



April 2020 MLS Statistical Report

- As expected, total month to month sales are down 23% April; however, when comparing 2019 to 2020, sales are up 4% for the year, with residential sales up 2%.
- Under Contract - Under Contracts have declined by 19% - not from a lack of desire, but a lack of showings. See graph on page 2.
- Inventory - Residential inventory is down from last year by 21% and total inventory is down by 17%

Sales Comparison

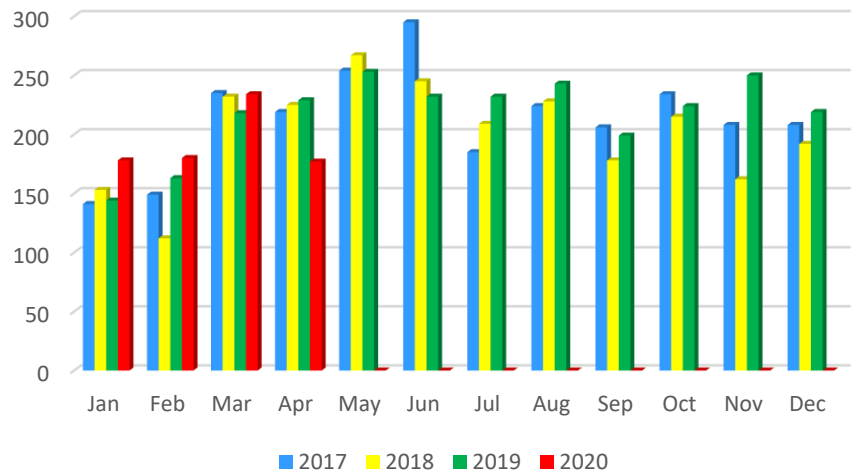
Monthly Sales

Month / Year	Count	%Chg
Apr'20	177	-23%
Apr'19	229	2%
Apr'18	225	3%

Yearly Sales

Month / Year	Count	%Chg
Apr'20	769	2%
Apr'19	754	4%
Apr'18	722	-3%

Year to Year Sales

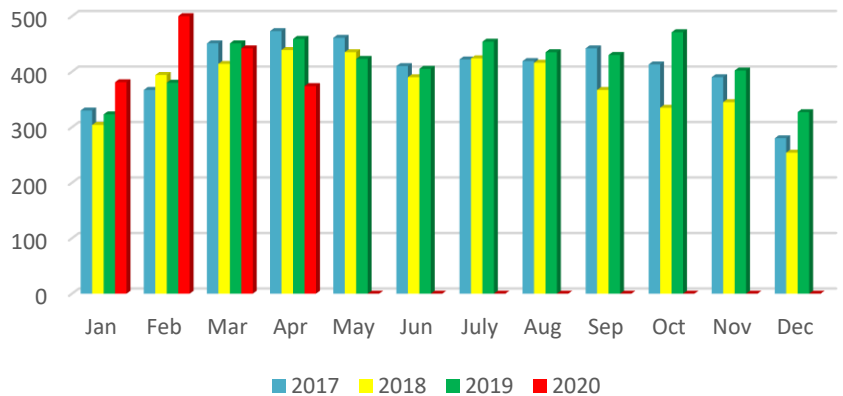


Under Contract - All Classes

All Classes

Month / Year	Count	%Chg
Apr'20	374	-19%
Apr'19	459	5%
Apr'18	439	-7%

Under Contract



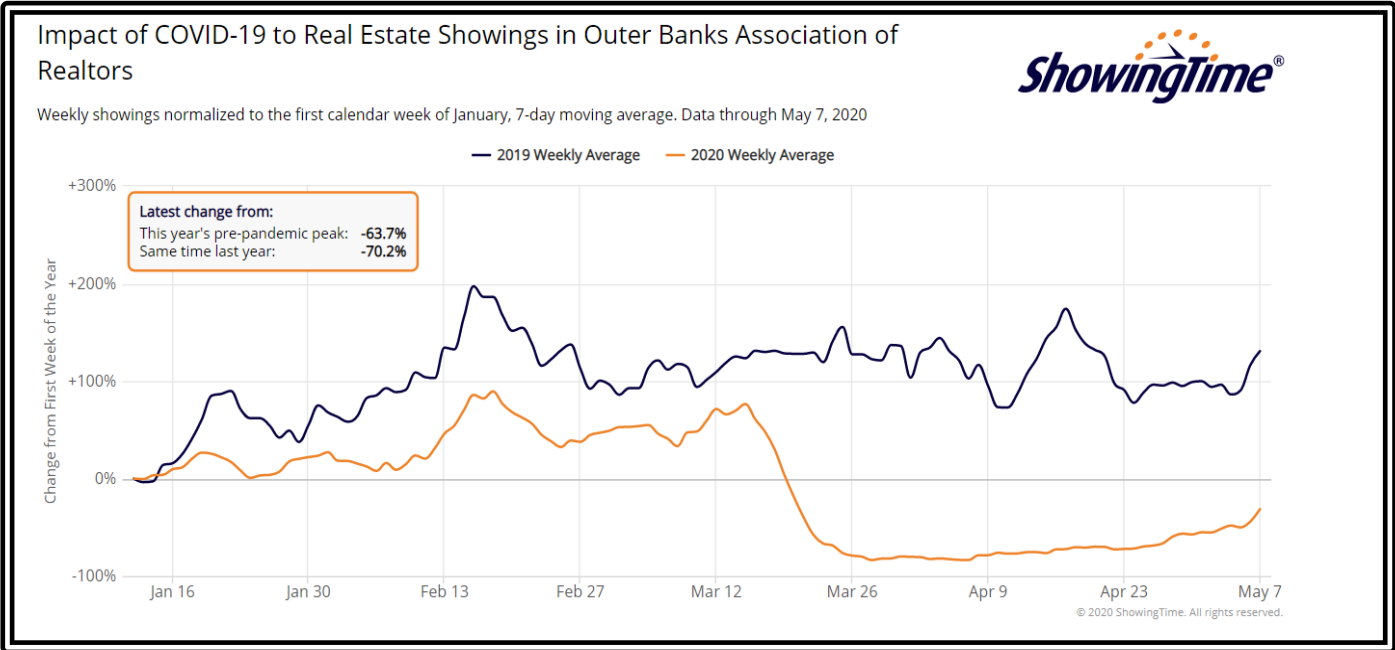
Data Obtained: May 7, 2020

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

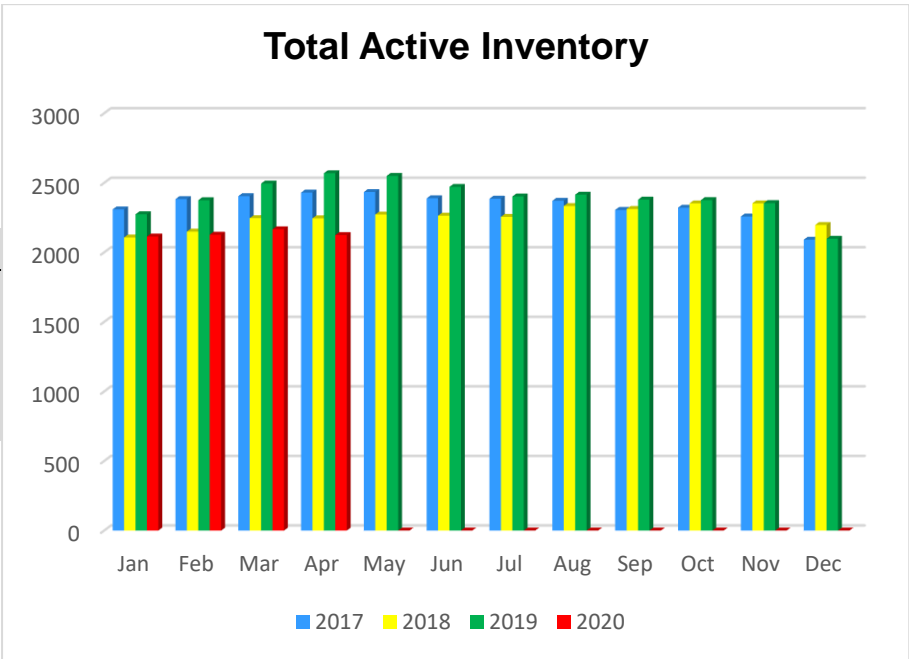
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Showings

As of May 8, 2020



Yearly Sales		
Month / Year	Count	%Chg
Apr'20	2124	-17%
Apr'19	2569	14%
Apr'18	2245	-8%



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Residential

Residential Sales

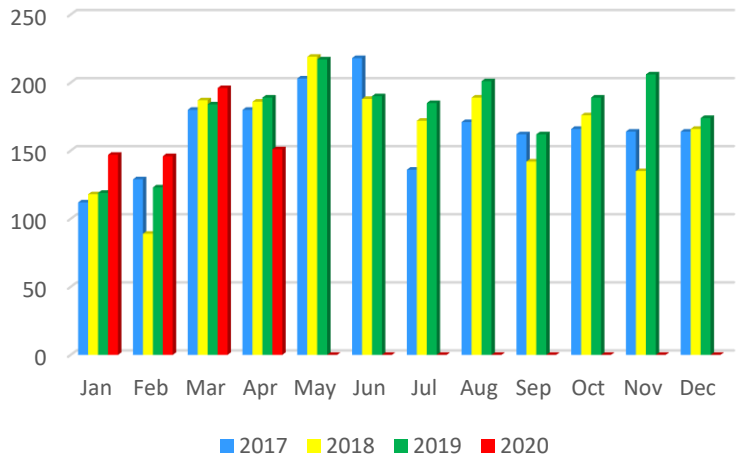
Residential		
Month / Year	Count	%Chg
Apr'20	151	-20%
Apr'19	189	2%
Apr'18	186	3%

Residential Median Sale Price		
Month / Year	Count	%Chg
Apr'20	\$332,500	-2%
Apr'19	\$339,900	6%
Apr'18	\$319,250	-1%

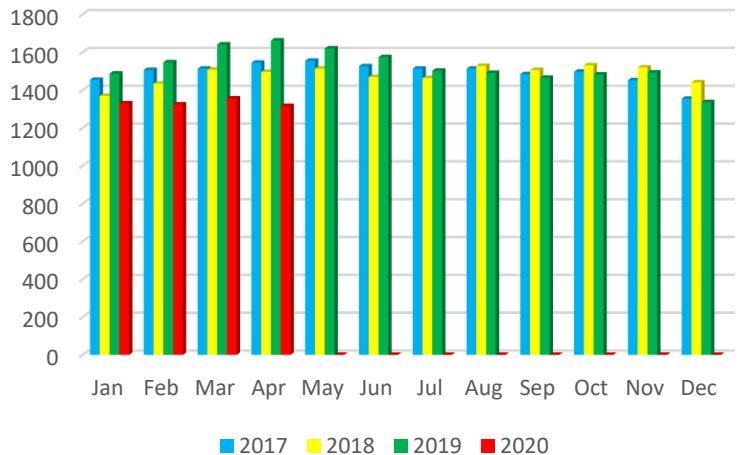
Residential Inventory

Active Residential Inventory		
Month / Year	Count	%Chg
Apr'20	1316	-21%
Apr'19	1662	11%
Apr'18	1496	-3%

Residential Sales



Active Residential Inventory



Lots / Land

Lots / Land Sales

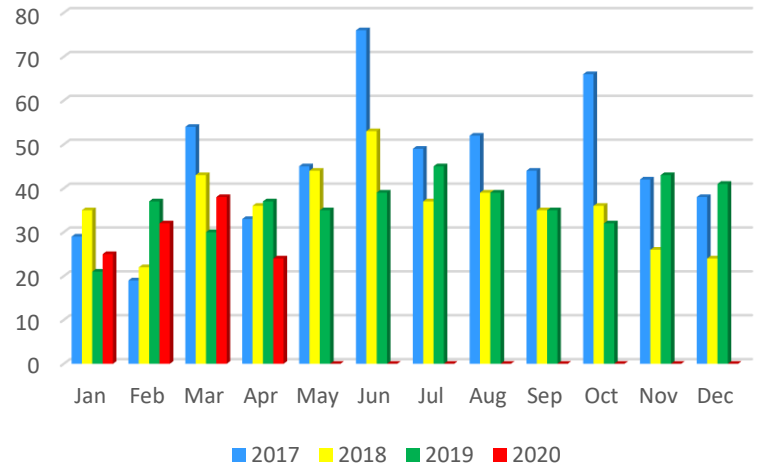
Lots / Land Sales		
Month / Year	Count	%Chg
Apr'20	24	-35%
Apr'19	37	3%
Apr'18	36	9%

Lots / Land Median Sale Price		
Month / Year	Count	%Chg
Apr'20	\$112,500	125%
Apr'19	\$50,000	-37%
Apr'18	\$79,500	62%

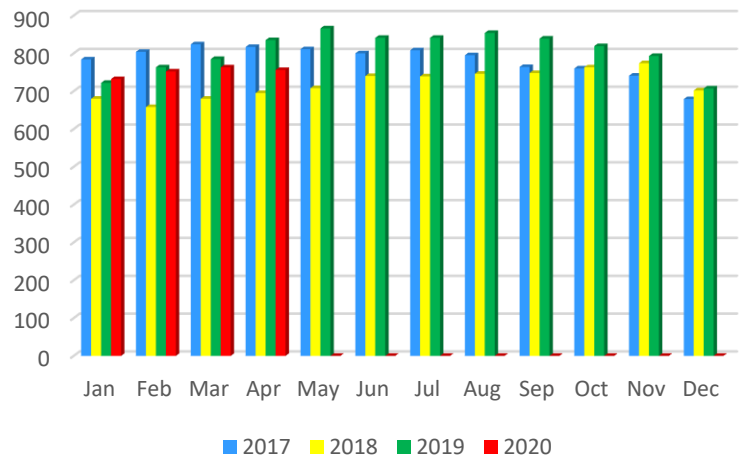
Lots Land Inventory

Lots / Land Inventory		
Month / Year	Count	%Chg
Apr'20	756	-9%
Apr'19	835	20%
Apr'18	695	-15%

Lots / Land Sales



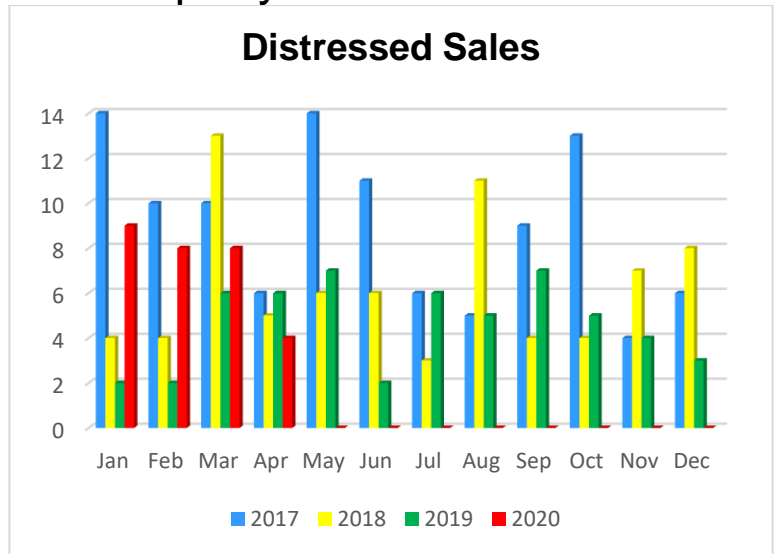
Land Inventory



Distressed Property

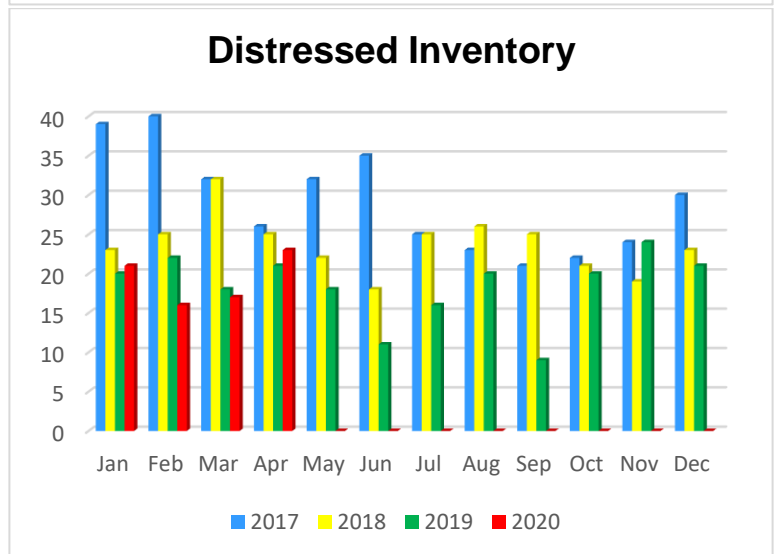
Distressed Sales

Distressed Sales		
Month / Year	Count	%Chg
Apr'20	4	-33%
Apr'19	6	20%
Apr'18	5	-17%

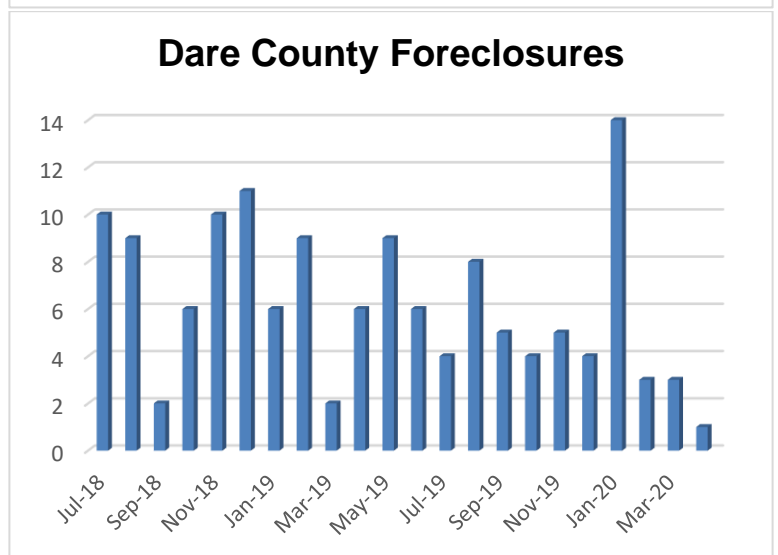


Distressed Inventory

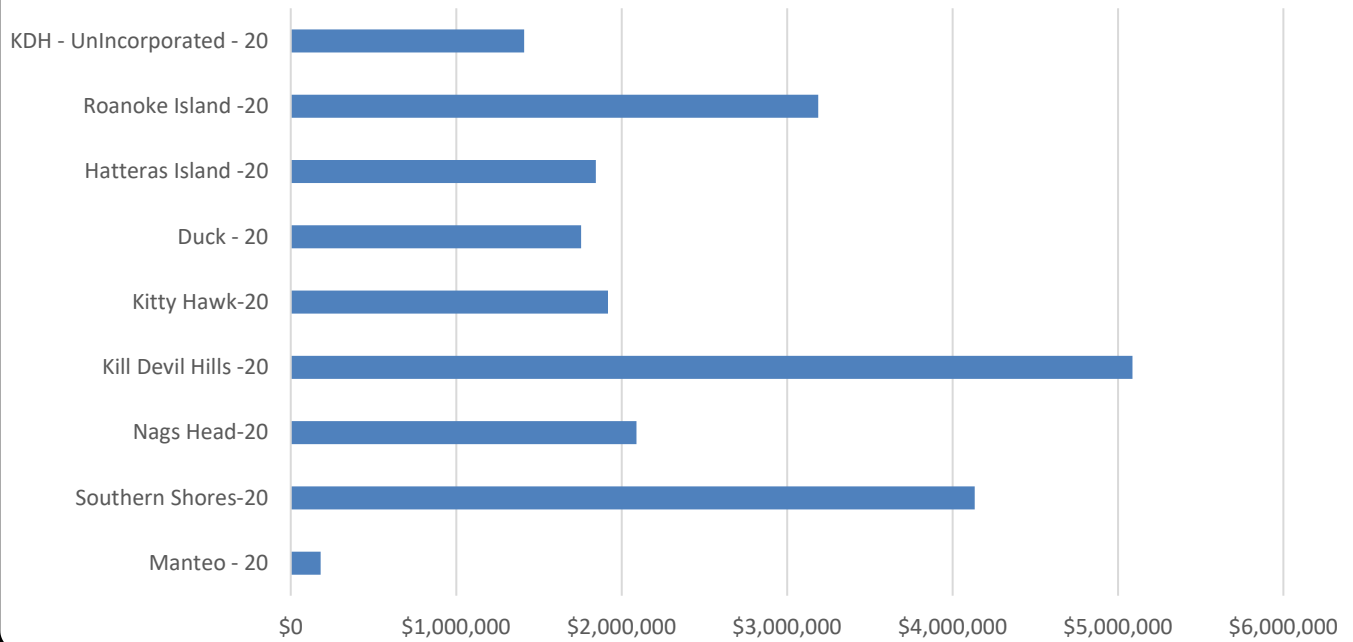
Distressed Inventory		
Month / Year	Count	%Chg
Apr'20	23	10%
Apr'19	21	-16%
Apr'18	25	-4%



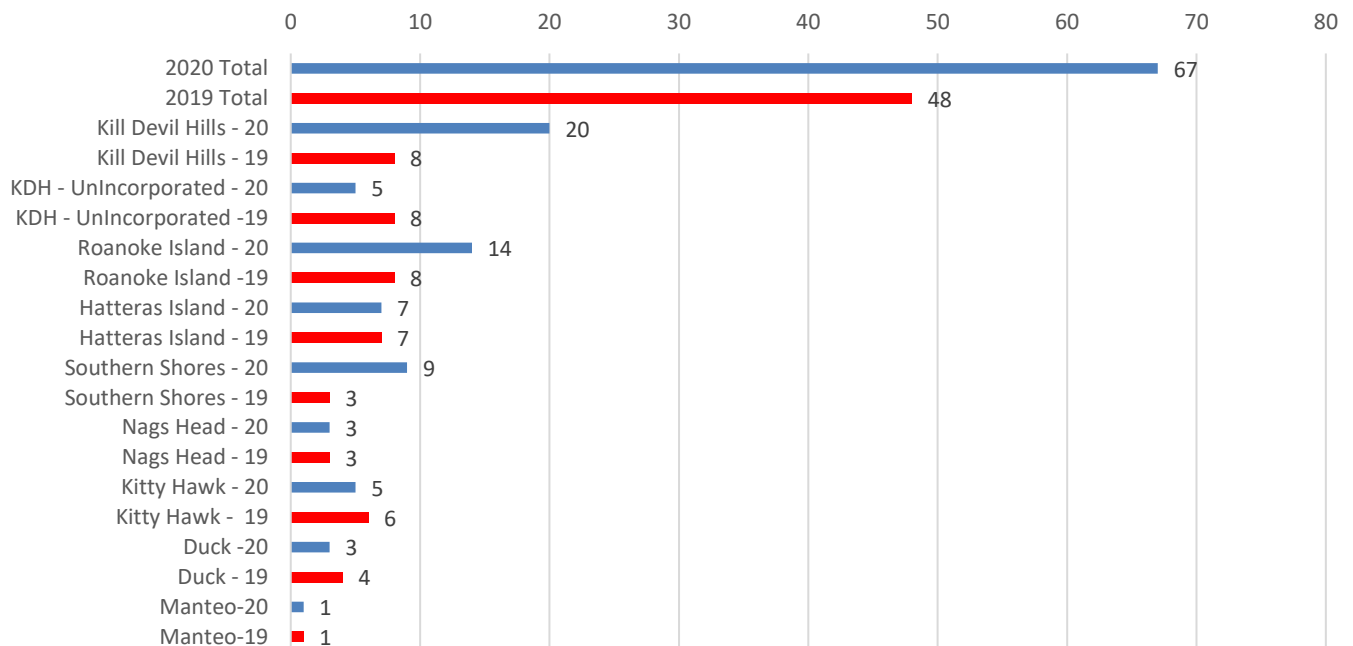
Dare County Foreclosures



2020 Building Permit Value



Year To Date 2020 Number of Building Permits



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Outer Banks Towns / Areas

Corolla

Jan - Apr Sales		
Month / Year	Count	%Chg
2020	75	-7%
2019	81	11%
2018	73	-10%

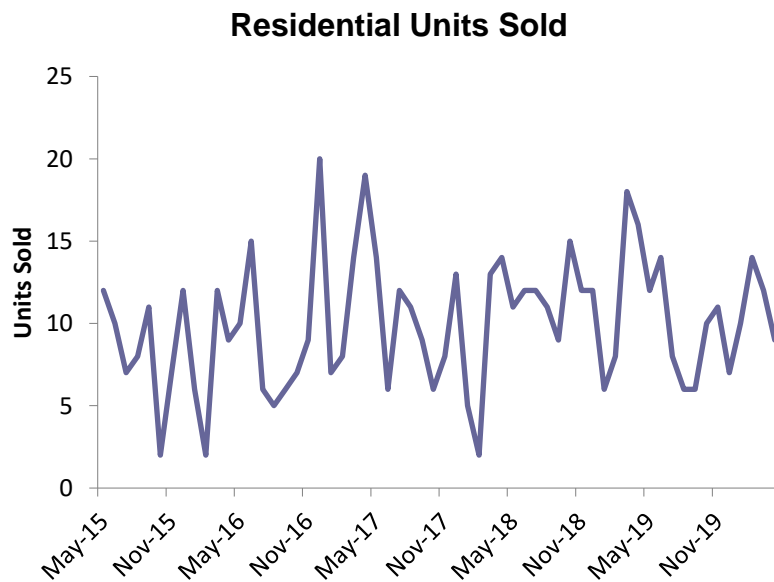
Median Sales Price		
Month / Year	MSP	%Chg
2020	\$490,000	0%
2019	\$490,000	-1%
2018	\$495,500	4%



Duck

Jan - Apr Sales		
Month / Year	Count	%Chg
2020	45	-6%
2019	48	41%
2018	34	-29%

Median Sales Price		
Month / Year	MSP	%Chg
2020	\$538,450	8%
2019	\$497,500	16%
2018	\$430,500	-8%



Southern Shores

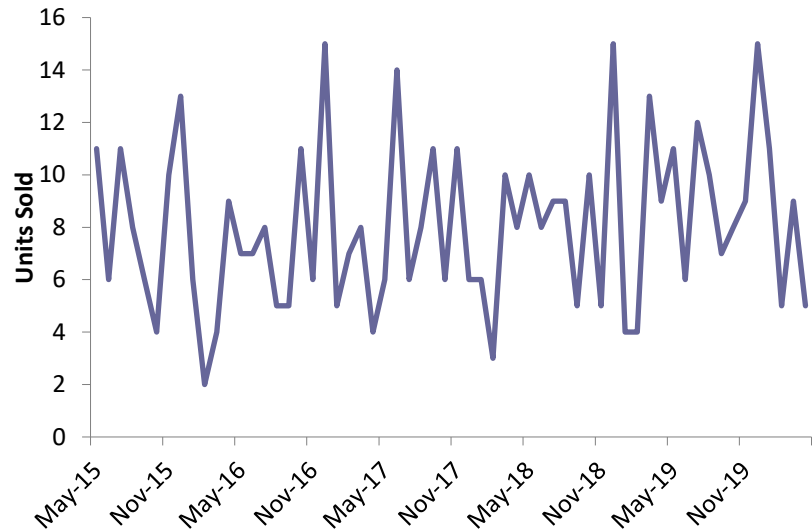
Jan - Apr Sales

Month / Year	Count	%Chg
2020	30	0%
2019	30	11%
2018	27	13%

Median Sales Price

Month / Year	MSP	%Chg
2020	\$467,500	-1%
2019	\$472,000	10%
2018	\$430,500	3%

Residential Units Sold



Kitty Hawk

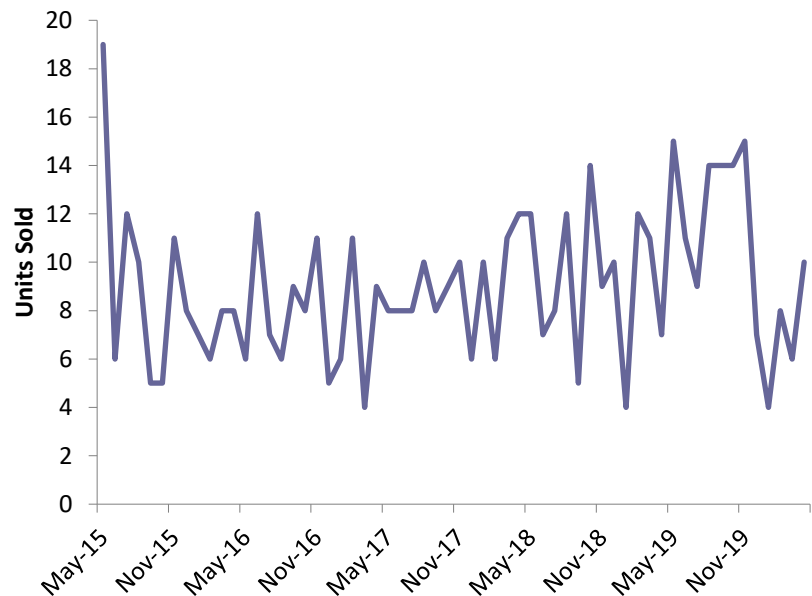
Jan - Apr Sales

Month / Year	Count	%Chg
2020	28	-18%
2019	34	-13%
2018	39	30%

Median Sales Price

Month / Year	MSP	%Chg
2020	\$357,950	-5%
2019	\$375,000	7%
2018	\$352,000	14%

Residential Units Sold

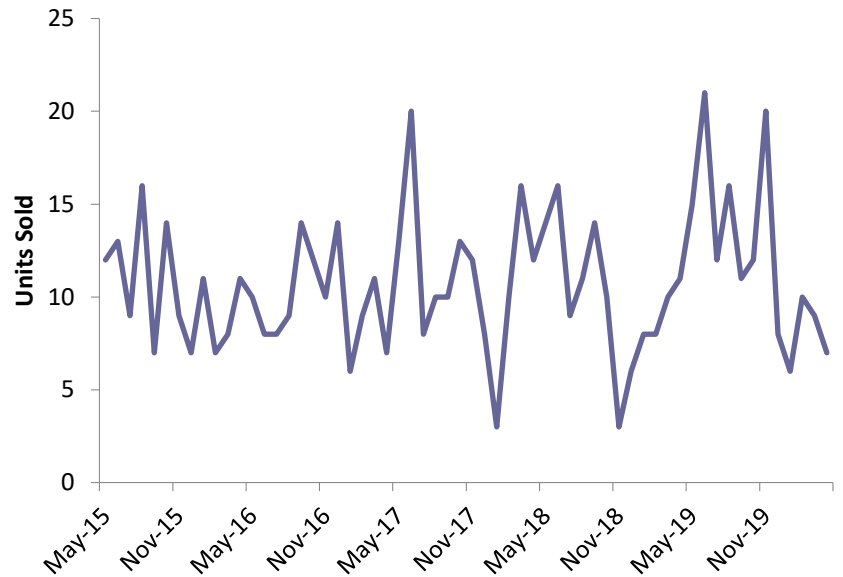


Colington

Jan - Apr Sales		
Month / Year	Count	%Chg
2020	32	-14%
2019	37	-10%
2018	41	24%

Median Sales Price		
Month / Year	MSP	%Chg
2020	\$257,000	-5%
2019	\$271,375	-1%
2018	\$275,000	8%

Residential Units Sold

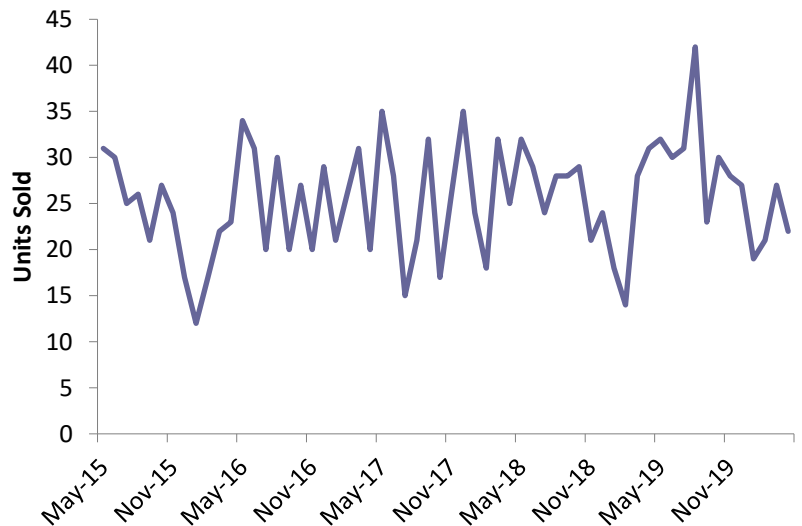


Kill Devil Hills

Jan - Apr Sales		
Month / Year	Count	%Chg
2020	89	-2%
2019	91	-8%
2018	99	1%

Median Sales Price		
Month / Year	MSP	%Chg
2020	\$324,900	14%
2019	\$285,000	4%
2018	\$275,250	0%

Residential Units Sold

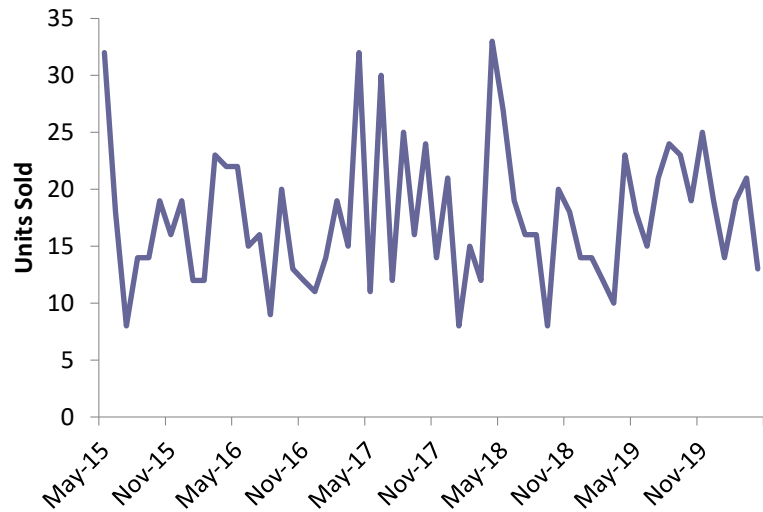


Nags Head

Jan - Apr Sales		
Month / Year	Count	%Chg
2020	67	14%
2019	59	-13%
2018	68	-15%

Median Sales Price		
Month / Year	MSP	%Chg
2020	\$407,000	2%
2019	\$399,900	3%
2018	\$388,750	1%

Residential Units Sold

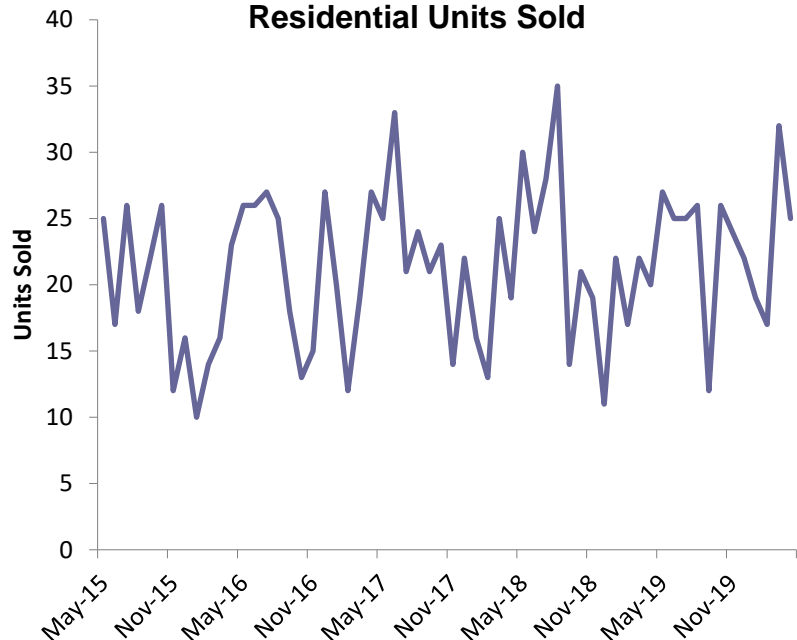


All Hatteras

Jan - Apr Sales		
Month / Year	Count	%Chg
2020	93	15%
2019	81	11%
2018	73	-6%

Median Sales Price		
Month / Year	MSP	%Chg
2020	\$331,000	-3%
2019	\$340,000	11%
2018	\$305,000	0%

Residential Units Sold



Roanoke Island

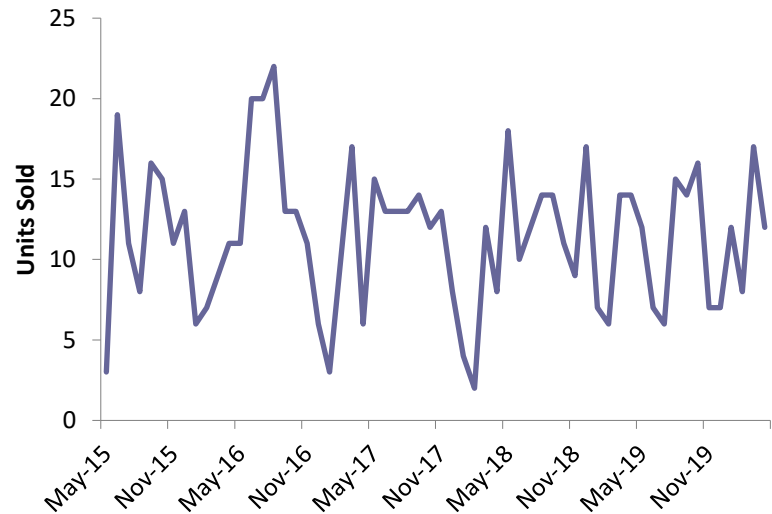
Jan - Apr Sales

Month / Year	Count	%Chg
2020	49	20%
2019	41	58%
2018	26	-28%

Median Sales Price

Month / Year	MSP	%Chg
2020	\$307,000	-3%
2018	\$315,619	13%
2018	\$279,000	-2%

Residential Units Sold



Currituck Mainland

Jan - Apr Sales

Month / Year	Count	%Chg
2020	72	47%
2019	49	29%
2018	38	-24%

Median Sales Price

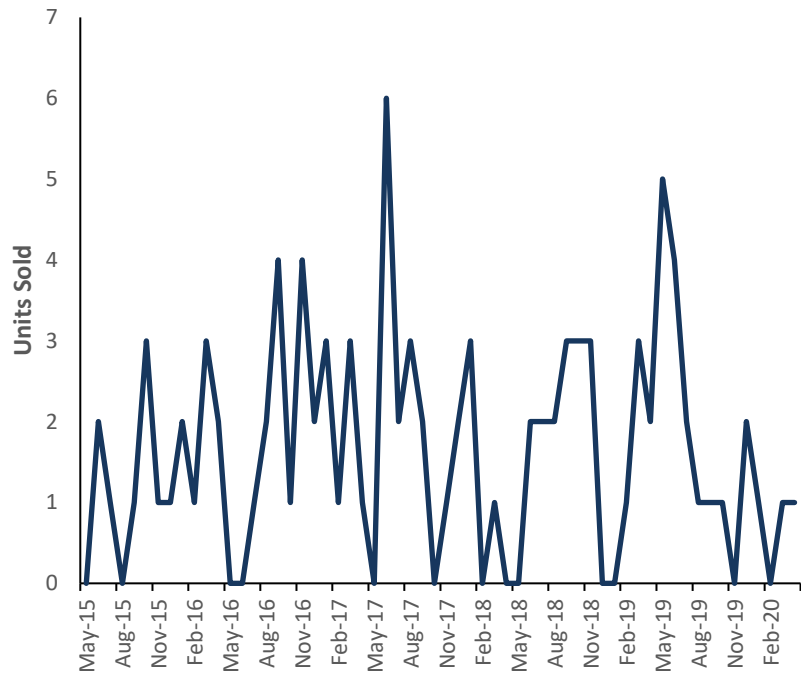
Month / Year	MSP	%Chg
2020	\$267,000	1%
2019	\$263,250	8%
2018	\$244,450	2%

Residential Units Sold



Ocracoke Island

Residential Units Sold



Jan - Apr Sales

Month / Year	Count	%Chg
2020	3	-50%
2019	6	50%
2018	4	-50%

Median Sales Price

Month / Year	MSP	%Chg
2020	\$372,000	6%
2019	\$352,500	10%
2018	\$320,000	3%