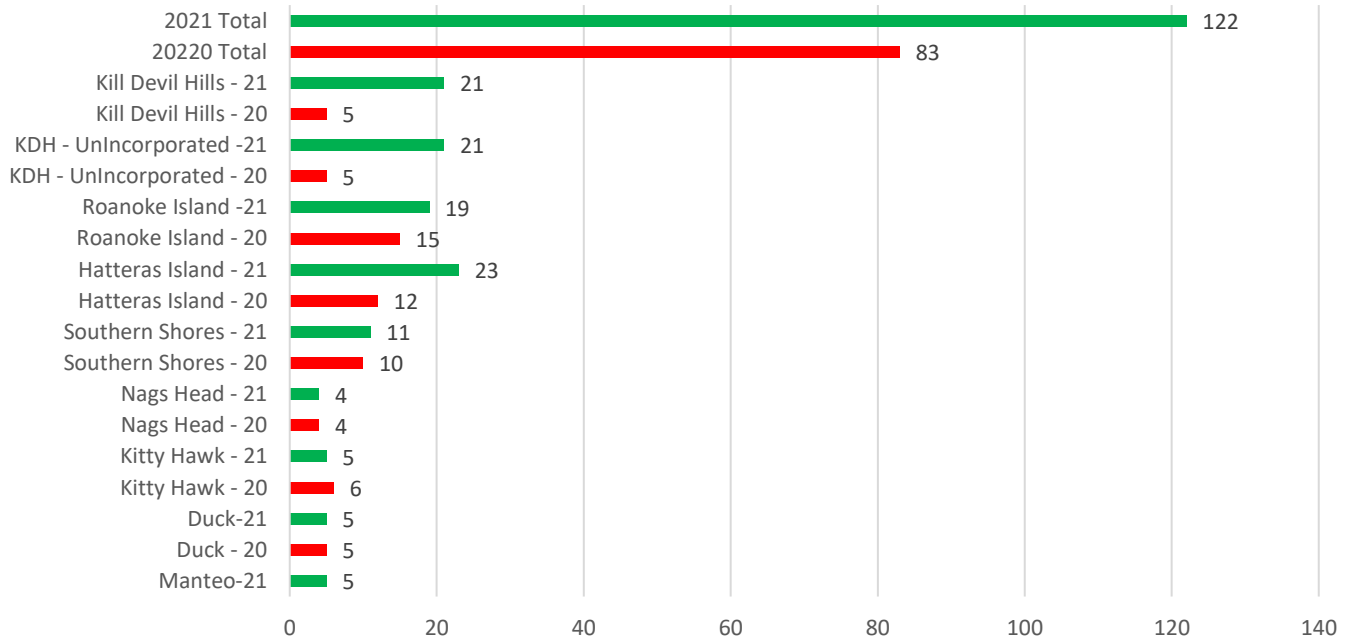
Dare County Foreclosures



2021 Building Permit Value



2021 Building Permits



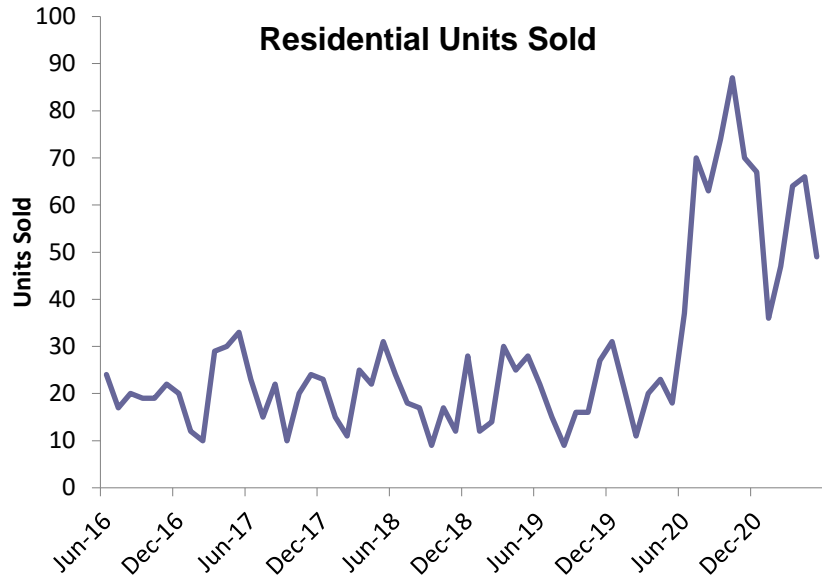
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Outer Banks Towns / Areas

Corolla

May Sales		
Month / Year	Count	%Chg
2021	49	172%
2020	18	-36%
2019	28	-10%

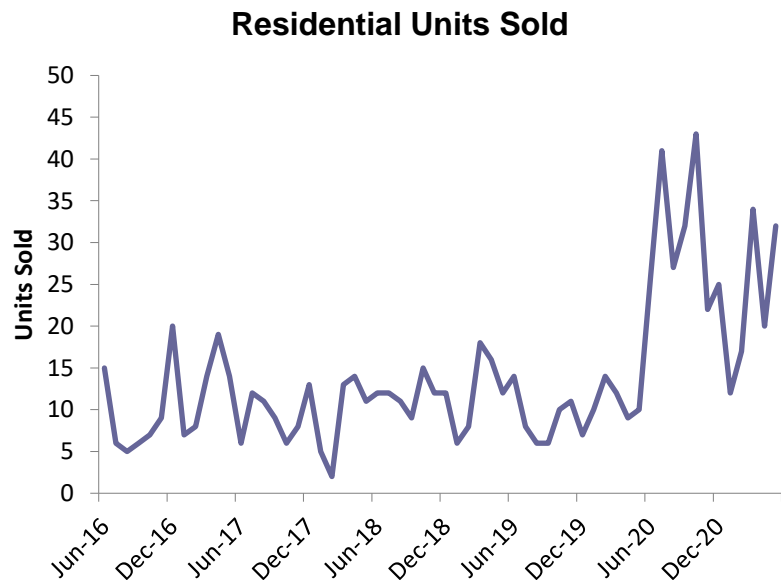
Median Sales Price		
Month / Year	MSP	%Chg
2021	\$692,000	24%
2020	\$560,000	14%
2019	\$490,000	-1%



Duck

May Sales		
Month / Year	Count	%Chg
2021	32	220%
2020	10	-17%
2019	12	9%

Median Sales Price		
Month / Year	MSP	%Chg
2021	\$390,000	-25%
2020	\$520,000	5%
2019	\$497,500	16%



Southern Shores

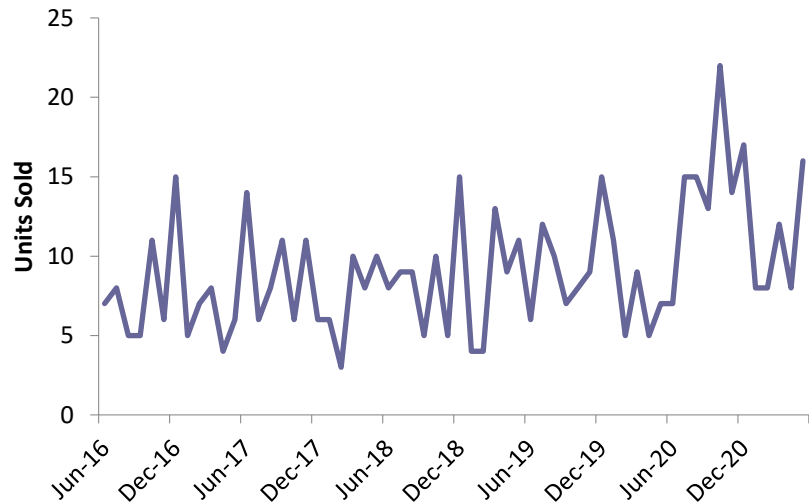
May Sales

Month / Year	Count	%Chg
2021	16	129%
2020	7	-36%
2019	11	10%

Median Sales Price

Month / Year	MSP	%Chg
2021	\$610,000	20%
2020	\$510,000	8%
2019	\$472,000	10%

Residential Units Sold



Kitty Hawk

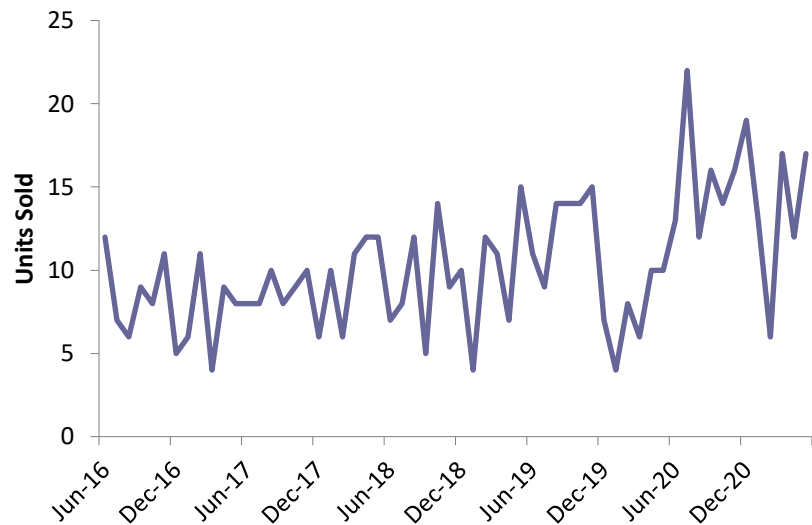
May Sales

Month / Year	Count	%Chg
2021	17	70%
2020	10	-33%
2019	15	25%

Median Sales Price

Month / Year	MSP	%Chg
2021	\$477,000	21%
2020	\$394,032	5%
2019	\$375,000	7%

Residential Units Sold



Colington

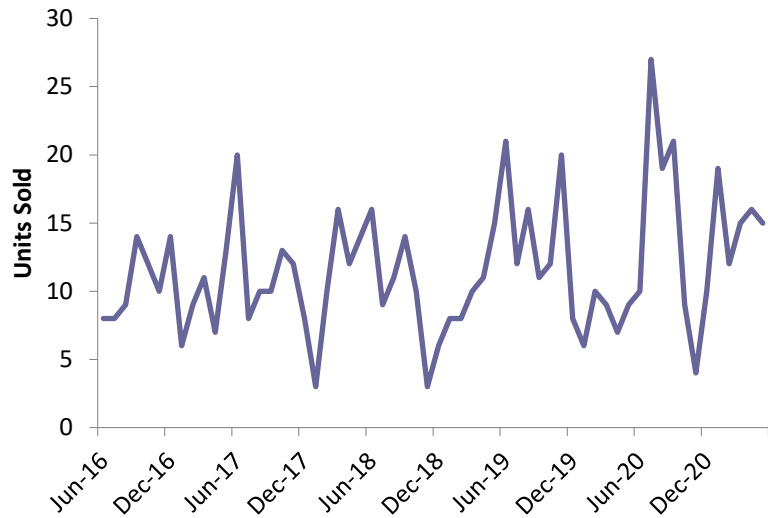
May Sales

Month / Year	Count	%Chg
2021	15	67%
2020	9	-40%
2019	15	7%

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

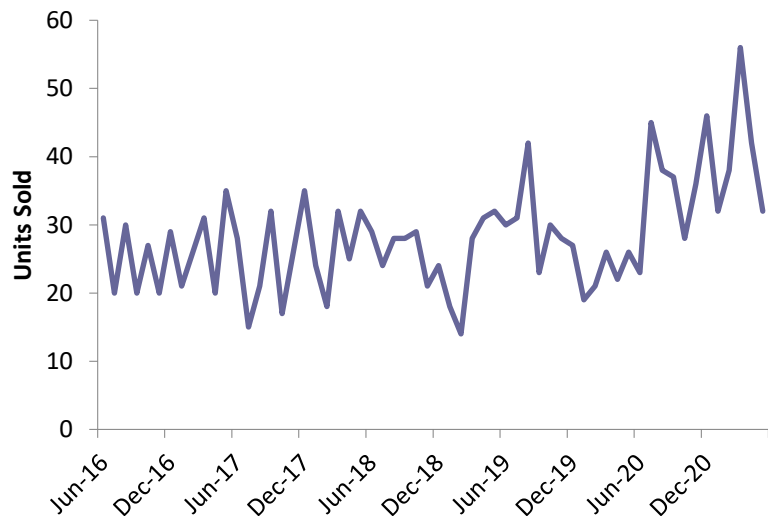
May Sales

Month / Year	Count	%Chg
2021	32	23%
2020	26	-19%
2019	32	0%

Median Sales Price

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

Residential Units Sold

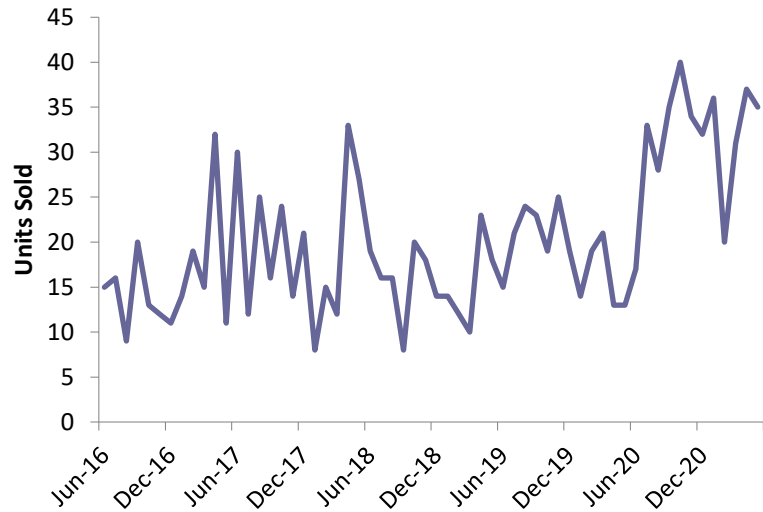


Nags Head

May Sales		
Month / Year	Count	%Chg
2021	35	169%
2020	13	-28%
2019	18	-33%

Median Sales Price		
Month / Year	MSP	%Chg
2021	\$560,000	17%
2020	\$480,000	20%
2019	\$399,900	3%

Residential Units Sold

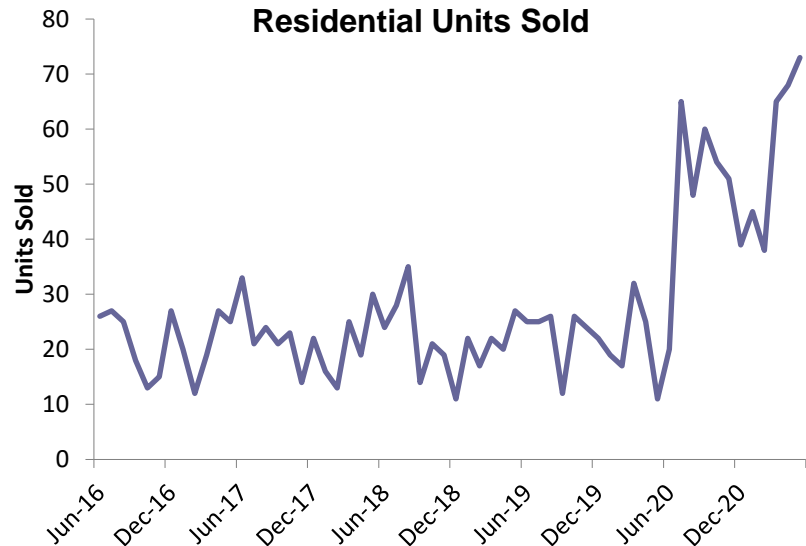


All Hatteras

May Sales		
Month / Year	Count	%Chg
2021	73	564%
2020	11	-59%
2019	27	-10%

Median Sales Price		
Month / Year	MSP	%Chg
2021	\$484,000	29%
2020	\$375,000	10%
2019	\$340,000	11%

Residential Units Sold



Roanoke Island

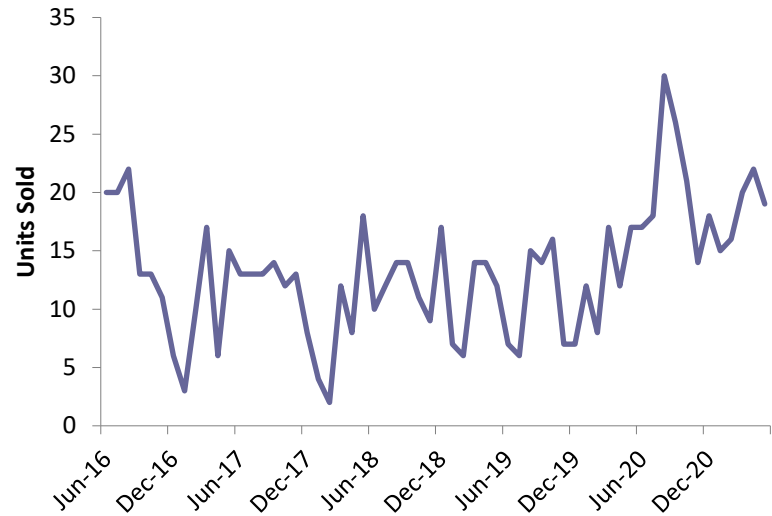
May Sales

Month / Year	Count	%Chg
2021	19	12%
2020	17	42%
2019	12	-33%

Median Sales Price

Month / Year	MSP	%Chg
2021	\$406,500	15%
2020	\$354,925	12%
2019	\$315,619	13%

Residential Units Sold



Currituck Mainland

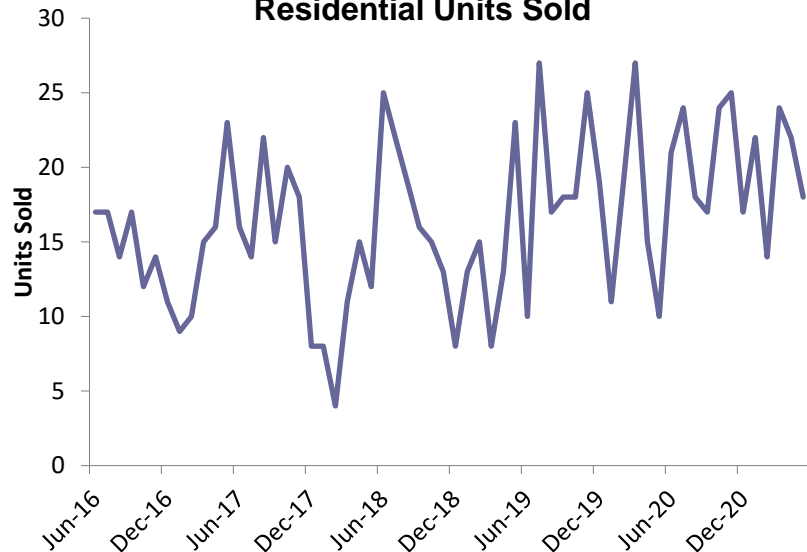
May Sales

Month / Year	Count	%Chg
2021	18	80%
2020	10	-57%
2019	23	92%

Median Sales Price

Month / Year	MSP	%Chg
2021	\$313,900	14%
2020	\$276,260	5%
2019	\$263,250	8%

Residential Units Sold



Ocracoke Island

Residential Units Sold

May Sales		
Month / Year	Count	%Chg
2021	4	100%
2020	2	-60%
2019	5	0

Median Sales Price		
Month / Year	MSP	%Chg
2021	\$390,000	10%
2020	\$355,000	1%
2019	\$352,500	10%

