



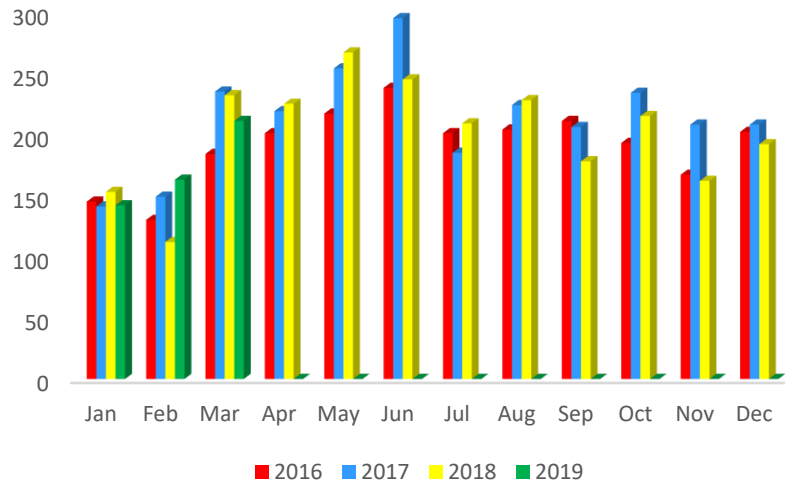
March 2019 MLS Statistical Report

MLS Director Report - Overall, when comparing 19Q1 and 18Q1 sales, residential and commercial sales are up; however, lot / land sales are down sharply. Under Contract listings have been steadily rising since December. Distressed inventory has held steady; however, with no foreclosures in March in Dare County, inventory is expected to decline.

Total Sales

Total Sales

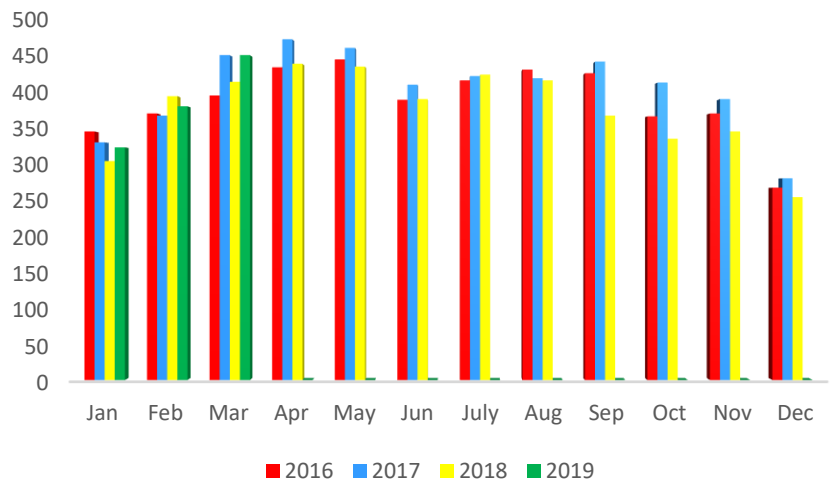
Although the graph below shows that March 2019 sales are down, 19Q1 total sales are up 4%.



Total Listings Under Contract

Under Contract

We are experiencing the highest number of listings under contract since May 2017.



Residential Under Contract

Month / Year	Count	%Chg
Mar'19	451	9%
Mar'18	414	-8%
Mar'17	451	14%

Data Obtained: April 7, 2019

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

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Residential Property Sales

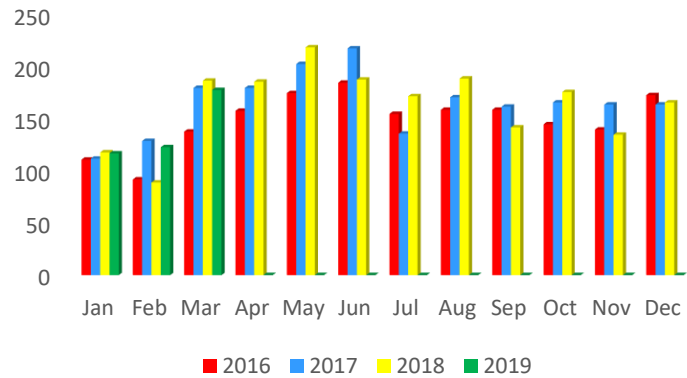
Residential Sales

Residential sales are down slightly from March 2018, but are still strong.

All Residential Sales

Month / Year	Count	%Chg
Mar'19	178	-5%
Mar'18	187	4%
Mar'17	180	30%

Residential Unit Sales

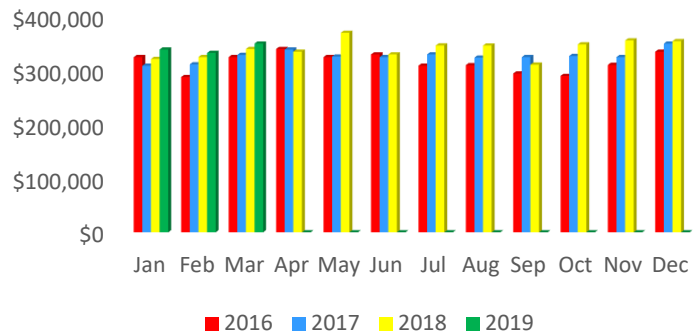


Single Family Detached Median Sale Price

Median sale price continues to rise.

Residential Median Sale Price

Month / Year	Count	% Chg
Mar'19	\$339,500	4%
Mar'18	\$325,000	4%
Mar'17	\$312,500	3%

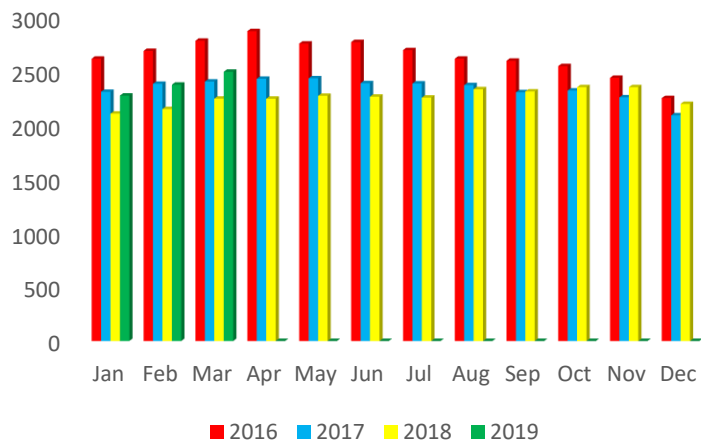


Residential Inventory

Residential inventory is on the rise. Highest inventory since June of 2017.

Residential Inventory

Month / Year	Count	%Chg
Mar'19	1651	9%
Mar'18	1508	0%
Mar'17	1513	-14%



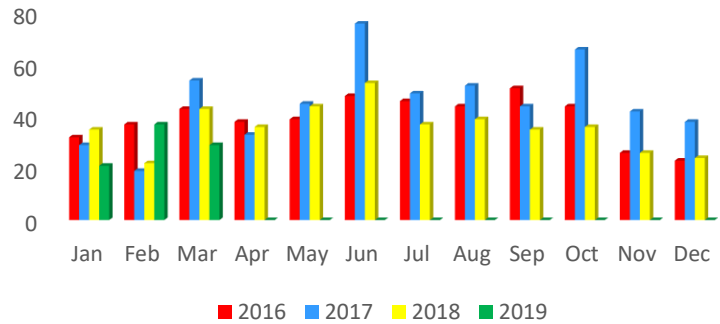
Lots / Land

Lots / Land Sales

Land Sales have not done well in 2019. As the graph shows, land sales are in decline.

Lots / Land Sales		
Month / Year	Count	%Chg
Mar'19	29	-33%
Mar'18	43	-20%
Mar'17	54	26%

Lot / Land Sales

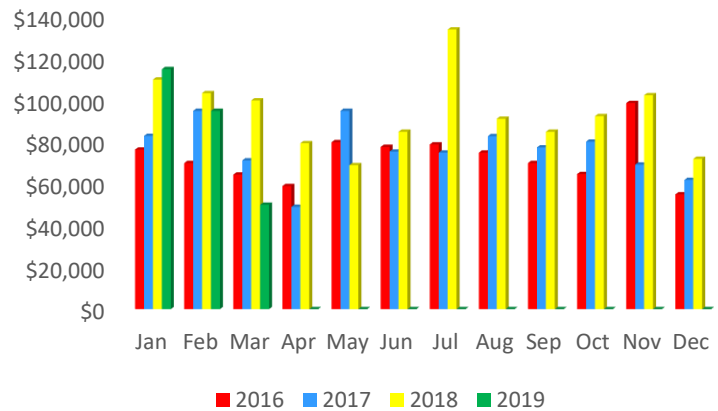


Lots / Land

Median sale price has declined sharply in 2019. The MLS will continue to watch the trend.

Lots / Land Median Price		
Month / Year	Count	%Chg
Mar'19	\$50,000	-50%
Mar'18	\$100,000	40%
Mar'17	\$71,250	10%

Land - Median Sale Price

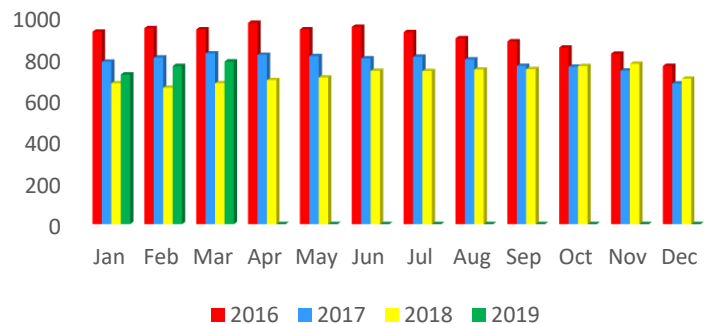


Lots / Land Inventory

Land Inventory continues to rise.

Lots / Land Inventory		
Month / Year	Count	%Chg
Mar'19	785	15%
Mar'18	680	-17%
Mar'17	824	-12%

Land Active Inventory

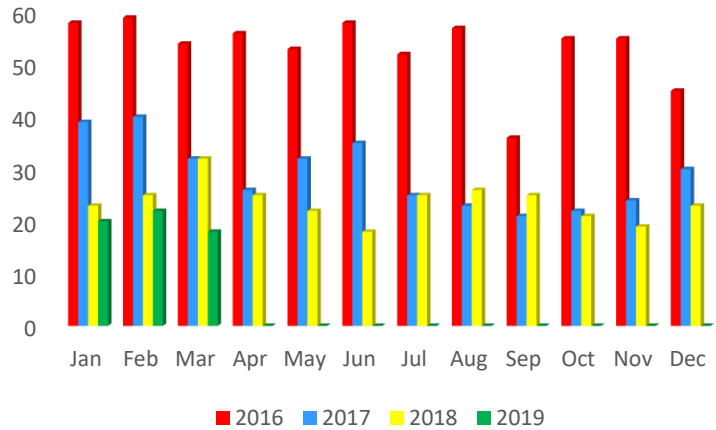


Distressed Property

Distressed Inventory

Inventory

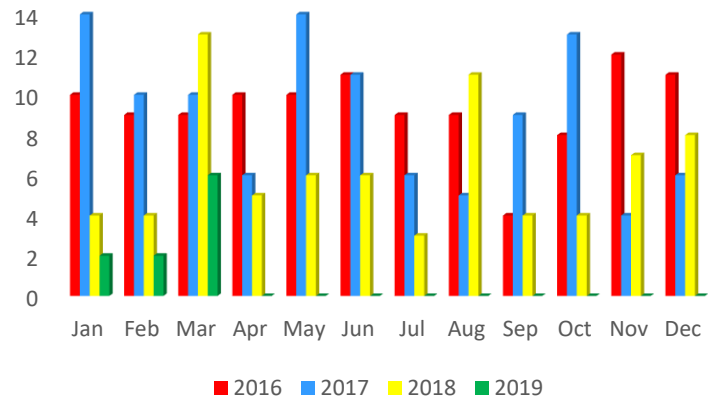
Distressed Sale Inventory		
Month / Year	Count	%Chg
Mar'19	18	-44%
Mar'18	32	0%
Mar'17	32	-41%



Distressed Sales

Distressed Sales		
Month / Year	Count	%Chg
Mar'19	6	-54%
Mar'18	13	30%
Mar'17	10	11%

Distressed Sales

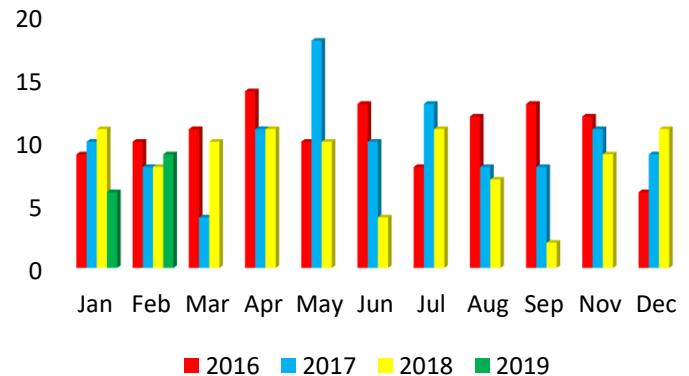


Foreclosures

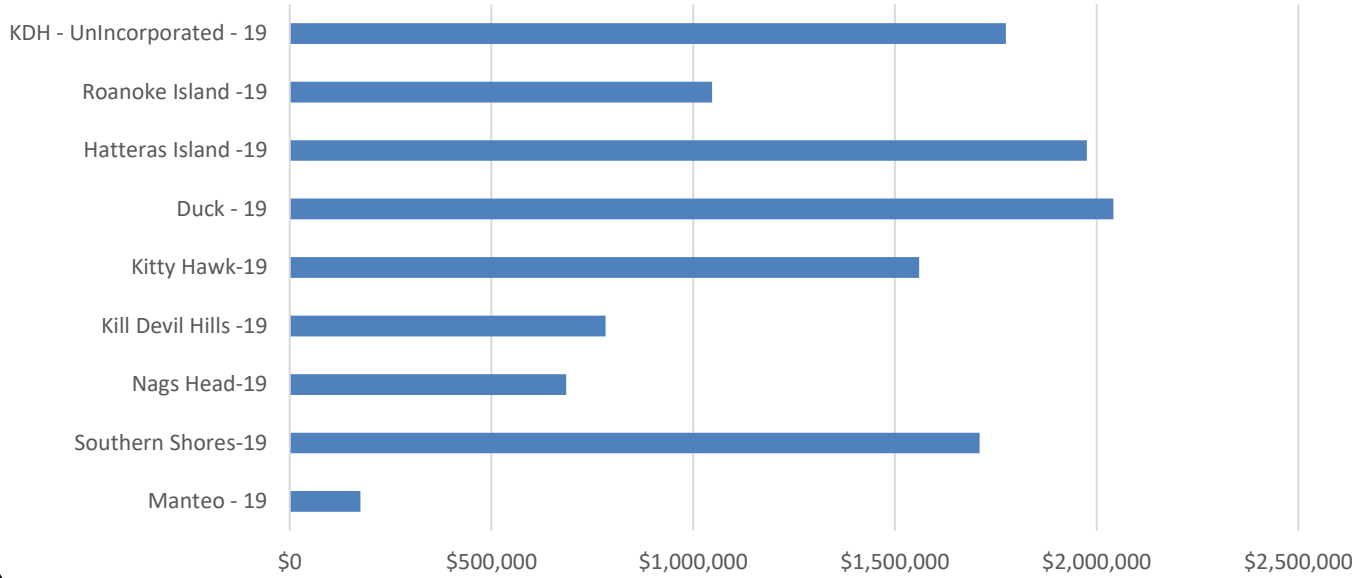
There were no reported foreclosures in March.

Foreclosures		
Month / Year	Count	%Chg
Mar'19	0	-100%
Mar'18	10	150%
Mar'17	4	-64%

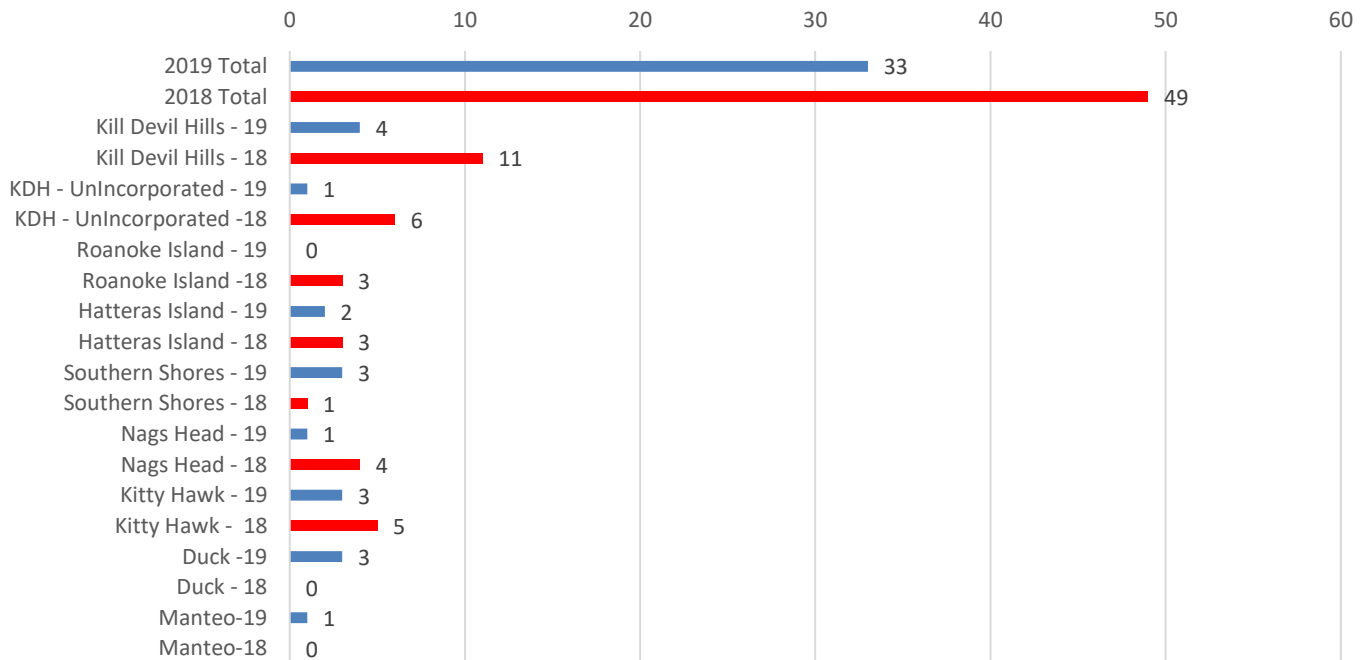
Dare County Foreclosures



February 2019 New Construction Building Permit Value



Year To Date 2019 Number of Building Permits



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Outer Banks Towns / Areas

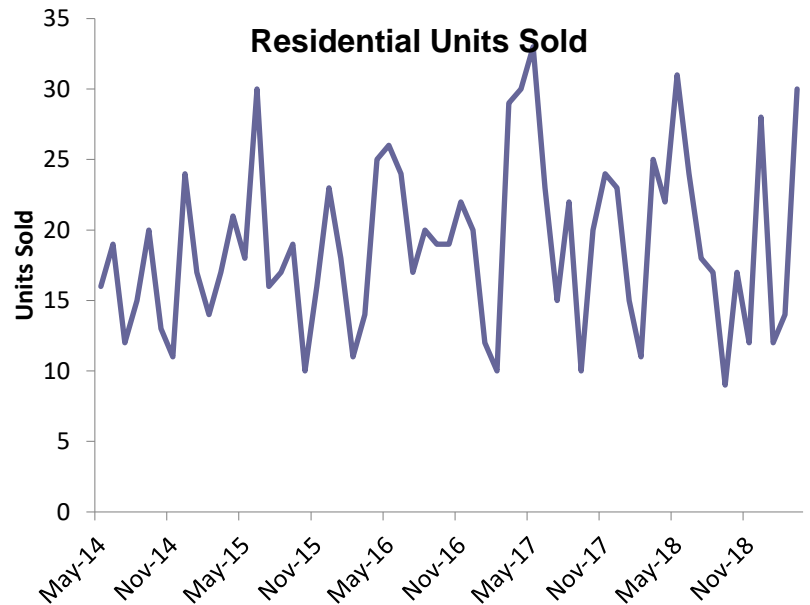
Jan - Mar Sales

Month / Year	Count	%Chg
2019	56	10%
2018	51	0%
2017	51	19%

Median Sales Price

Month / Year	Count	%Chg
2019	\$471,250	-5%
2018	\$495,500	4%
2017	\$477,500	12%

Corolla



Town of Duck

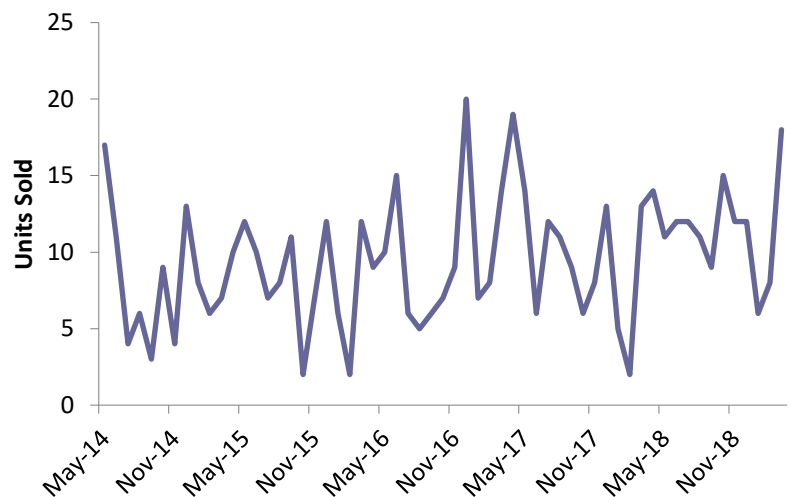
Jan - Mar Sales

Month / Year	Count	%Chg
2019	32	60%
2018	20	-31%
2017	29	45%

Median Sales Price

Month / Year	Count	%Chg
2019	\$540,000	25%
2018	\$430,500	-8%
2017	\$466,000	-2%

Residential Units Sold



Southern Shores

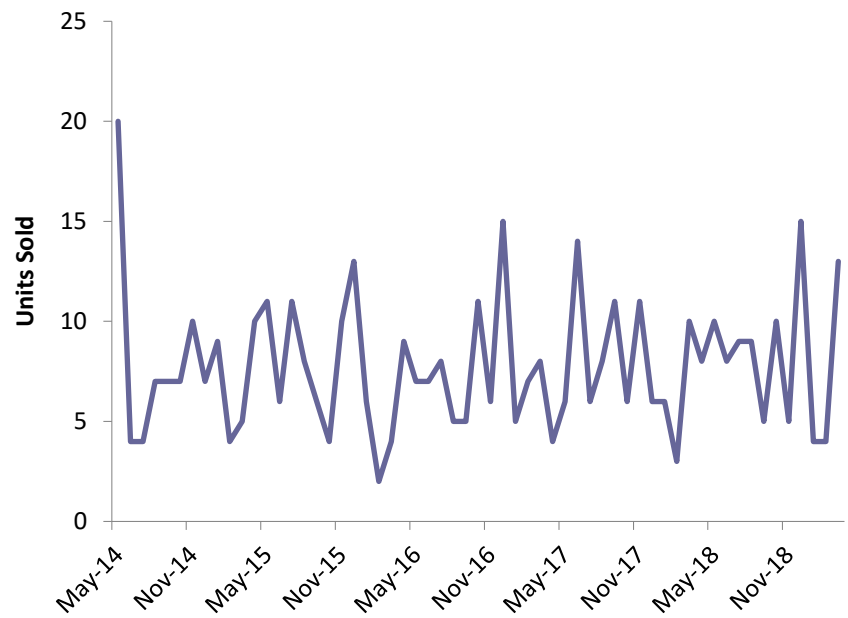
Jan - Mar Sales

Month / Year	Count	%Chg
2019	21	11%
2018	19	-5%
2017	20	67%

Median Sales Price

Month / Year	MSP	%Chg
2019	\$512,000	19%
2018	\$430,500	3%
2017	\$420,000	-1%

Residential Units Sold



Town of Kitty Hawk

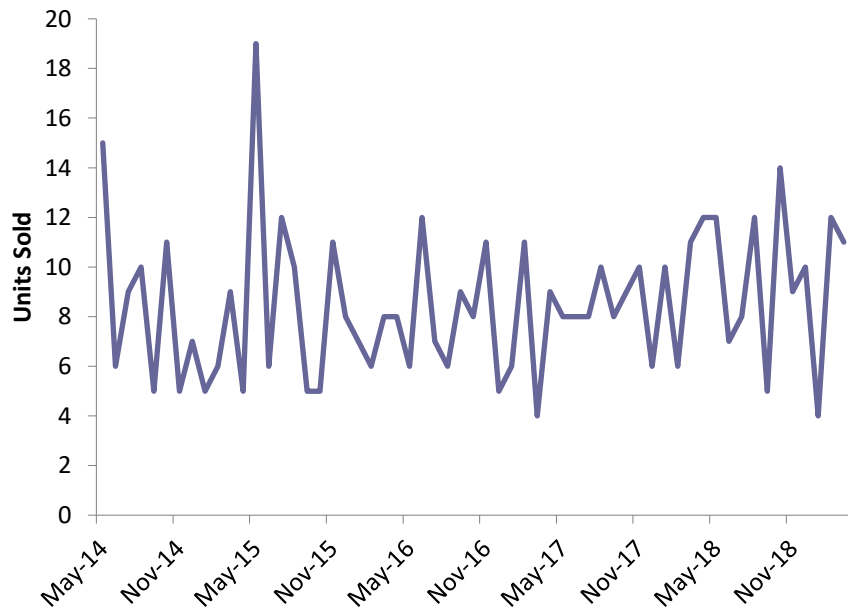
Jan - Mar Sales

Month / Year	Count	%Chg
2019	27	0%
2018	27	29%
2017	21	0%

Median Sales Price

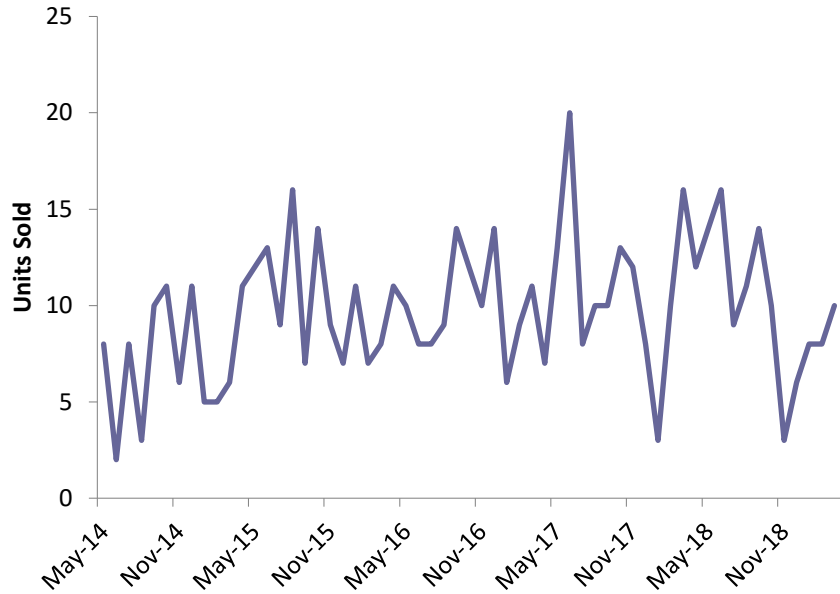
Month / Year	MSP	%Chg
2019	\$319,000	-9%
2018	\$352,000	14%
2017	\$310,000	2%

Residential Units Sold



Colington

Residential Units Sold



Jan - Mar Sales

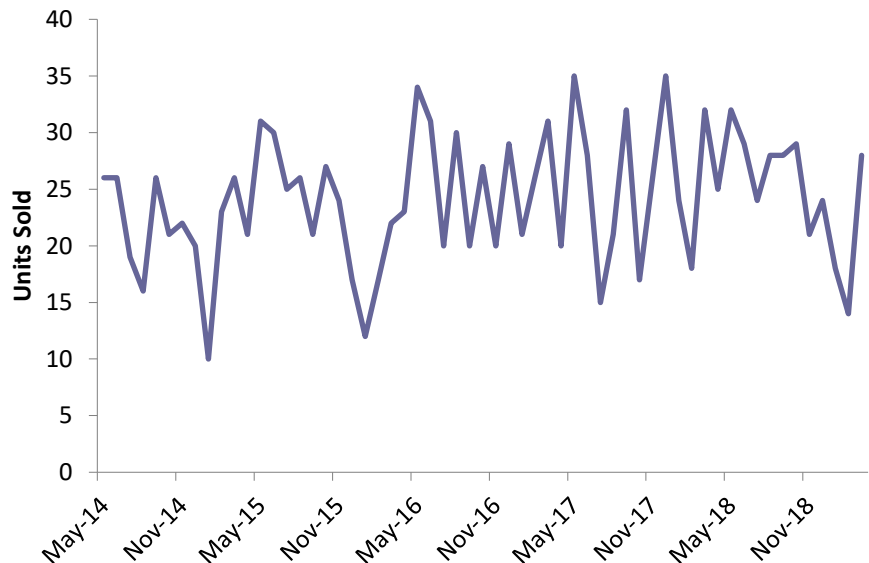
Month / Year	Count	%Chg
2019	26	-10%
2018	29	12%
2017	26	0%

Median Sales Price

Month / Year	MSP	%Chg
2019	\$255,000	-7%
2018	\$275,000	8%
2017	\$255,000	9%

Town of Kill Devil Hills

Residential Units Sold



Jan - Mar Sales

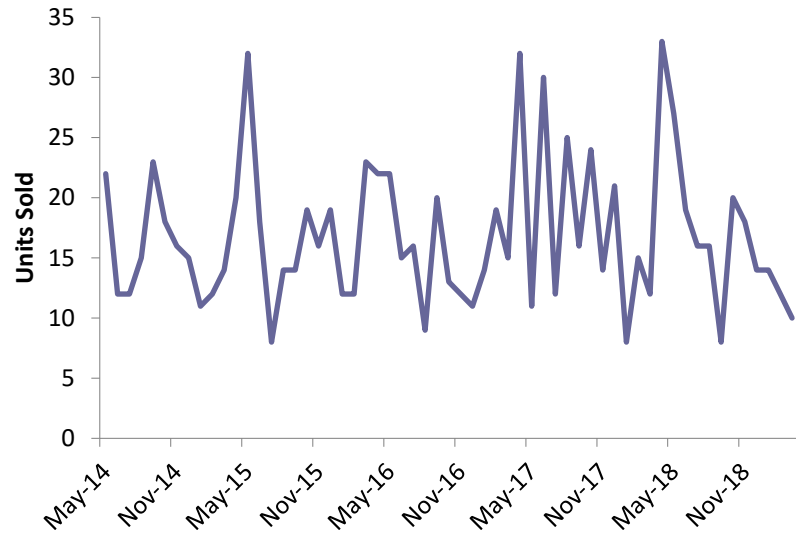
Month / Year	Count	%Chg
2019	60	-19%
2018	74	-5%
2017	78	53%

Median Sales Price

Month / Year	MSP	%Chg
2019	\$272,500	-1%
2018	\$275,250	0%
2017	\$275,000	2%

Town of Nags Head

Residential Units Sold



Jan - Mar Sales

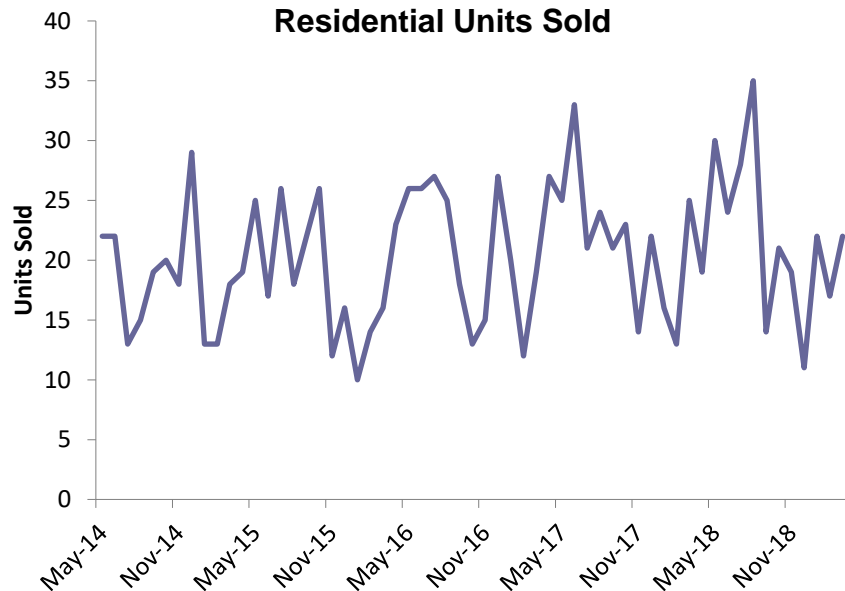
Month / Year	Count	%Chg
2019	36	3%
2018	35	-27%
2017	48	2%

Median Sales Price

Month / Year	MSP	%Chg
2019	\$401,500	3%
2018	\$388,750	1%
2017	\$384,000	1%

Hatteras Island

Residential Units Sold



Jan - Mar Sales

Month / Year	Count	%Chg
2019	61	13%
2018	54	6%
2017	51	28%

Median Sales Price

Month / Year	MSP	%Chg
2019	\$347,000	14%
2018	\$305,000	0%
2017	\$305,000	13%

Roanoke Island

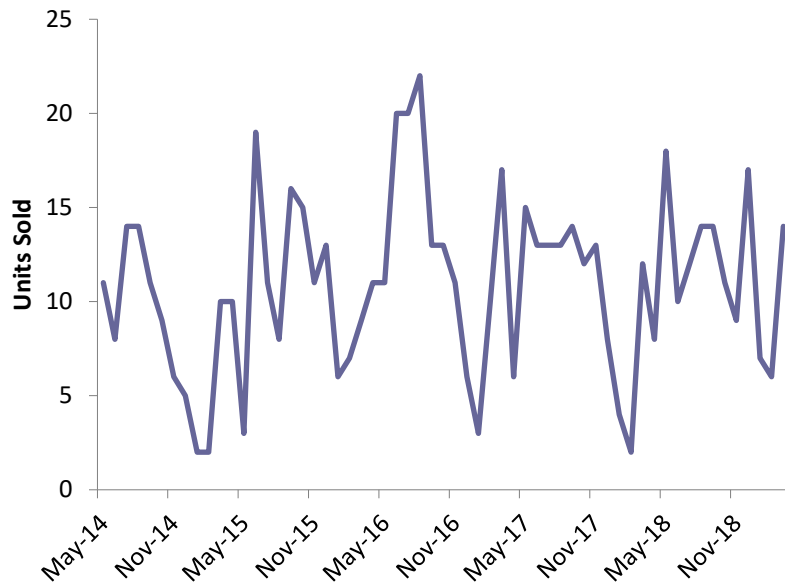
Jan - Mar Sales

Month / Year	Count	%Chg
2019	27	50%
2018	18	-40%
2017	30	36%

Median Sales Price

Month / Year	MSP	%Chg
2019	\$305,000	9%
2018	\$279,000	-2%
2017	\$283,350	7%

Residential Units Sold



Currituck Mainland

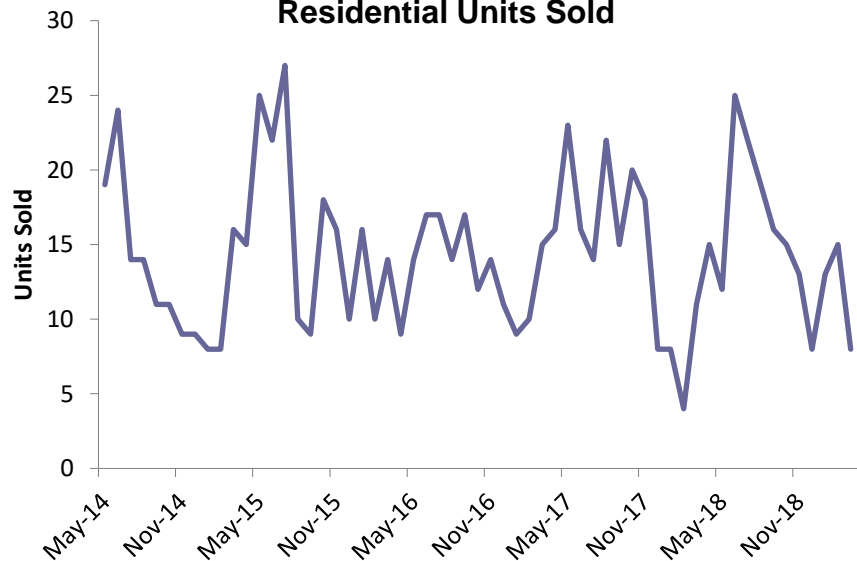
Jan - Mar Sales

Month / Year	Count	%Chg
2019	36	57%
2018	23	-32%
2017	34	-15%

Median Sales Price

Month / Year	MSP	%Chg
2019	\$262,500	7%
2018	\$244,450	2%
2017	\$239,950	1%

Residential Units Sold



Ocracoke Island

Residential Units Sold

Jan - Mar Sales		
Month / Year	Count	%Chg
2019	4	0%
2018	4	-43%
2017	7	17%

Median Sales Price		
Month / Year	MSP	%Chg
2019	\$357,500	12%
2018	\$320,000	3%
2017	\$310,000	-1%

