



September 2020 MLS Statistical Report

Record sales three months in a row! Additionally, with 978 units still under contract, it appears that this trend will continue for another month.

- 2020 Total Sales (residential, lots / land, commercial) - up 30% for the year
- 2020 Residential Sales - Up 32%
- 2020 Lot / Land Sales - Up 23%
- September 2020 Residential Inventory - Down 53%
- Under Contract - Up 127% (over September 2019)

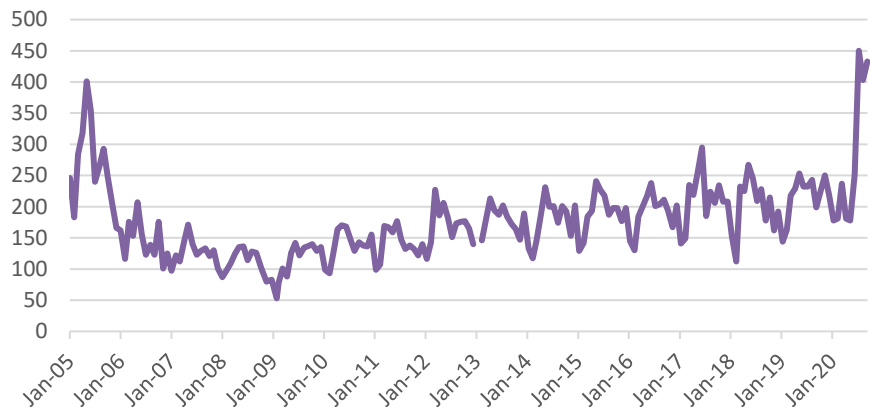
Monthly Sales Comparison

Month / Year	Count	%Chg
Sept'20	437	120%
Sept'19	199	12%
Sept'18	178	-14%

Yearly Sales Comparison

Month / Year	Count	%Chg
Sept'20	2496	30%
Sept'19	1913	3%
Sept'18	1849	-3%

Total Property Sold

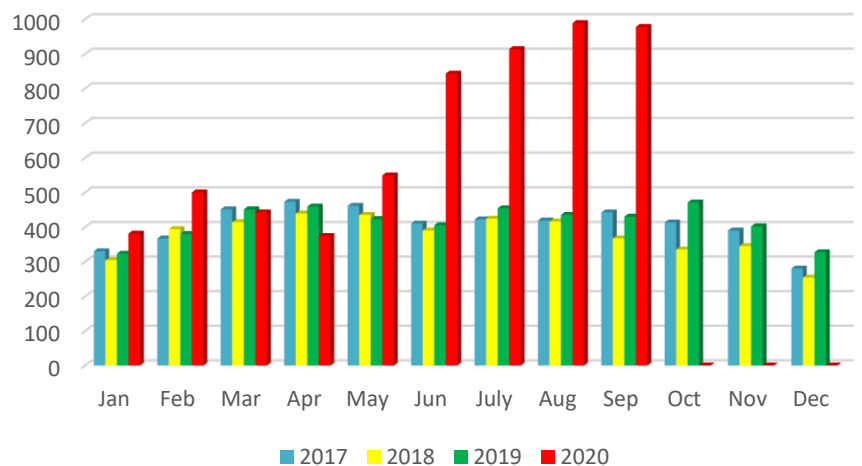


Under Contract

Monthly Under Contract

Month / Year	Count	%Chg
Sept'20	978	127%
Sept'19	430	17%
Sept'18	367	-17%

Under Contract



Data Obtained: October 7, 2020

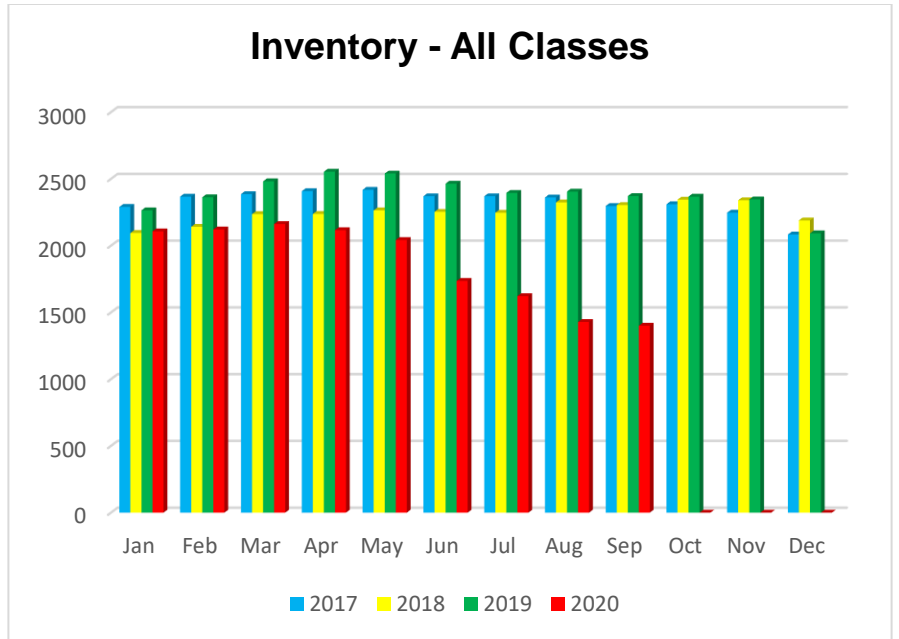
Note: This report reflects corrections / updates to previous data.

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

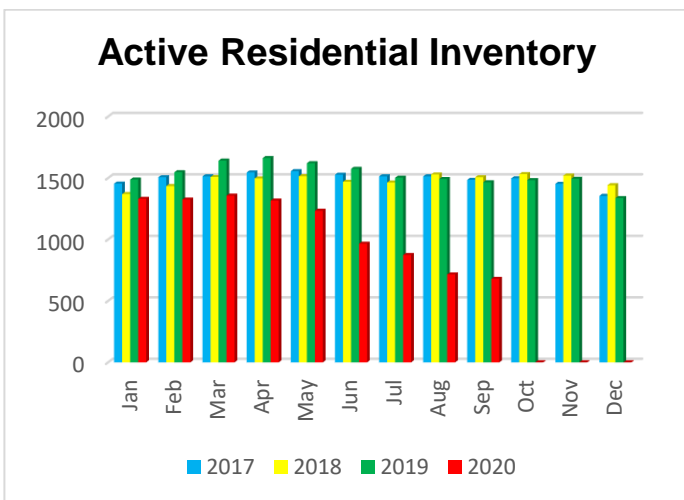
Total Inventory continues to decline.

Total Inventory		
Month / Year	Count	%Chg
Sept'20	1400	-41%
Sept'19	2371	3%
Sept'18	2304	0%



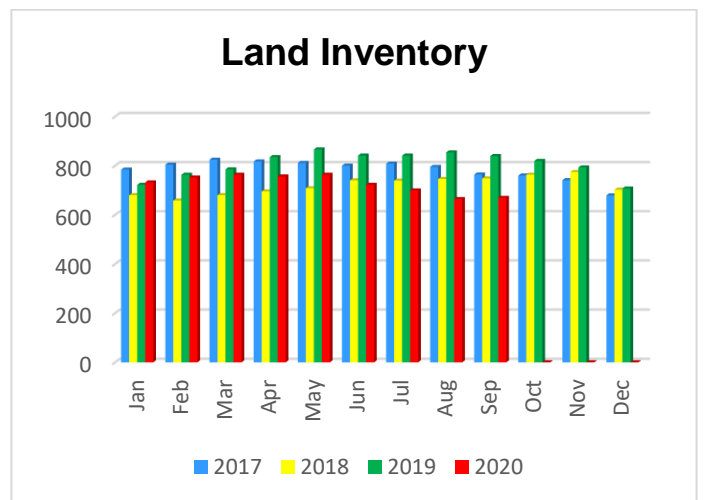
Residential Inventory

Units		
Month / Year	Count	%Chg
Sept'20	679	-54%
Sept'19	1465	-3%
Sept'18	1506	1%



Lots / Land Inventory

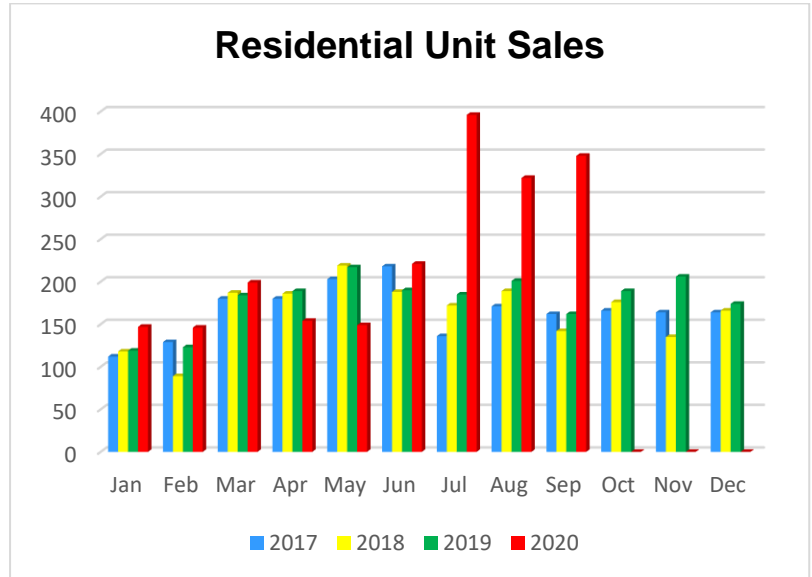
Units		
Month / Year	Count	%Chg
Sept'20	669	-20%
Sept'19	839	12%
Sept'18	748	-2%



Residential Sales

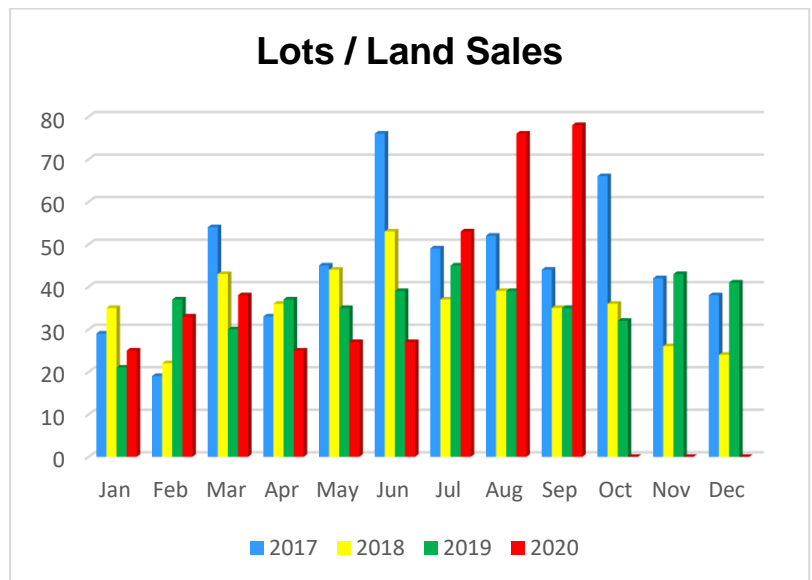
Unit Sales		
Month / Year	Count	%Chg
Sept'20	351	117%
Sept'19	162	14%
Sept'18	142	-12%

Median Sale Price		
Month / Year	Count	%Chg
Sept'20	\$425,000	33%
Sept'19	\$318,750	8%
Sept'18	\$294,193	-8%



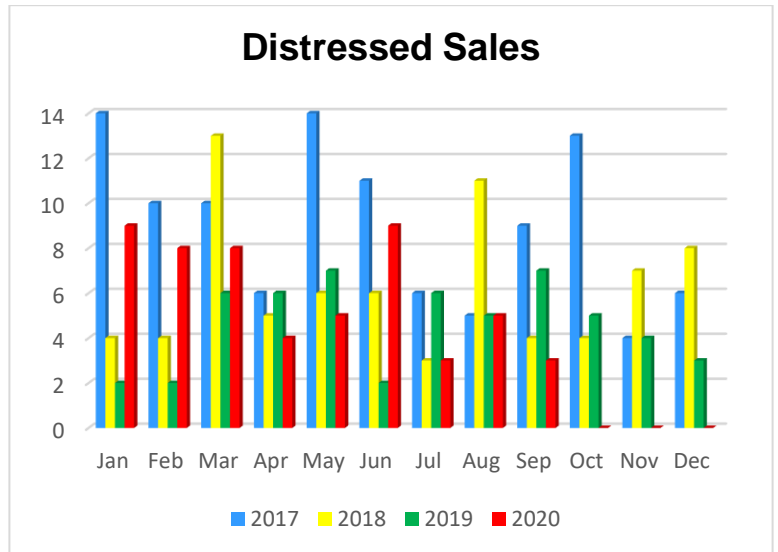
Lots / Land Sales

Unit Sales		
Month / Year	Count	%Chg
Sept'20	79	126%
Sept'19	35	0%
Sept'18	35	-20%



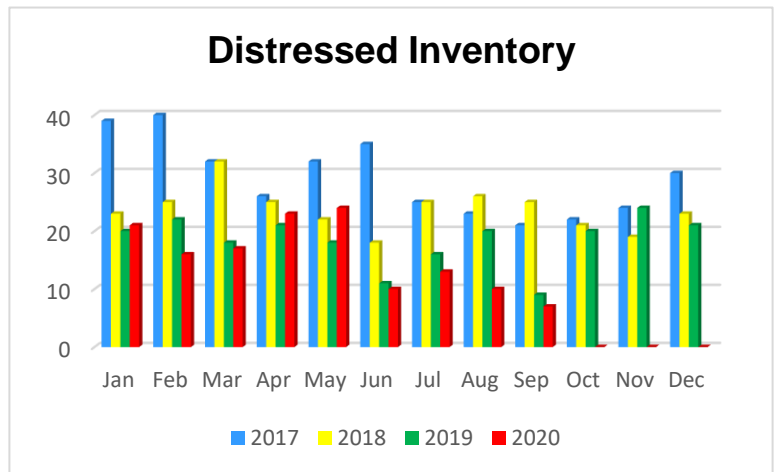
Distressed Sales

Distressed Sales		
Month / Year	Count	%Chg
Sept'20	3	-57%
Sept'19	7	75%
Sept'18	4	-56%

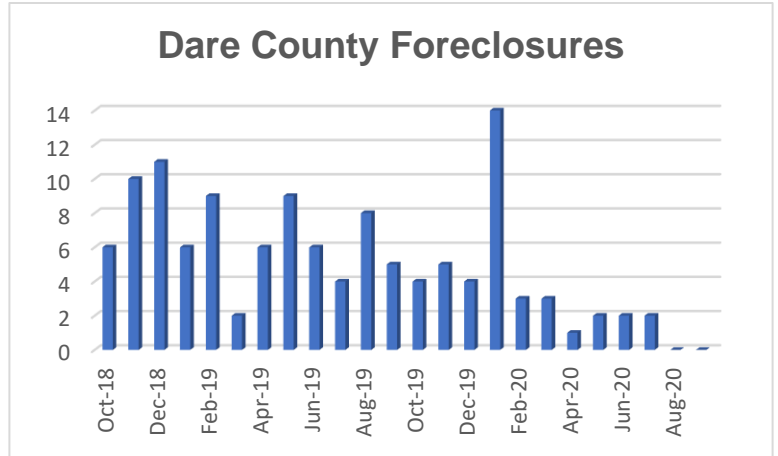


Distressed Inventory

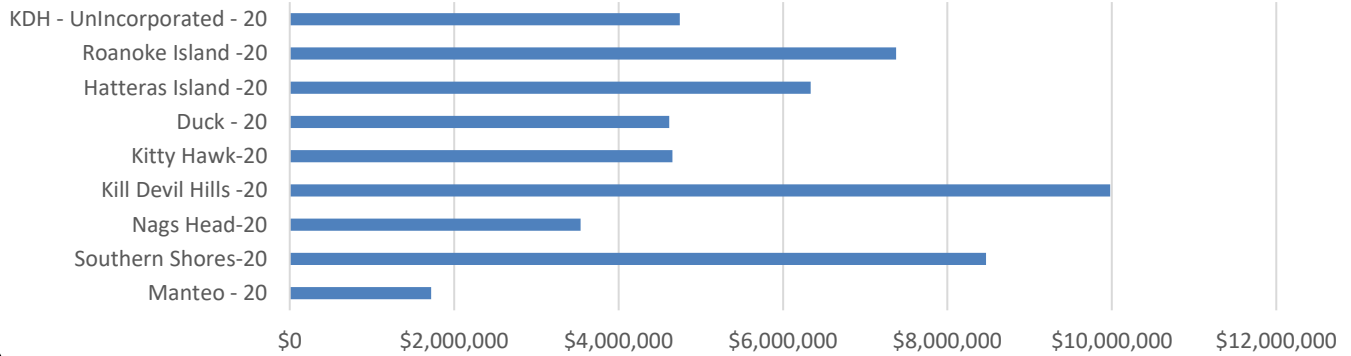
Units		
Month / Year	Count	%Chg
Sept'20	7	-22%
Sept'19	9	-64%
Sept'18	25	19%



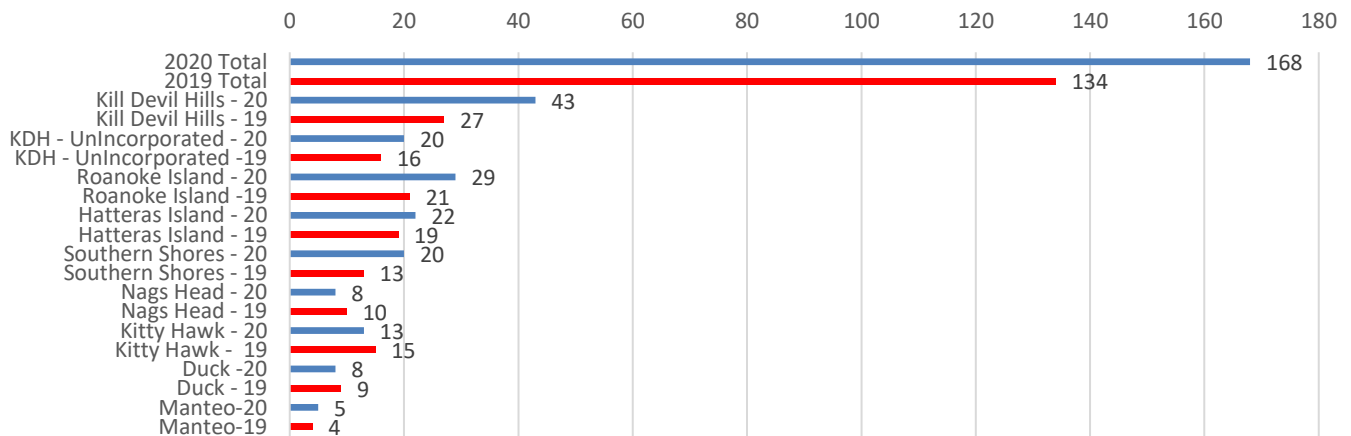
Dare County Foreclosures



2020 Building Permit Value



Year To Date 2020 Number of Building Permits



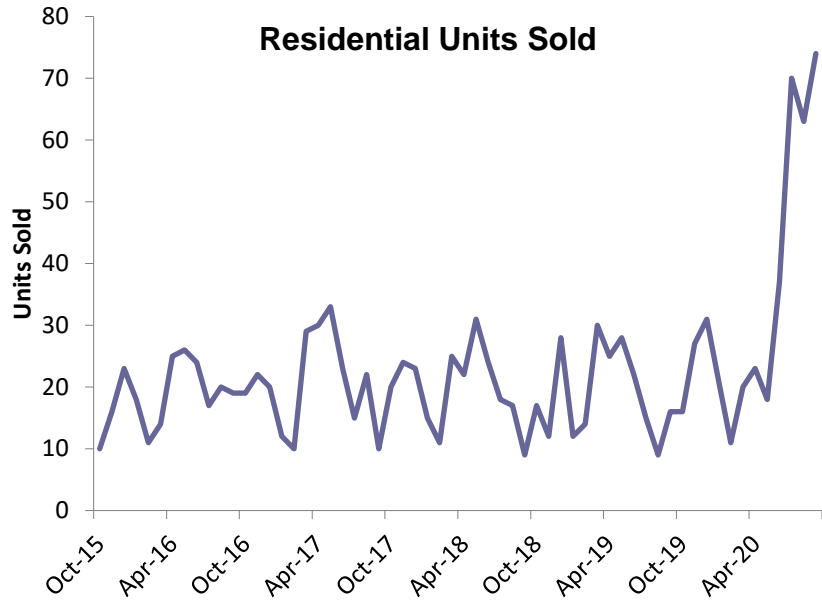
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Outer Banks Towns / Areas

Corolla

Jan - Sept Sales		
Month / Year	Count	%Chg
2020	337	97%
2019	171	-1%
2018	172	-7%

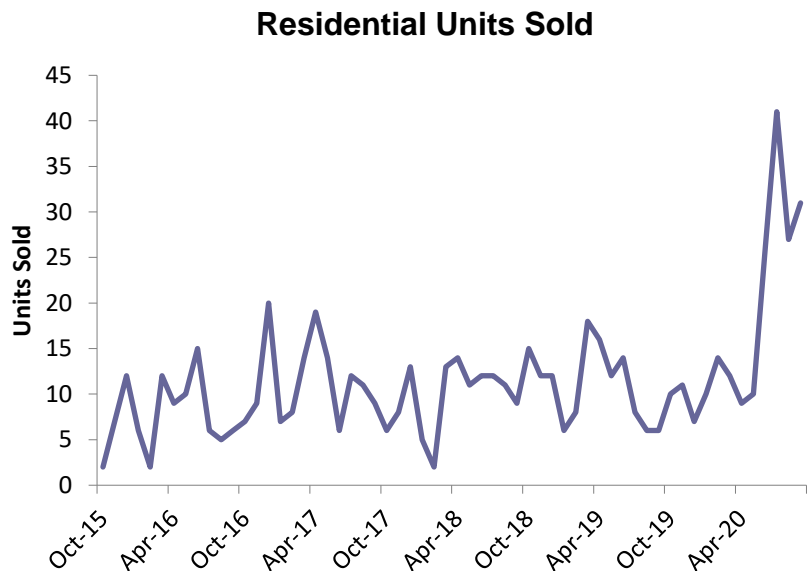
Median Sales Price		
Month / Year	MSP	%Chg
2020	\$500,000	2%
2019	\$490,000	-1%
2018	\$495,500	4%



Duck

Jan - Sept Sales		
Month / Year	Count	%Chg
2020	180	91%
2019	94	6%
2018	89	-11%

Median Sales Price		
Month / Year	MSP	%Chg
2020	\$474,750	-5%
2019	\$497,500	16%
2018	\$430,500	-8%



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Southern Shores

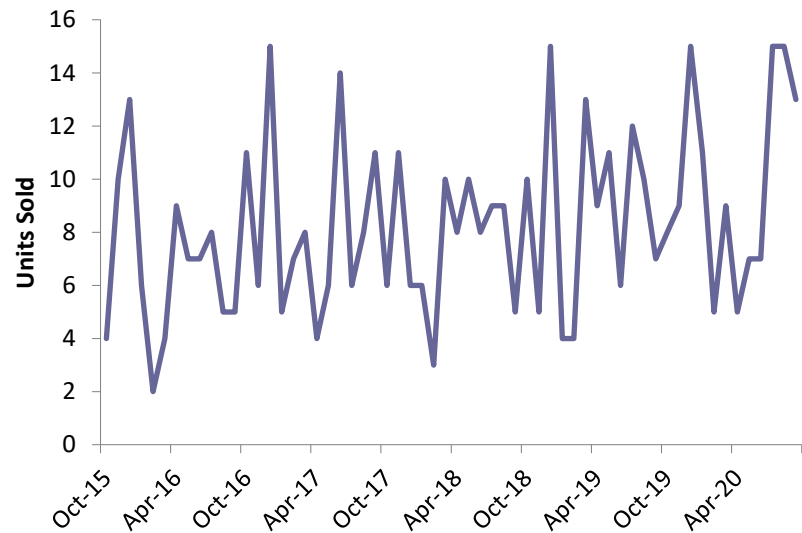
Jan - Sept Sales

Month / Year	Count	%Chg
2020	87	14%
2019	76	12%
2018	68	-1%

Median Sales Price

Month / Year	MSP	%Chg
2020	\$479,000	1%
2019	\$472,000	10%
2018	\$430,500	3%

Residential Units Sold



Kitty Hawk

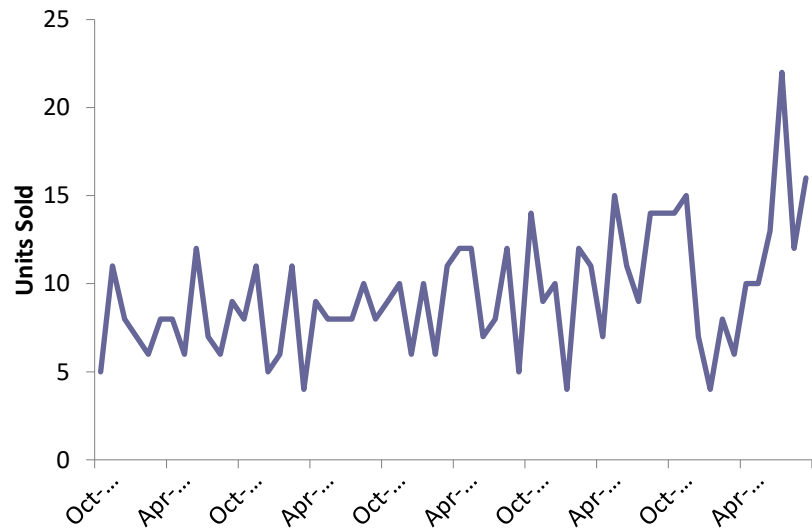
Jan - Sept Sales

Month / Year	Count	%Chg
2020	101	4%
2019	97	17%
2018	83	15%

Median Sales Price

Month / Year	MSP	%Chg
2020	\$387,000	3%
2019	\$375,000	7%
2018	\$352,000	14%

Residential Units Sold



Colington

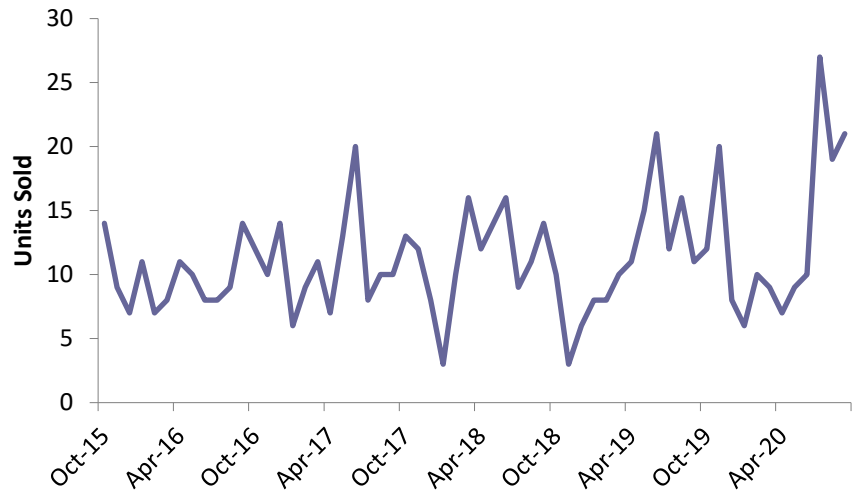
Jan - Sept Sales

Month / Year	Count	%Chg
2020	118	5%
2019	112	7%
2018	105	12%

Median Sales Price

Month / Year	MSP	%Chg
2020	\$299,900	11%
2019	\$271,375	-1%
2018	\$275,000	8%

Residential Units Sold



Kill Devil Hills

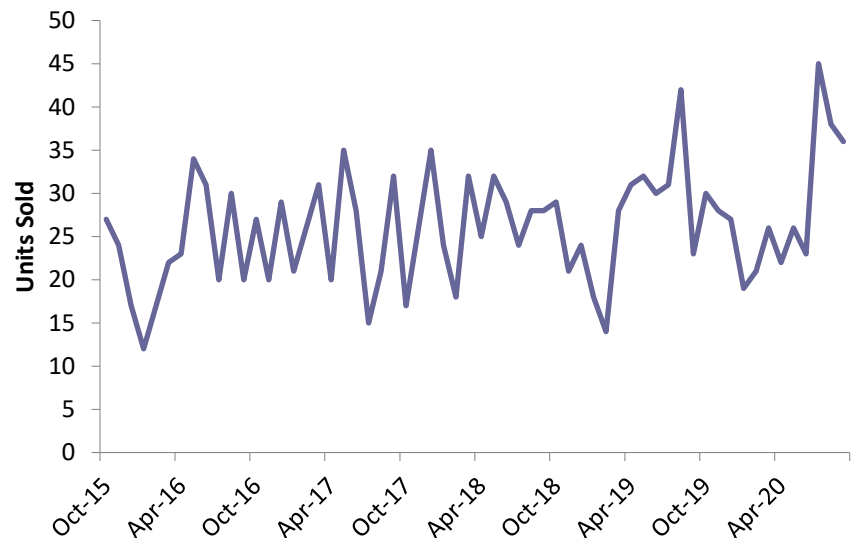
Jan - Sept Sales

Month / Year	Count	%Chg
2020	256	3%
2019	249	4%
2018	240	5%

Median Sales Price

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

Residential Units Sold

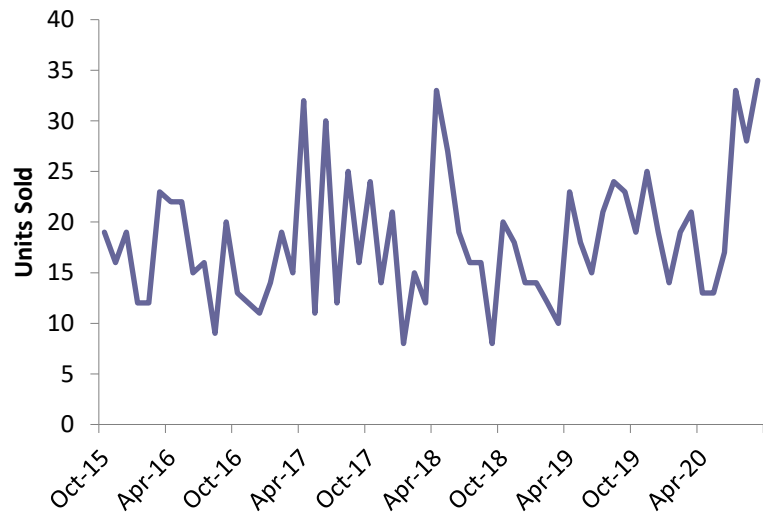


Nags Head

Jan - Sept Sales		
Month / Year	Count	%Chg
2020	192	20%
2019	160	4%
2018	154	-11%

Median Sales Price		
Month / Year	MSP	%Chg
2020	\$454,500	14%
2019	\$399,900	3%
2018	\$388,750	1%

Residential Units Sold

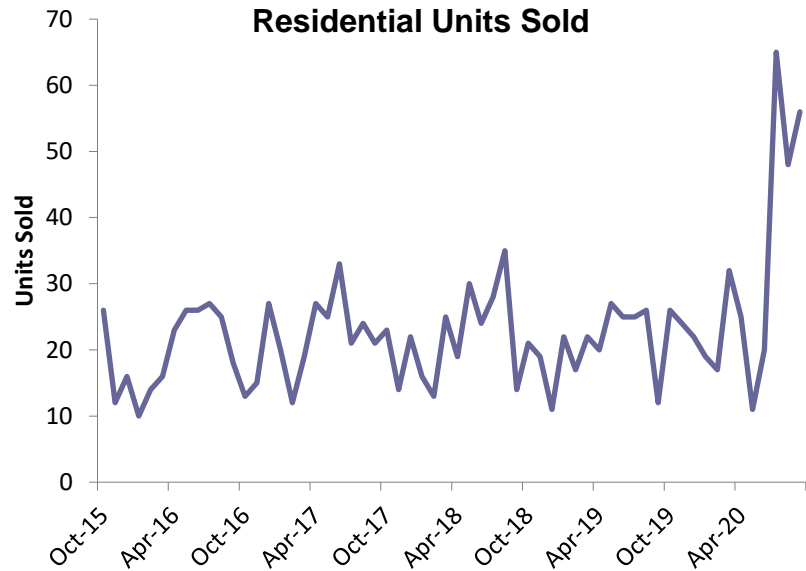


All Hatteras

Jan - Sept Sales		
Month / Year	Count	%Chg
2020	293	49%
2019	196	-4%
2018	204	1%

Median Sales Price		
Month / Year	MSP	%Chg
2020	\$355,000	4%
2019	\$340,000	11%
2018	\$305,000	0%

Residential Units Sold



Roanoke Island

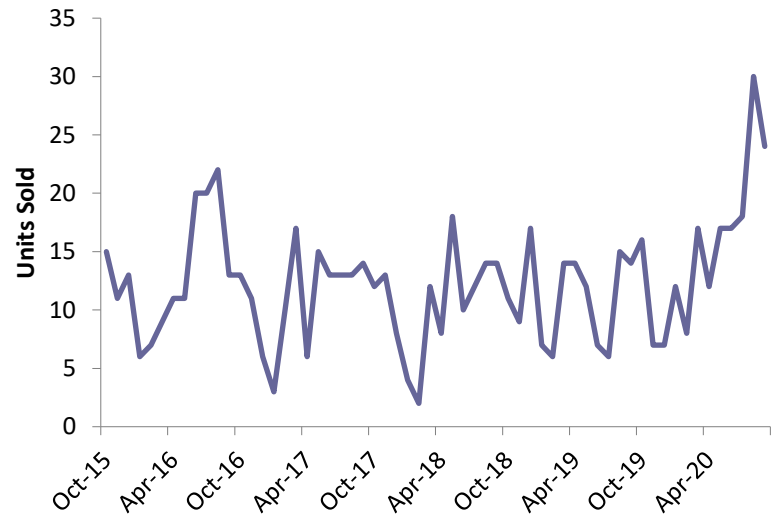
Jan - Sept Sales

Month / Year	Count	%Chg
2020	155	63%
2019	95	1%
2018	94	-10%

Median Sales Price

Month / Year	MSP	%Chg
2020	\$333,500	6%
2018	\$315,619	13%
2018	\$279,000	-2%

Residential Units Sold



Currituck Mainland

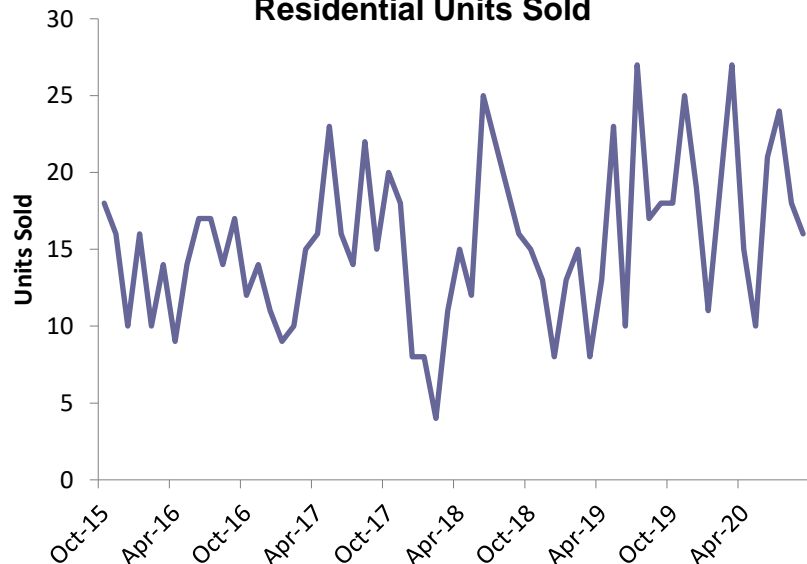
Jan - Sept Sales

Month / Year	Count	%Chg
2020	161	12%
2019	144	9%
2018	132	-6%

Median Sales Price

Month / Year	MSP	%Chg
2020	\$273,000	4%
2019	\$263,250	8%
2018	\$244,450	2%

Residential Units Sold



Ocracoke Island

Residential Units Sold

Jan - Sept Sales		
Month / Year	Count	%Chg
2020	13	-32%
2019	19	46%
2018	13	-38%

Median Sales Price		
Month / Year	MSP	%Chg
2020	\$355,000	1%
2019	\$352,500	10%
2018	\$320,000	3%

