



## February 2019 MLS Statistical Report

**MLS Director Report** - Between January and February 2019, the number of sold listings increased by 15%. The number of listings in an under contract status increased by 14%. But the most interesting statistic so far is that in February we experienced the highest number of sales in the month of February since 2005. Pretty impressive!

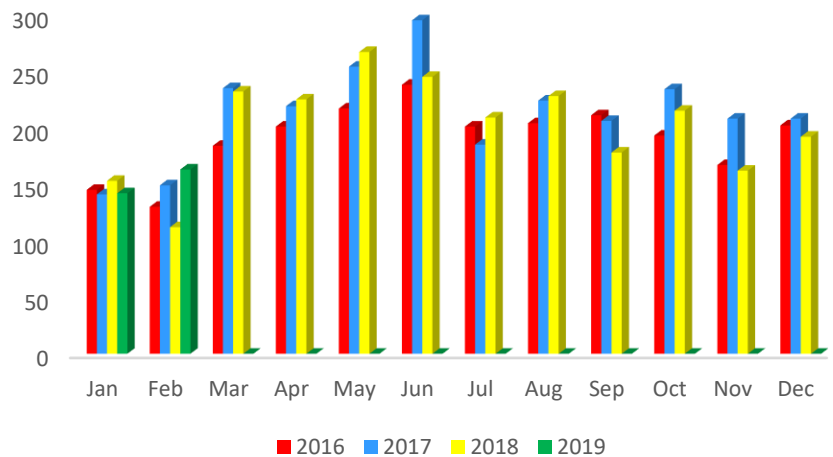
### Total Sales

A comparison of February '18 / February '19 sales showed that the number sales was up by 46%. As a reminder, we had bad snow storms last year that effected sales.

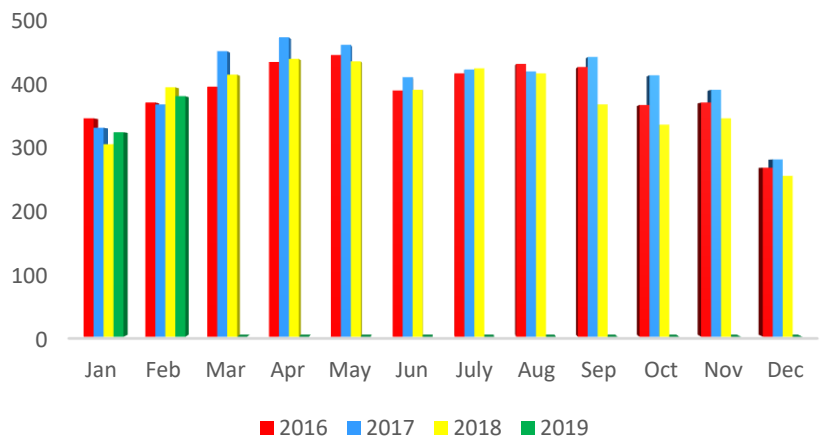
#### Total Sales

Month / Year	Count	%Chg
Feb'19	163	46%
Feb'18	112	-25%
Feb;16	149	15%

### Total Residential Sales



### Total Listings Under Contract



### Under Contract

February statistics show that listings in an Under Contract status were up 6% Y-O-Y and 14% M-O-M.

#### Total Under Contract

Month / Year	Count	%Chg
Jan'19	323	6%
Jan'18	304	-8%
Jan'17	330	-4%

Data Obtained: March 7, 2019

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

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## Residential Property Sales

### Residential Sales

Residential sales were up 38% over last year, but again, there was that snow storm.

#### All Residential Sales

Month / Year	Count	%Chg
Feb'19	123	38%
Feb'18	89	-31%
Feb'17	129	40%

### Median Sale Price

Median sale price continues to rise.

#### Residential Median Sale Price

Month / Year	Count	% Chg
Feb'19	\$332,750	2%
Feb'18	\$325,000	4%
Feb'17	\$311,500	8%

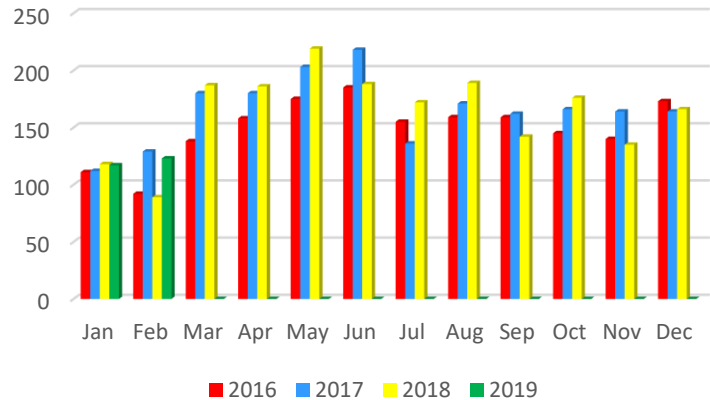
### Residential Inventory

Residential inventory is on the rise. This is the highest inventory since May of 2017.

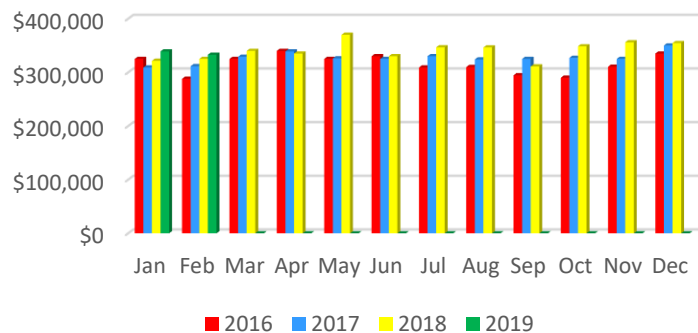
#### Residential Inventory

Month / Year	Count	%Chg
Feb'19	1547	8%
Feb'18	1434	-5%
Feb'16	1506	-10%

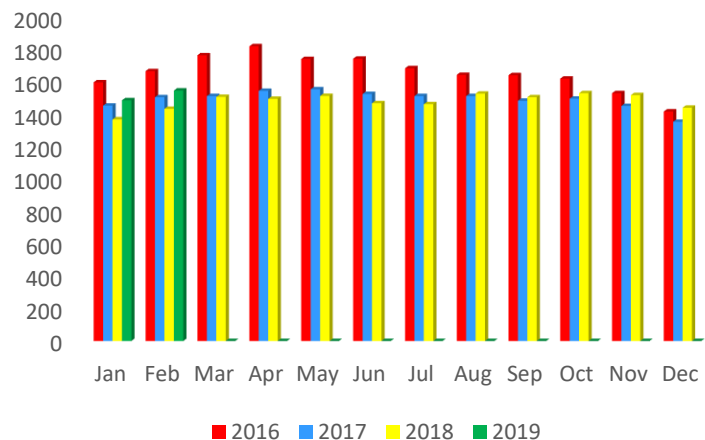
### Residential Unit Sales



### Single Family Detached Median Sale Price



### Active Residential Inventory



## Lots / Land

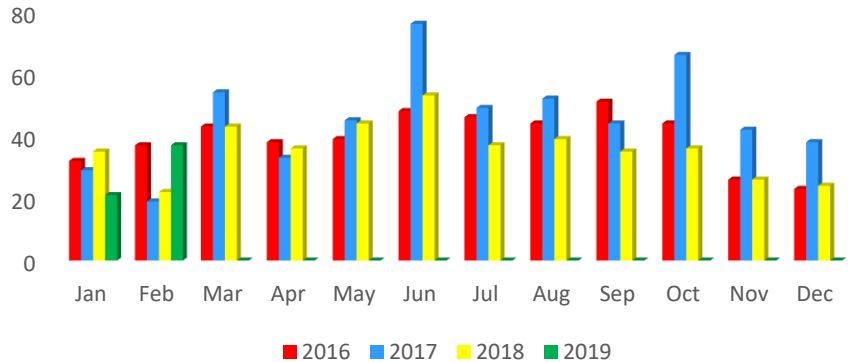
### Lots / Land Sales

Last month the MLS reported that land sales had been in a steady decline. 2019 sales look much better.

#### Lots / Land Sales

Month / Year	Count	%Chg
Feb'19	37	68%
Feb'18	22	16%
Feb'17	19	-49%

### Lot / Land Sales



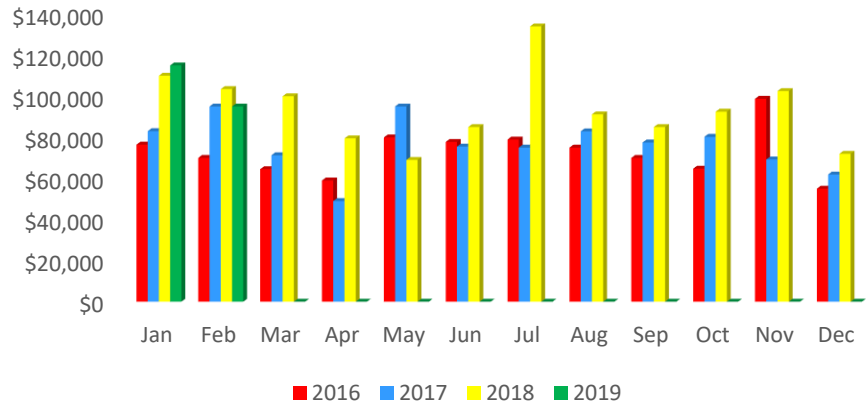
### Lots / Land

Median sale price have declined slightly since 2018.

#### Lots / Land Median Price

Month / Year	Count	%Chg
Feb'19	\$95,000	-8%
Feb'18	\$103,500	9%
Feb'17	\$95,000	36%

### Land - Median Sale Price



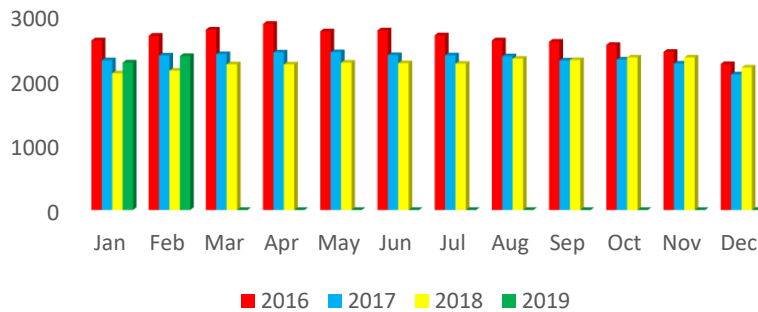
### Lots / Land Inventory

Land Inventory continues to rise.

#### Lots / Land Inventory

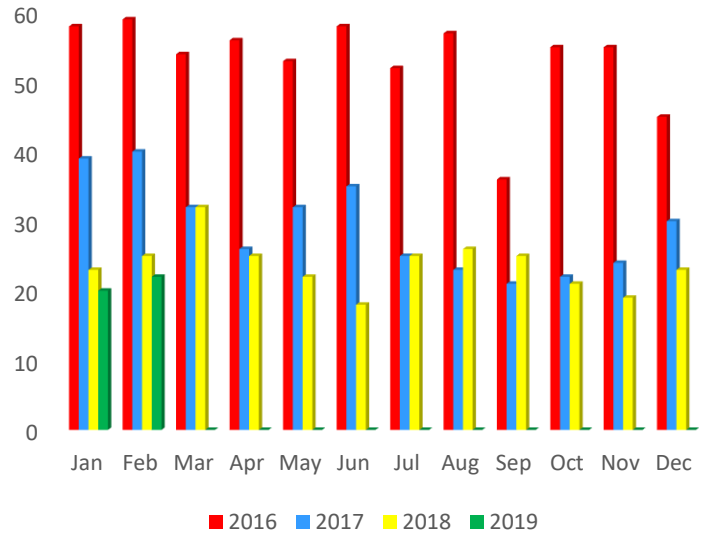
Month / Year	Count	%Chg
Feb'19	763	16%
Feb'18	658	-18%
Feb'17	804	-15%

### Lot / Land Inventory



## Distressed Property

### Distressed Inventory



### Inventory

#### Distressed Sale Inventory

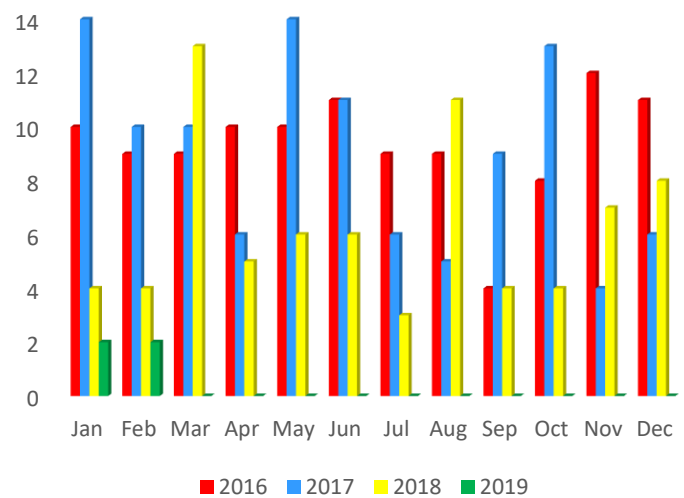
Month / Year	Count	%Chg
Feb'19	22	-12%
Feb'18	25	-38%
Feb'17	40	-32%

### Distressed Sales

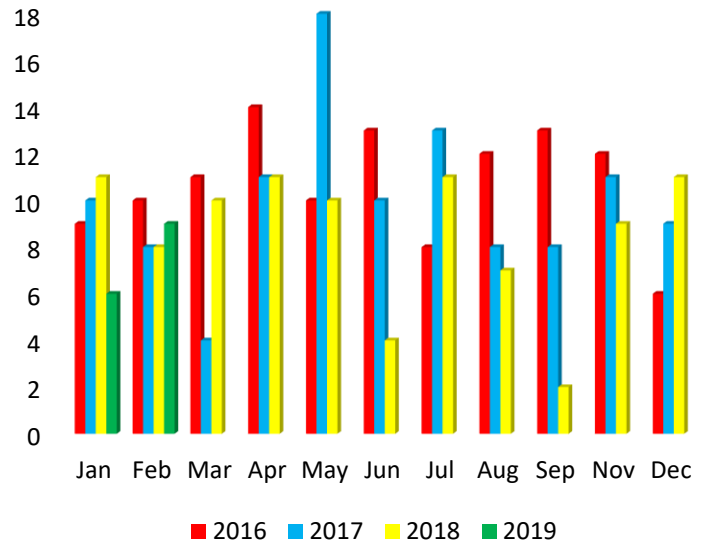
#### Distressed Sales

Month / Year	Count	%Chg
Jan'19	2	-50%
Jan'18	4	-71%
Jan'17	14	40%

### Distressed Sales



### Dare County Foreclosures

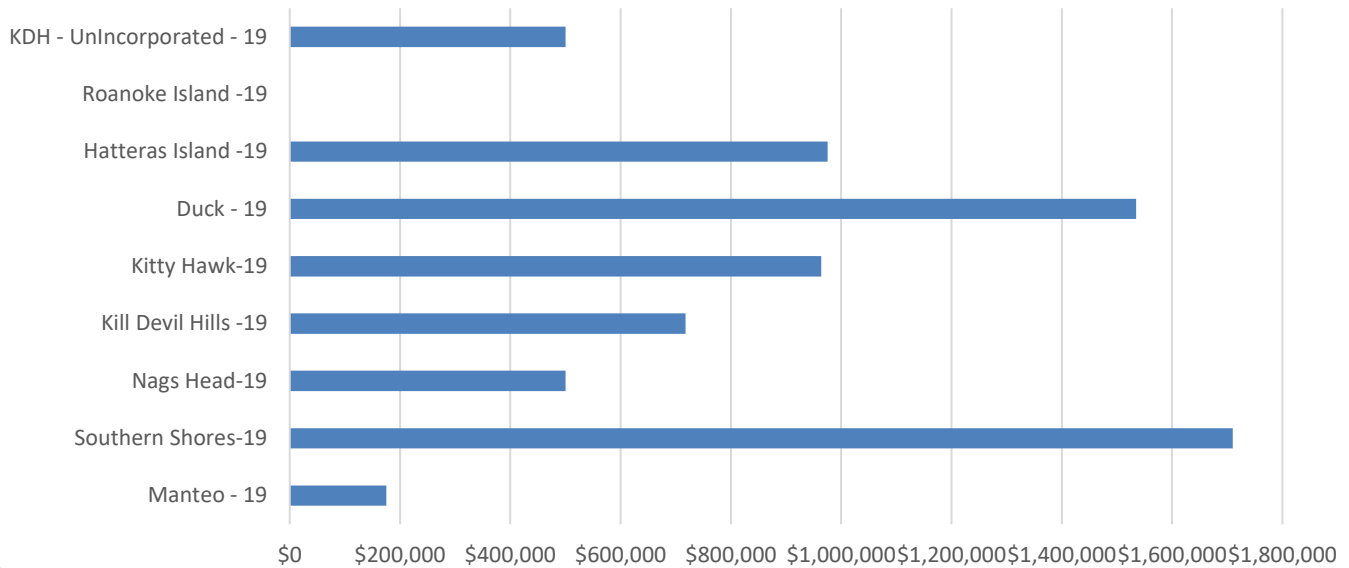


### Foreclosures

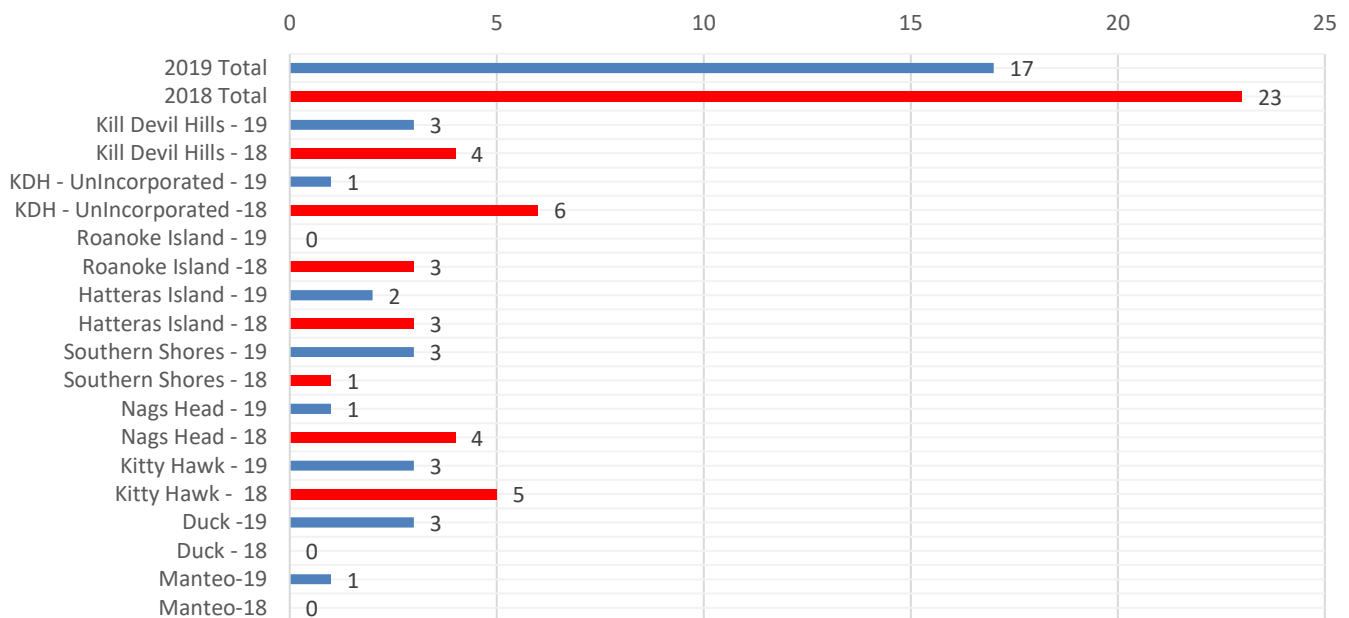
Foreclosures Increased slightly but the increase was not significant.

Foreclosures		
Month / Year	Count	%Chg
Feb'19	9	13%
Feb'18	8	0%
Feb'17	8	-20%

### January 2019 New Construction Building Permit Value



### Year To Date 2019 Number of Building Permits



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## Outer Banks Towns / Areas

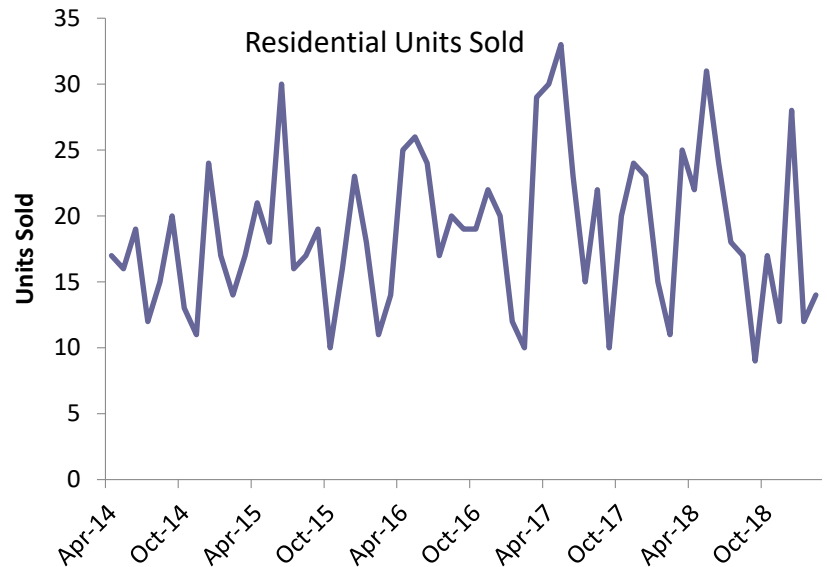
### Jan - Feb Sales

Month / Year	Count	%Chg
2019	26	0%
2018	26	18%
2017	22	-24%

### Median Sales Price

Month / Year	Count	%Chg
2018	\$532,050	7%
2017	\$495,500	4%
2016	\$477,500	12%

### Corolla



### Town of Duck

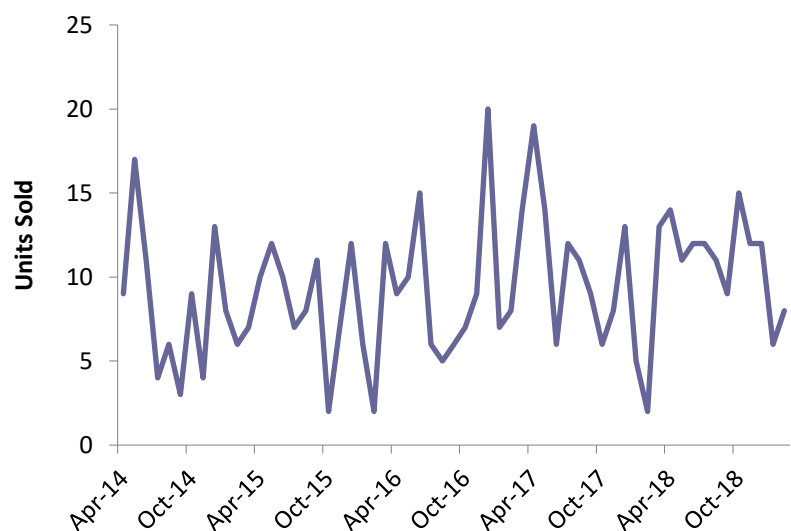
### Jan - Feb Sales

Month / Year	Count	%Chg
2019	14	100%
2018	7	-53%
2017	15	88%

### Median Sales Price

Month / Year	Count	%Chg
2019	\$291,500	-32%
2018	\$430,500	-8%
2017	\$466,000	-2%

### Residential Units Sold



## Southern Shores

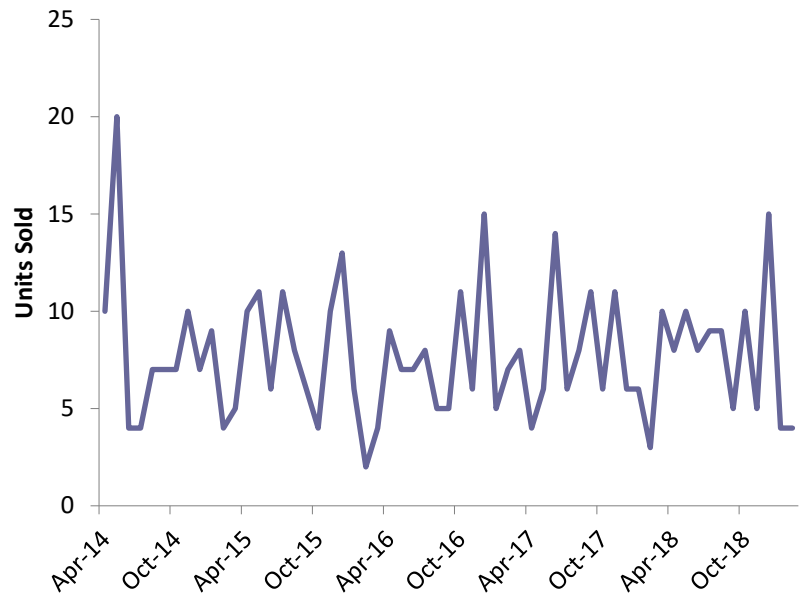
### Jan - Feb Sales

Month / Year	Count	%Chg
2019	8	-11%
2018	9	-25%
2017	12	50%

### Median Sales Price

Month / Year	MSP	%Chg
2019	\$500,000	16%
2018	\$430,500	3%
2017	\$420,000	-1%

### Residential Units Sold



## Town of Kitty Hawk

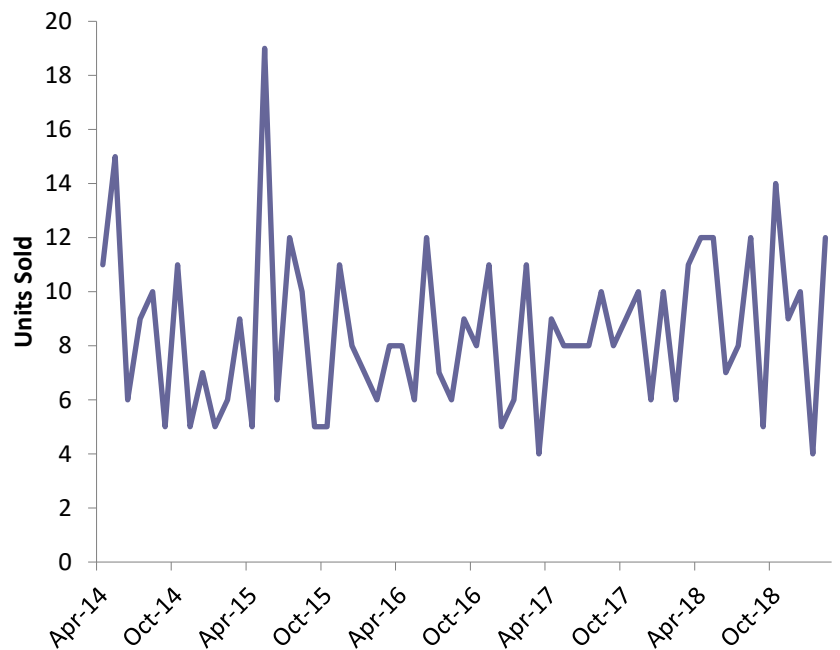
### Jan - Feb Sales

Month / Year	Count	%Chg
2019	16	0%
2018	16	-6%
2017	17	31%

### Median Sales Price

Month / Year	MSP	%Chg
2019	\$315,000	-11%
2018	\$352,000	14%
2017	\$310,000	2%

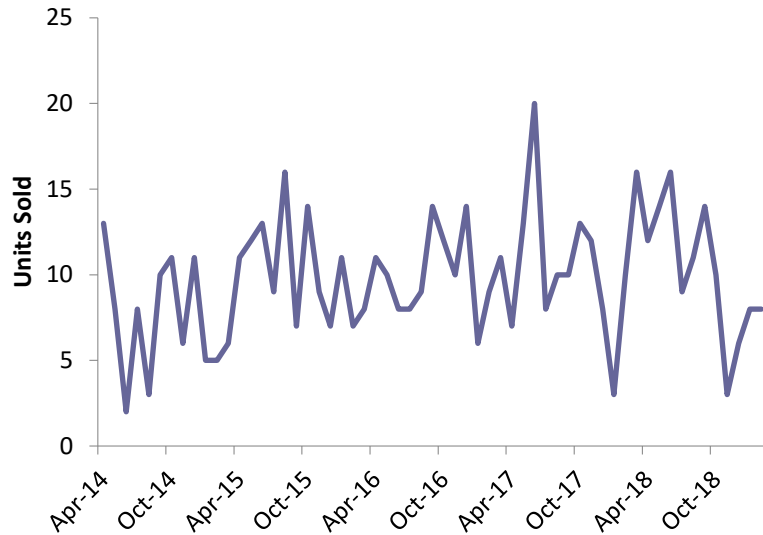
### Residential Units Sold





## Colington

### Residential Units Sold



#### Jan - Feb Sales

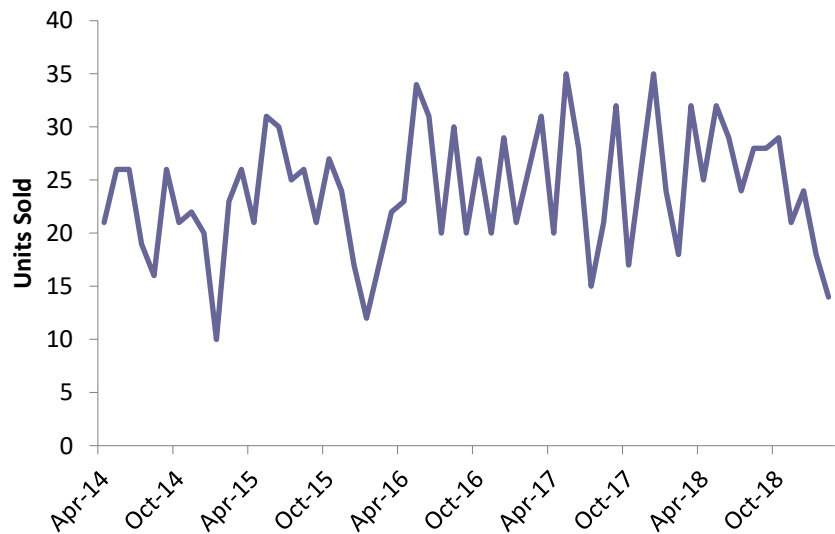
Month / Year	Count	%Chg
2019	16	23%
2018	13	-13%
2017	15	-17%

#### Median Sales Price

Month / Year	MSP	%Chg
2019	\$281,250	2%
2018	\$275,000	8%
2017	\$255,000	9%

## Town of Kill Devil Hills

### Residential Units Sold



#### Jan - Feb Sales

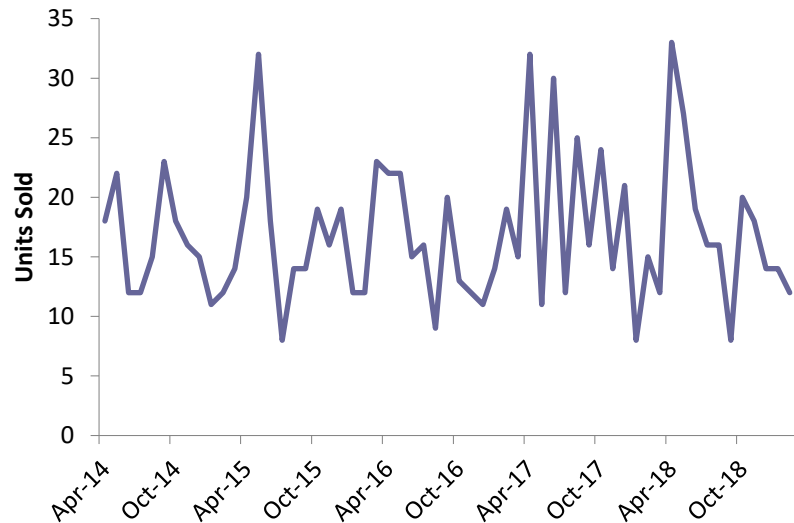
Month / Year	Count	%Chg
2019	32	-24%
2018	42	-11%
2017	47	62%

#### Median Sales Price

Month / Year	MSP	%Chg
2019	\$263,750	-4%
2018	\$275,250	0%
2017	\$275,000	2%

## Town of Nags Head

### Residential Units Sold



#### Jan - Feb Sales

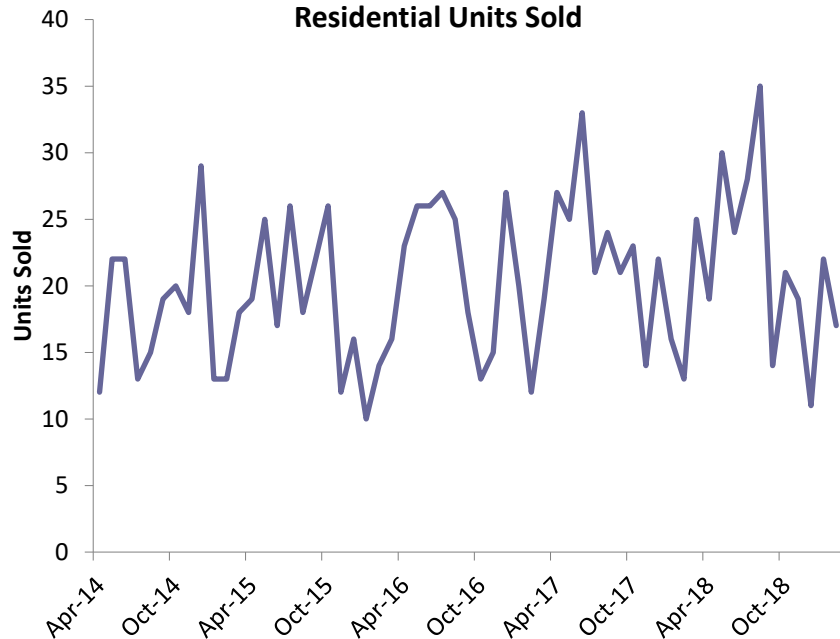
Month / Year	Count	%Chg
2019	26	13%
2018	23	-30%
2017	33	38%

#### Median Sales Price

Month / Year	MSP	%Chg
2019	\$424,500	9%
2018	\$388,750	1%
2017	\$384,000	1%

## Hatteras Island

### Residential Units Sold



#### Jan - Feb Sales

Month / Year	Count	%Chg
2019	39	34%
2018	29	-9%
2017	32	33%

#### Median Sales Price

Month / Year	MSP	%Chg
2019	\$339,000	11%
2018	\$305,000	0%
2017	\$305,000	13%

## Roanoke Island

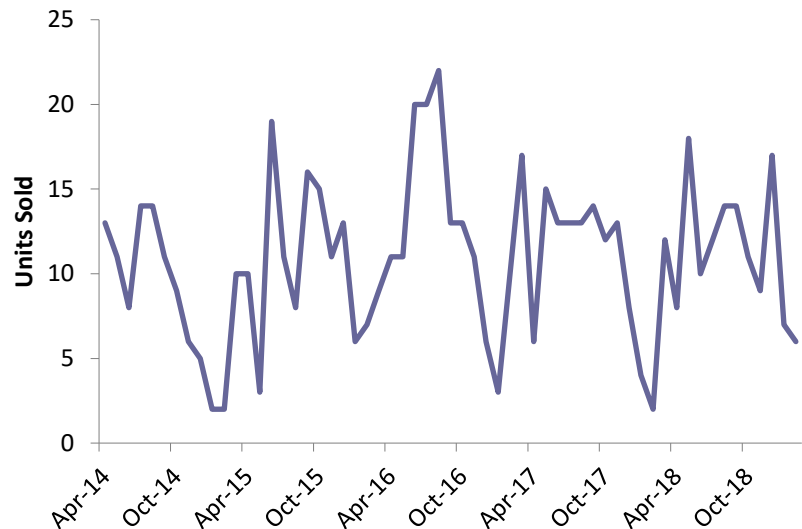
### Jan - Feb Sales

Month / Year	Count	%Chg
2019	13	117%
2018	6	-54%
2017	13	0%

### Median Sales Price

Month / Year	MSP	%Chg
2019	\$318,500	14%
2018	\$279,000	-2%
2017	\$283,350	7%

### Residential Units Sold



## Currituck Mainland

### Jan - Feb Sales

Month / Year	Count	%Chg
2019	28	133%
2018	12	-37%
2017	19	-27%

### Median Sales Price

Month / Year	MSP	%Chg
2019	\$235,613	-4%
2018	\$244,450	2%
2017	\$239,950	1%

### Residential Units Sold



## Ocracoke Island

Jan - Feb Sales		
Month / Year	Count	%Chg
2019	1	-67%
2018	3	-25%
2017	4	33%

Median Sales Price		
Month / Year	MSP	%Chg
2019	\$350,000	9%
2018	\$320,000	3%
2017	\$310,000	-1%

