



April 2019 MLS Statistical Report

MLS Director Report

- Residential inventory is up 11% over last year and has shown a steady increase over the last five months.
- Residential sales may be starting to flatten out; however, the number of listings in an under contract status continues to rise and should be an indicator of increased sales in May.
- Listings in an Under Contract status are at their highest level since May of 2017 and have been climbing steadily for the last 7 months.

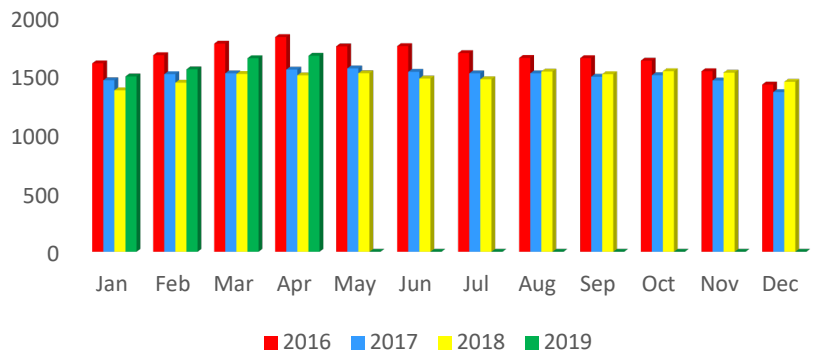
Residential Inventory

Total Sales		
Month / Year	Count	%Chg
Apr'19	1662	11%
Apr'18	1496	-3%
Apr'17	1545	-15%

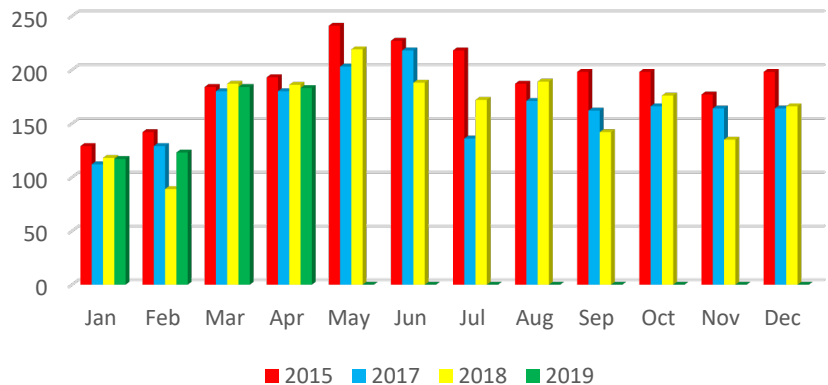
Residential Sales

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

Active Residential Inventory



Residential Sales



Data Obtained: May 6, 2019

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

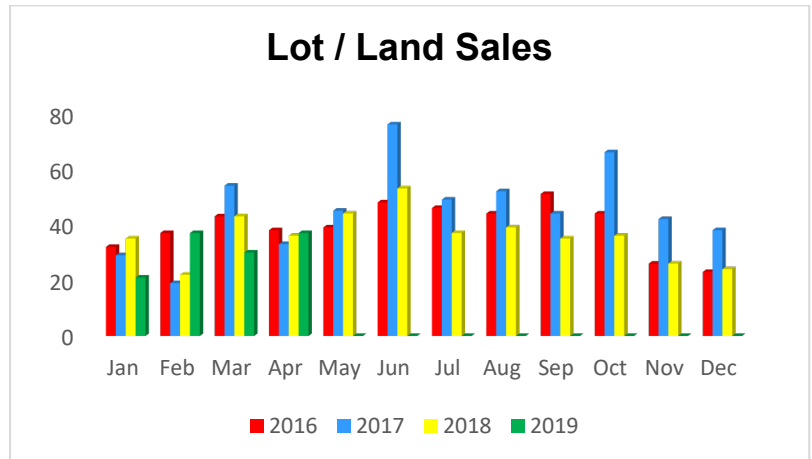
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Lots / Land

Lots / Land Sales

April Land Sales were up 3% over 2019; however, for the year, sales are down 8%.

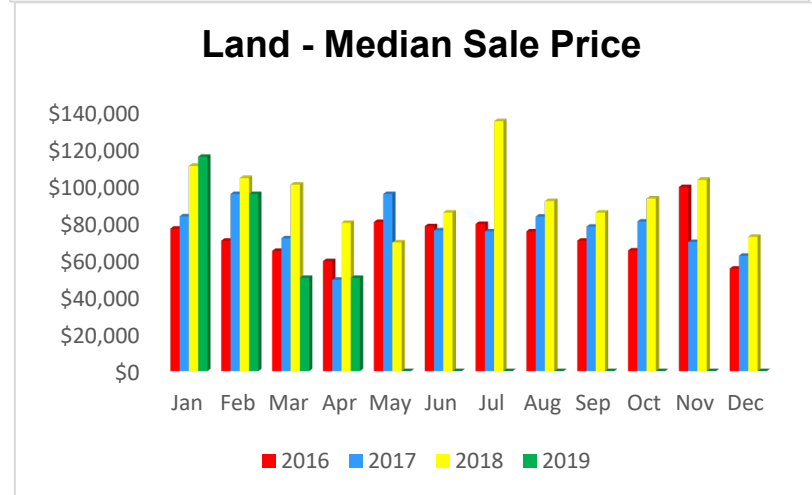
Lots / Land Sales		
Month / Year	Count	%Chg
Apr'19	37	3%
Apr'18	36	9%
Apr'17	33	-13%



Lots / Land

Median sale price continues to decline.

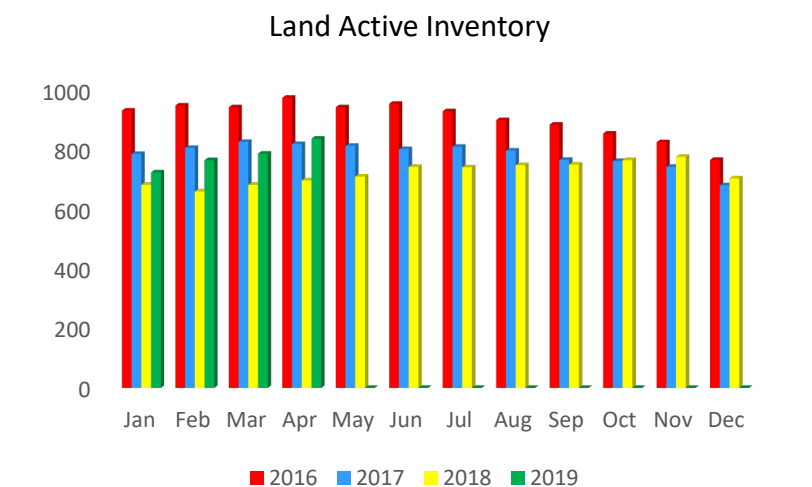
Lots / Land Median Price		
Month / Year	Count	%Chg
Apr'19	\$50,000	-37%
Apr'18	\$79,500	62%
Apr'17	\$49,000	-17%



Lots / Land Inventory

Land Inventory continues to rise in 2019 but is up 20% over 2019

Lots / Land Inventory		
Month / Year	Count	%Chg
Apr'19	835	20%
Apr'18	695	-15%
Apr'17	817	-16%

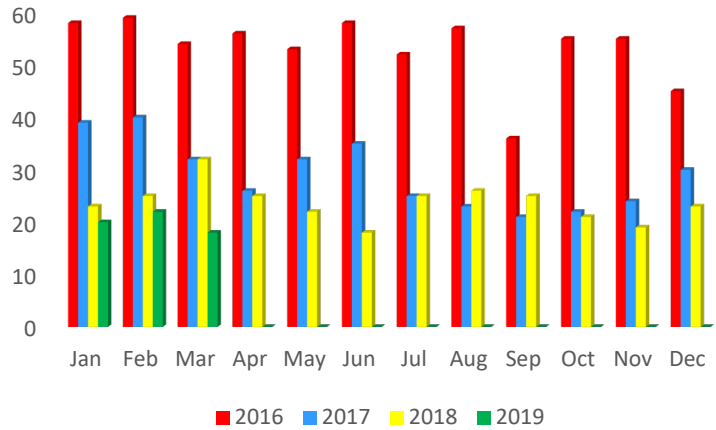


Distressed Property

Distressed Inventory

Inventory

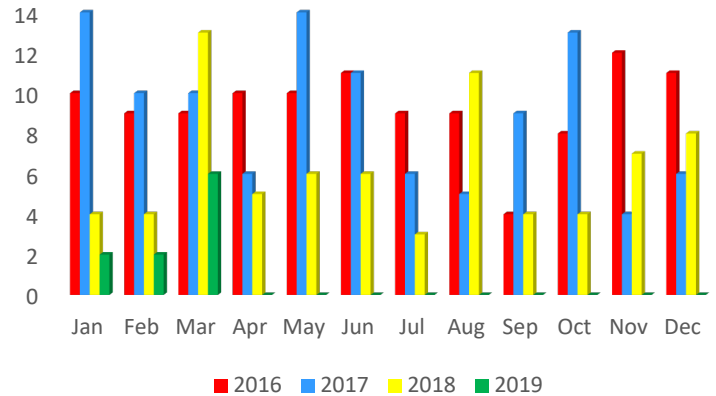
Distressed Sale Inventory		
Month / Year	Count	%Chg
Apr'19	21	-16%
Apr'18	25	-4%
Apr'17	26	-54%



Distressed Sales

Distressed Sales		
Month / Year	Count	%Chg
Apr'19	5	0%
Apr'18	5	-17%
Apr'17	6	-40%

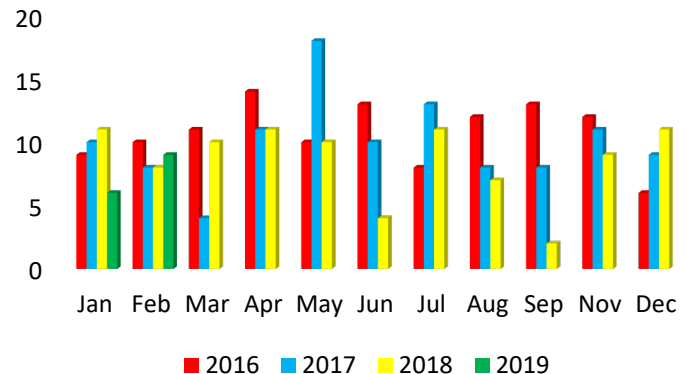
Distressed Sales



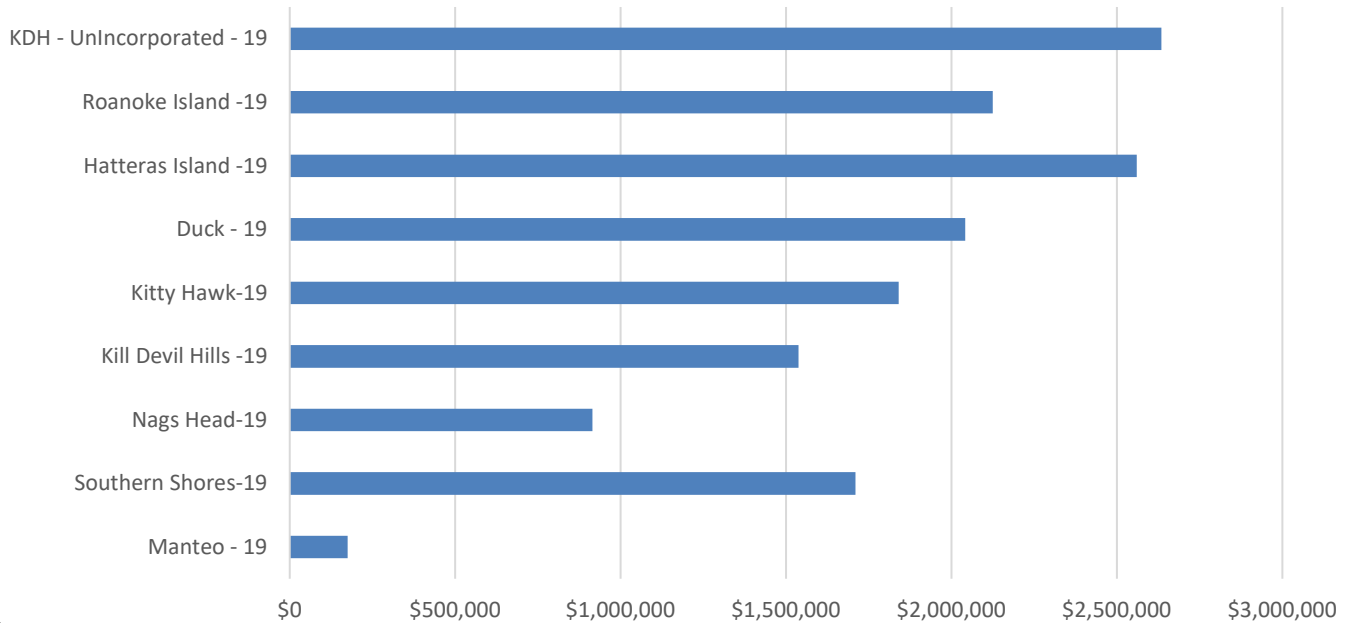
Foreclosures

Foreclosures		
Month / Year	Count	%Chg
Apr'19	7	-36%
Apr'18	11	0%
Apr'17	11	-21%

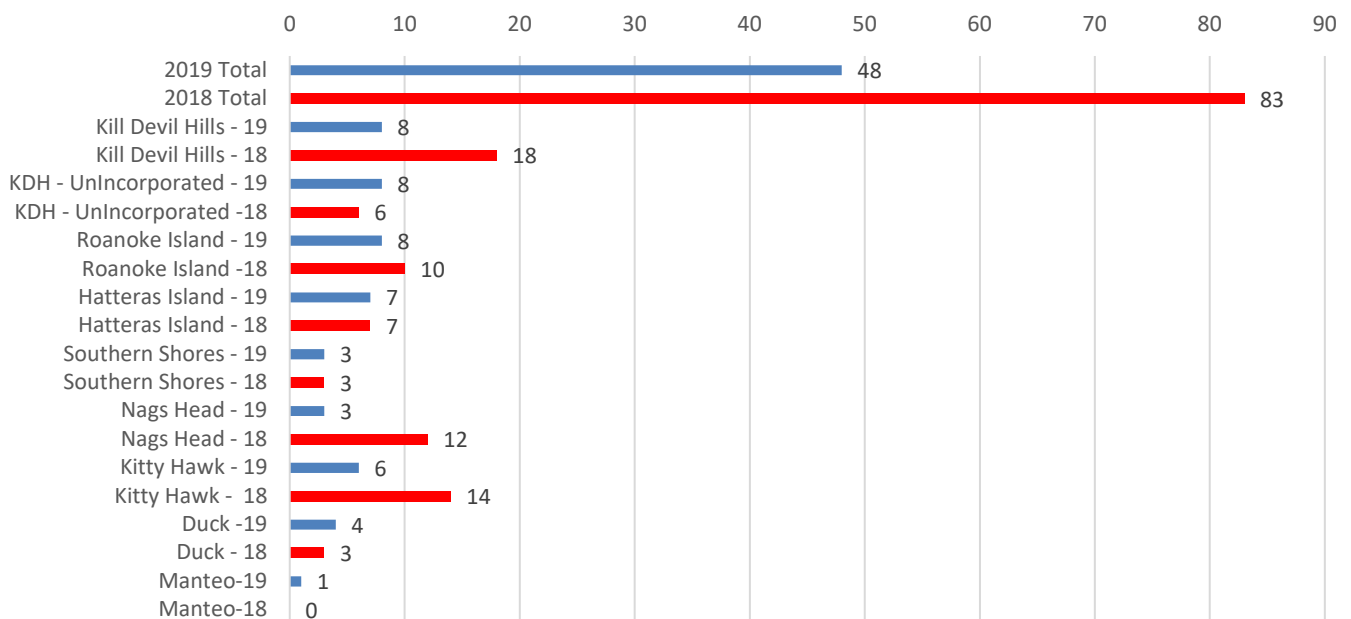
Dare County Foreclosures



March 2019 New Construction Building Permit Value



Year To Date 2019 Number of Building Permits

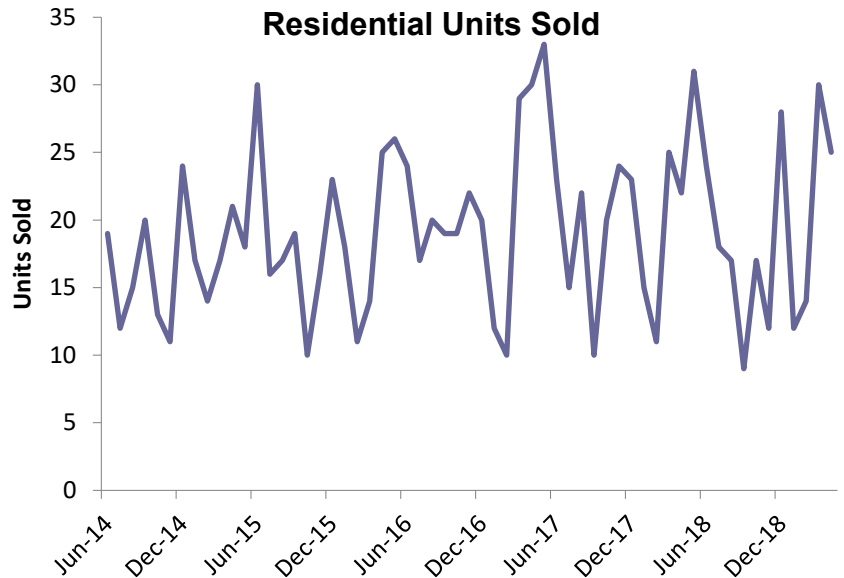


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Outer Banks Towns / Areas

Corolla

Residential Units Sold



Jan - Apr Sales

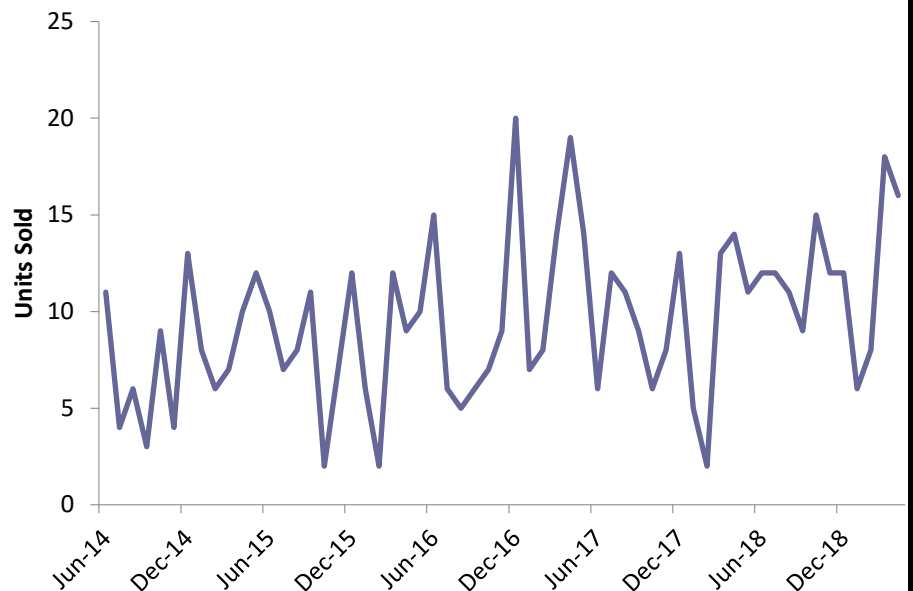
Month / Year	Count	%Chg
2019	56	10%
2018	51	0%
2017	51	19%

Median Sales Price

Month / Year	Count	%Chg
2019	\$472,500	-5%
2018	\$495,500	4%
2017	\$477,500	12%

Town of Duck

Residential Units Sold



Jan - Apr Sales

Month / Year	Count	%Chg
2019	48	41%
2018	34	-29%
2017	48	66%

Median Sales Price

Month / Year	Count	%Chg
2019	\$500,000	16%
2018	\$430,500	-8%
2017	\$466,000	-2%

Southern Shores

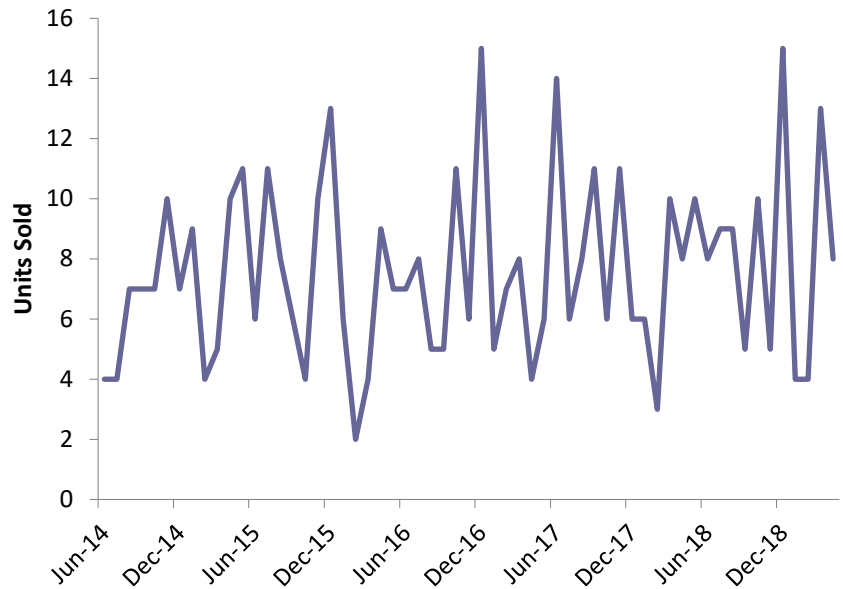
Jan - Apr Sales

Month / Year	Count	%Chg
2019	29	7%
2018	27	13%
2017	24	14%

Median Sales Price

Month / Year	MSP	%Chg
2019	\$475,000	10%
2018	\$430,500	3%
2017	\$420,000	-1%

Residential Units Sold



Town of Kitty Hawk

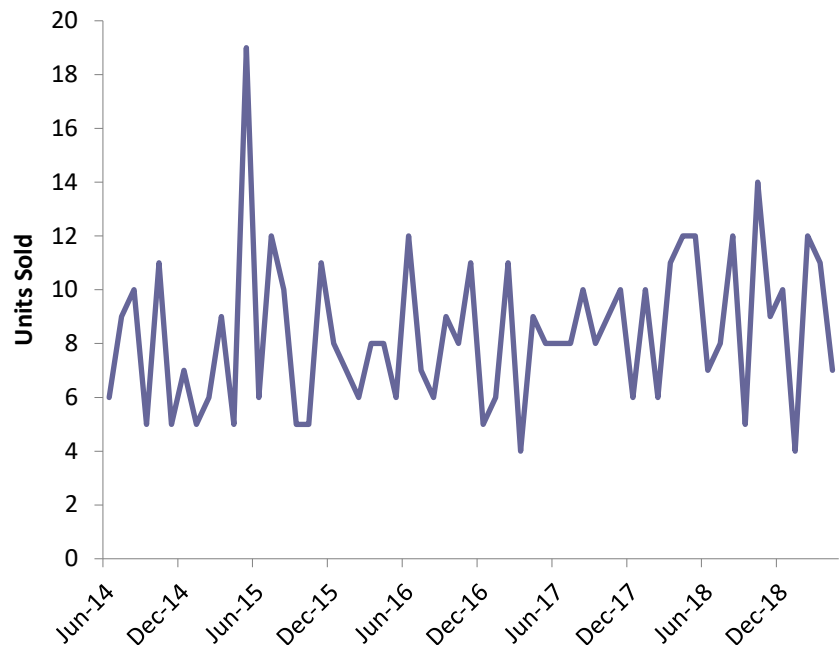
Jan - Apr Sales

Month / Year	Count	%Chg
2019	34	-13%
2018	39	30%
2017	30	3%

Median Sales Price

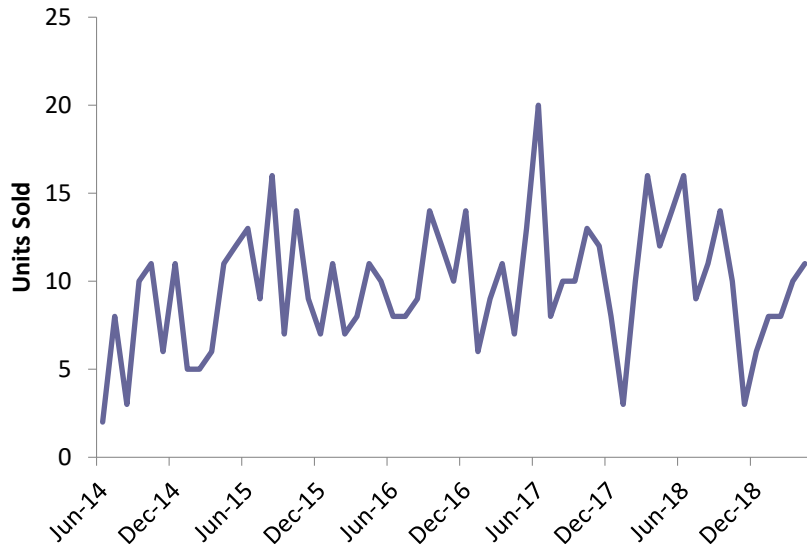
Month / Year	MSP	%Chg
2019	\$324,500	-8%
2018	\$352,000	14%
2017	\$310,000	2%

Residential Units Sold



Colington

Residential Units Sold



Jan - Apr Sales

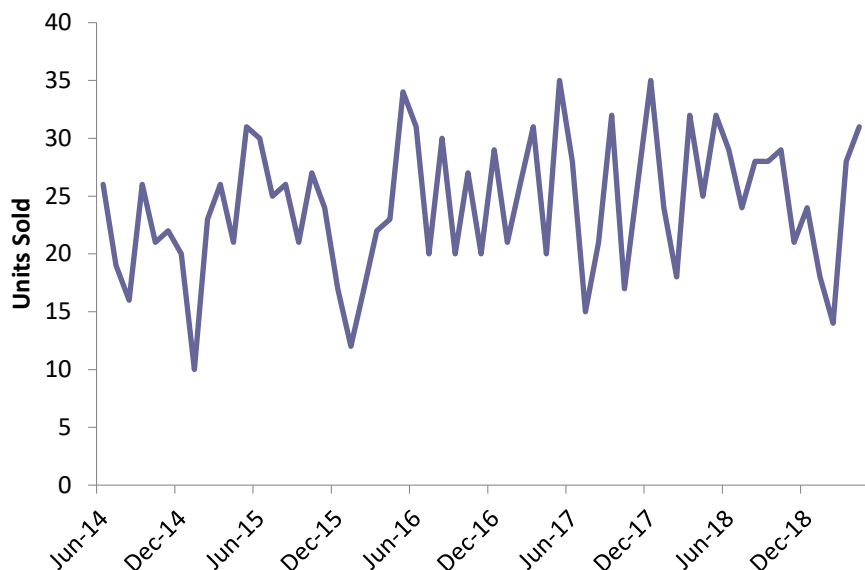
Month / Year	Count	%Chg
2019	37	-10%
2018	41	24%
2017	33	-11%

Median Sales Price

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

Kill Devil Hills

Residential Units Sold



Jan - Apr Sales

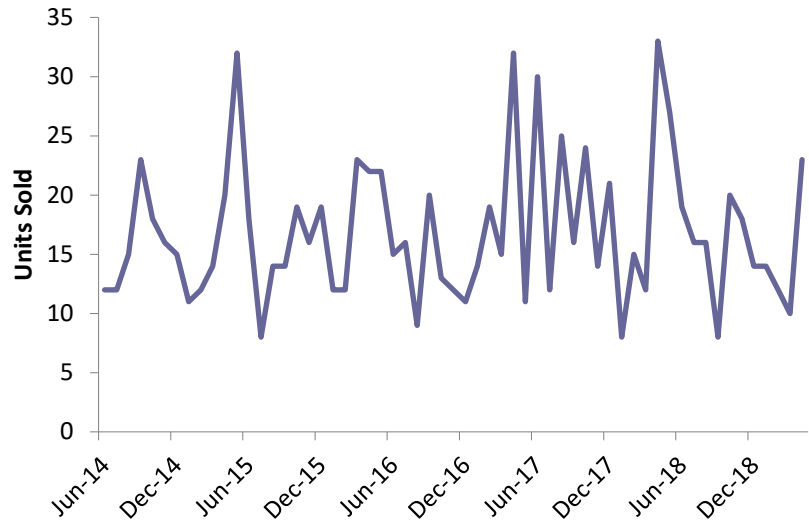
Month / Year	Count	%Chg
2019	91	-8%
2018	99	1%
2017	98	32%

Median Sales Price

Month / Year	MSP	%Chg
2019	\$282,200	3%
2018	\$275,250	0%
2017	\$275,000	2%

Town of Nags Head

Residential Units Sold



Jan - Apr Sales

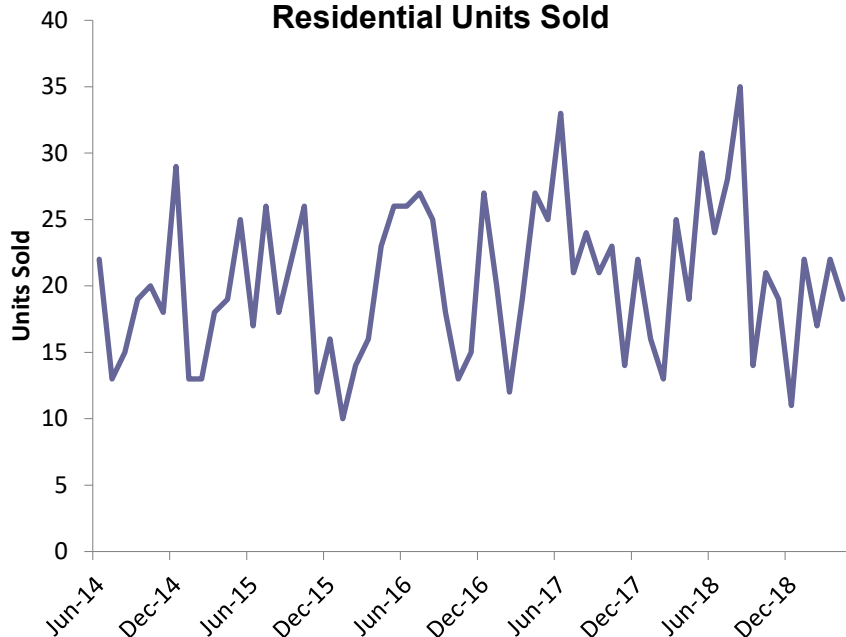
Month / Year	Count	%Chg
2019	59	-13%
2018	68	-15%
2017	80	16%

Median Sales Price

Month / Year	MSP	%Chg
2019	\$410,000	5%
2018	\$388,750	1%
2017	\$384,000	1%

Hatteras Island

Residential Units Sold



Jan - Apr Sales

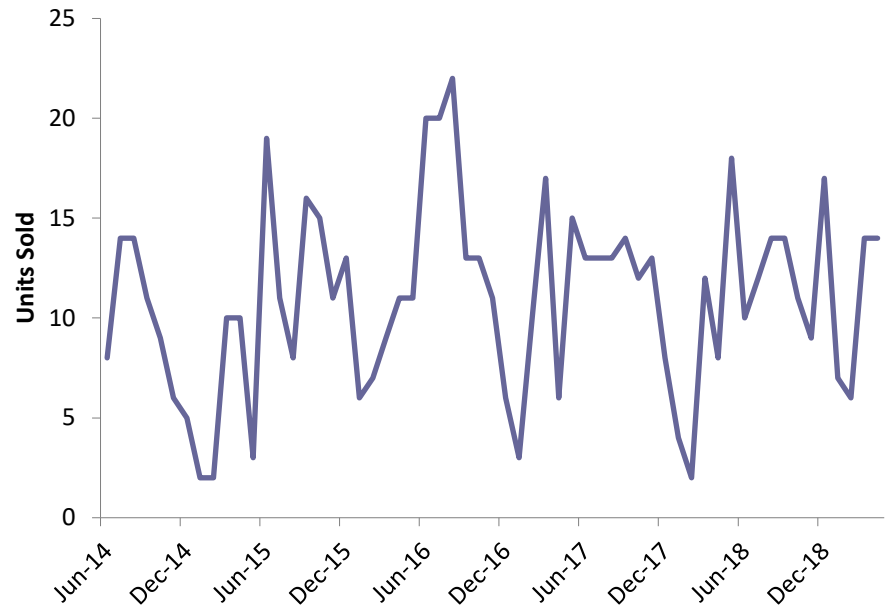
Month / Year	Count	%Chg
2019	80	10%
2018	73	-6%
2017	78	24%

Median Sales Price

Month / Year	MSP	%Chg
2019	\$342,000	12%
2018	\$305,000	0%
2017	\$305,000	13%

Roanoke Island

Residential Units Sold



Jan - Apr Sales

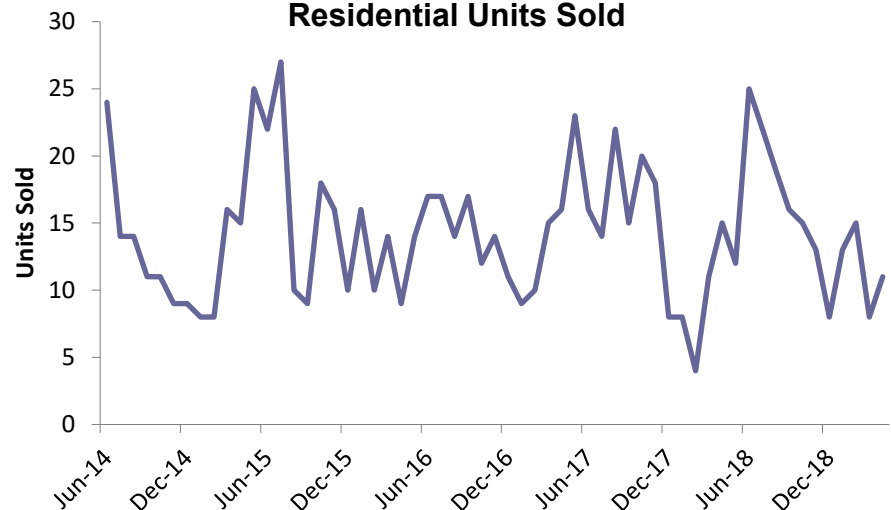
Month / Year	Count	%Chg
2019	41	58%
2018	26	-28%
2017	36	9%

Median Sales Price

Month / Year	MSP	%Chg
2019	\$315,619	13%
2018	\$279,000	-2%
2017	\$283,350	7%

Currituck Mainland

Residential Units Sold



Jan - Apr Sales

Month / Year	Count	%Chg
2019	47	24%
2018	38	-24%
2017	50	2%

Median Sales Price

Month / Year	MSP	%Chg
2019	\$249,000	2%
2018	\$244,450	2%
2017	\$239,950	1%

Ocracoke Island

Residential Units Sold

Jan - Apr Sales		
Month / Year	Count	%Chg
2019	6	50%
2018	4	-50%
2017	8	0%

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

