



## May 2019 MLS Statistical Report

### MLS Director Report

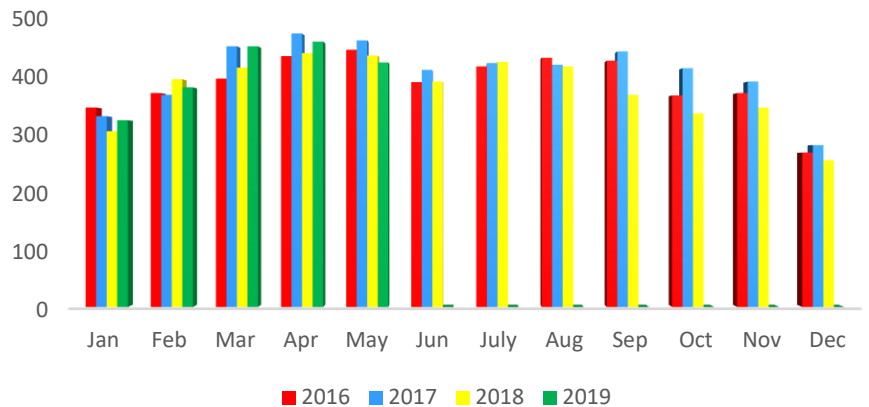
- The number of listings in an Under Contract status have held steady for the last three months but are down 3% from 2018.
- Although residential sales are down 3% from 2018, May sales jumped 11% from April sales.
- Residential inventory continues to climb and is up 7% from 2018. Most notably, residential inventory has continued to climb for the last 12 months.
- Based on the above, the MLS predicts there will be a lot of closings in June.

### Under Contract Listings

#### Under Contract Listings

Month / Year	Count	%Chg
May '19	423	-3%
May'18	435	-6%
May'17	461	4%

### Total Listings Under Contract

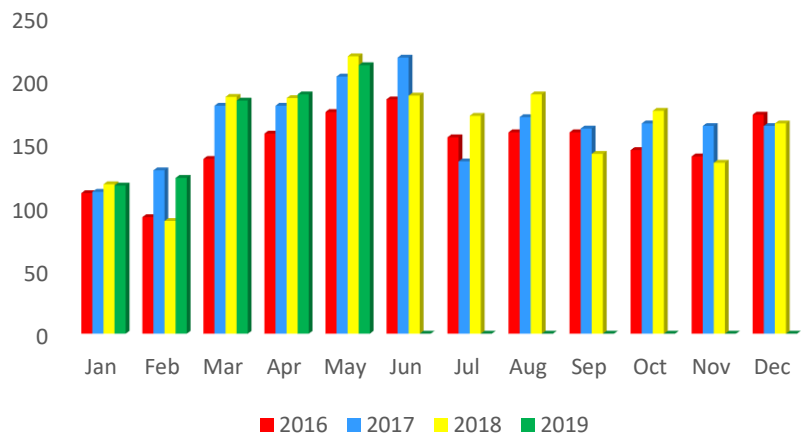


### Residential Sales

#### Residential Sales

Month / Year	Count	%Chg
May '19	212	-3%
May'18	219	8%
May'17	203	16%

### Residential Unit Sales



Data Obtained: June 5, 2019

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

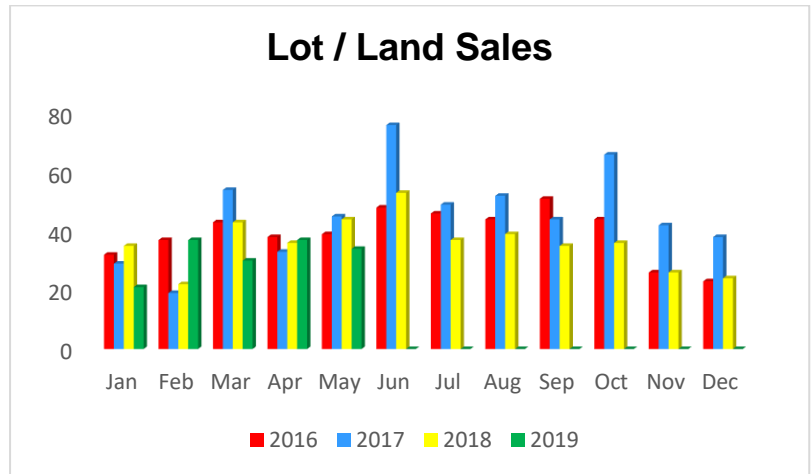
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## Lots / Land

### Lots / Land Sales

Month to Month, land sales have held steady in 2019 but, when compared to 2018, they are down 10%

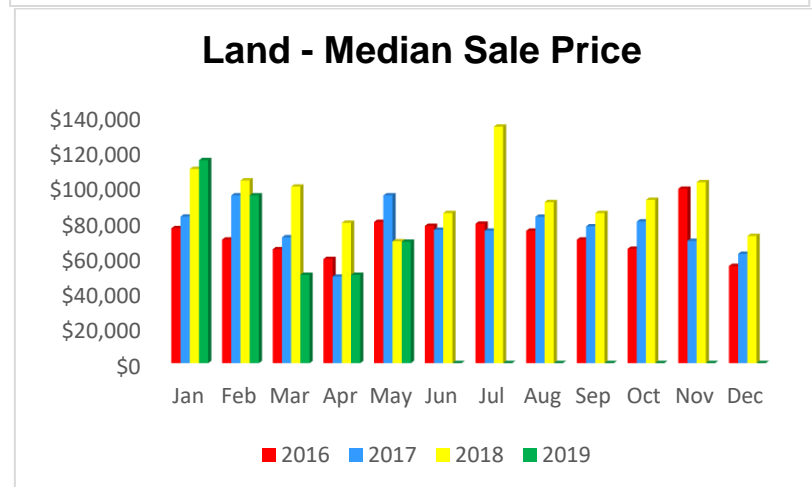
Lots / Land Sales		
Month / Year	Count	%Chg
May'19	34	-23%
May'18	44	-2%
May'17	45	15%



### Lots / Land

Median sale price continues to decline.

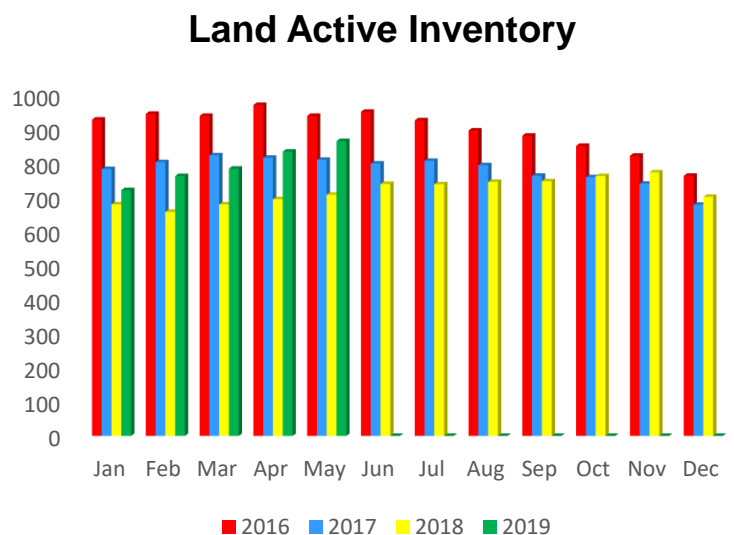
Lots / Land Median Price		
Month / Year	Count	%Chg
May'19	\$68,750	0%
May'18	\$69,000	-27%
May'17	\$95,000	19%



### Lots / Land Inventory

Land Inventory continues to rise.

Lots / Land Inventory		
Month / Year	Count	%Chg
May '19	866	22%
May'18	708	-13%
May'17	811	-14%

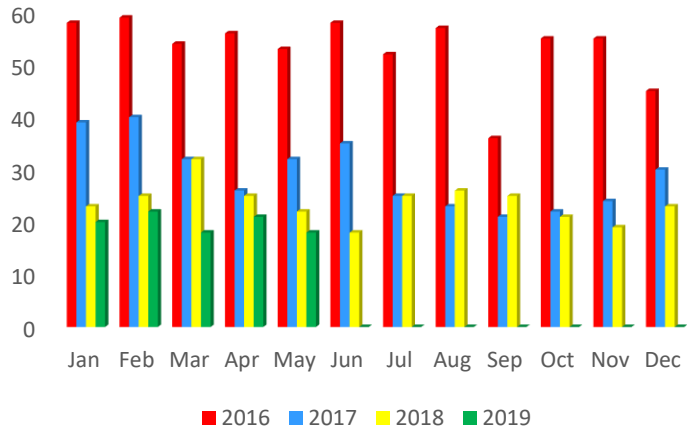


# Distressed Property

## Distressed Inventory

### Inventory

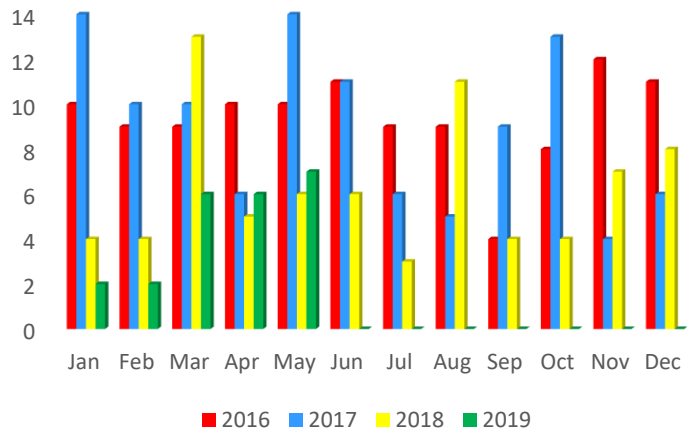
Distressed Sale Inventory		
Month / Year	Count	%Chg
May '19	18	-18%
May'18	22	-31%
May'17	32	-40%



### Distressed Sales

Distressed Sales		
Month / Year	Count	%Chg
May '19	7	17%
May'18	6	-57%
May'17	14	40%

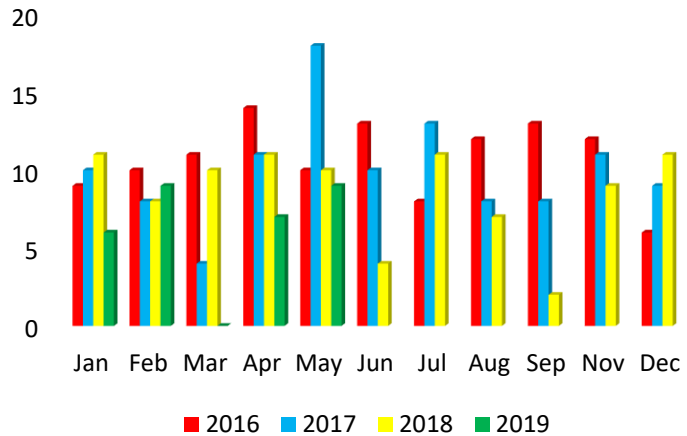
## Distressed Sales



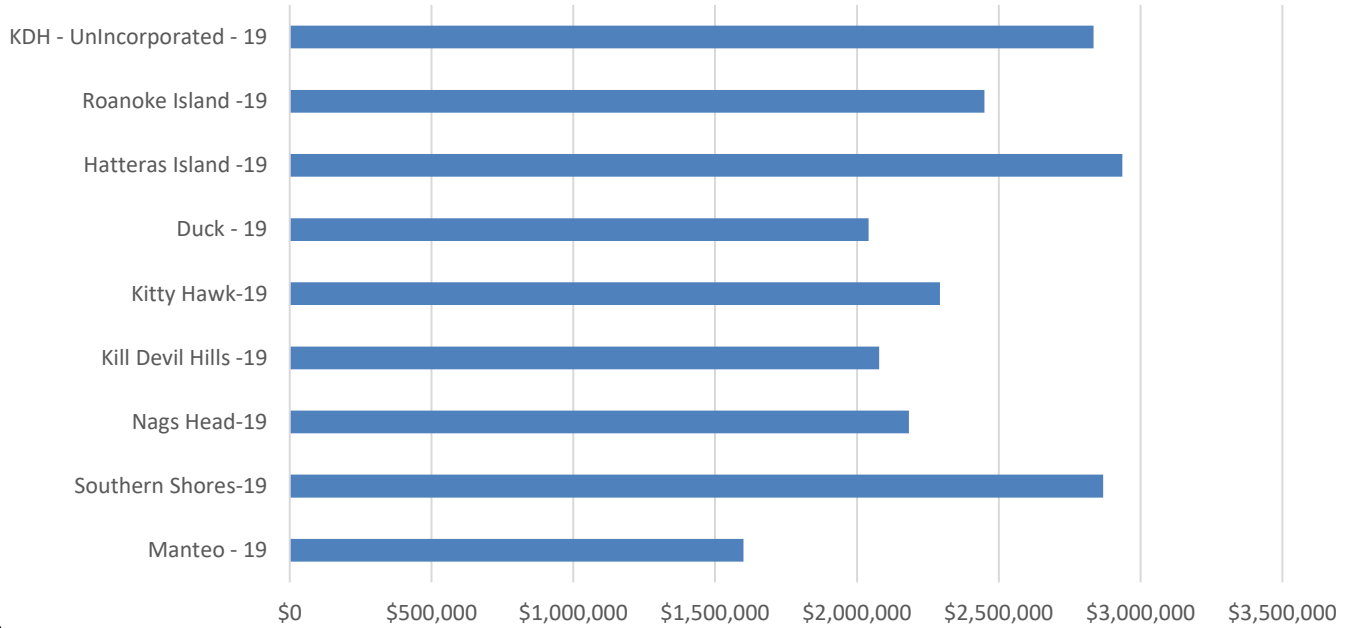
### Foreclosures

Foreclosures		
Month / Year	Count	%Chg
May'19	9	-10%
May'18	10	-44%
May'17	18	80%

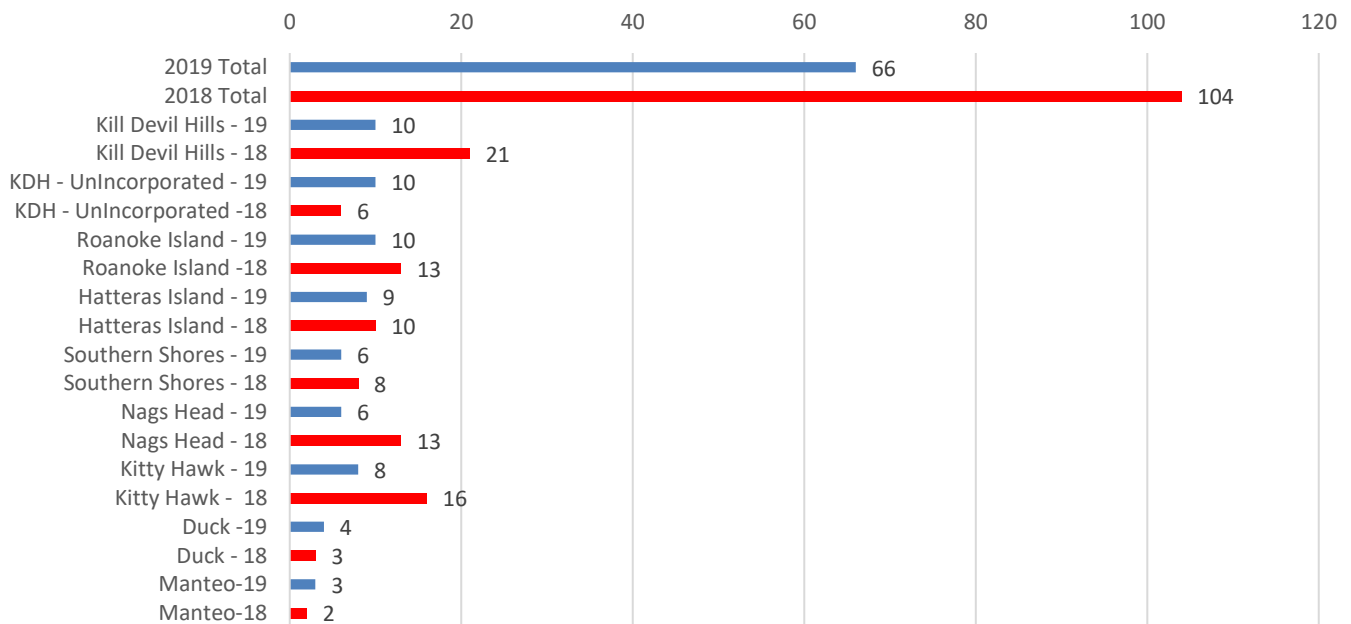
## Dare County Foreclosures



### April 2019 New Construction Building Permit Value



### Year To Date 2019 Number of Building Permits



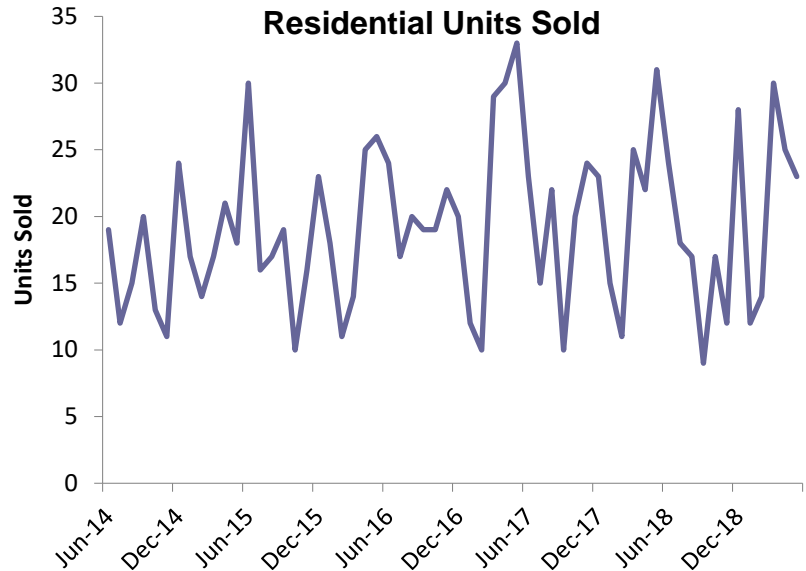
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## Outer Banks Towns / Areas

### Corolla

Jan - May Sales		
Month / Year	Count	%Chg
2019	109	5%
2018	104	-9%
2017	114	21%

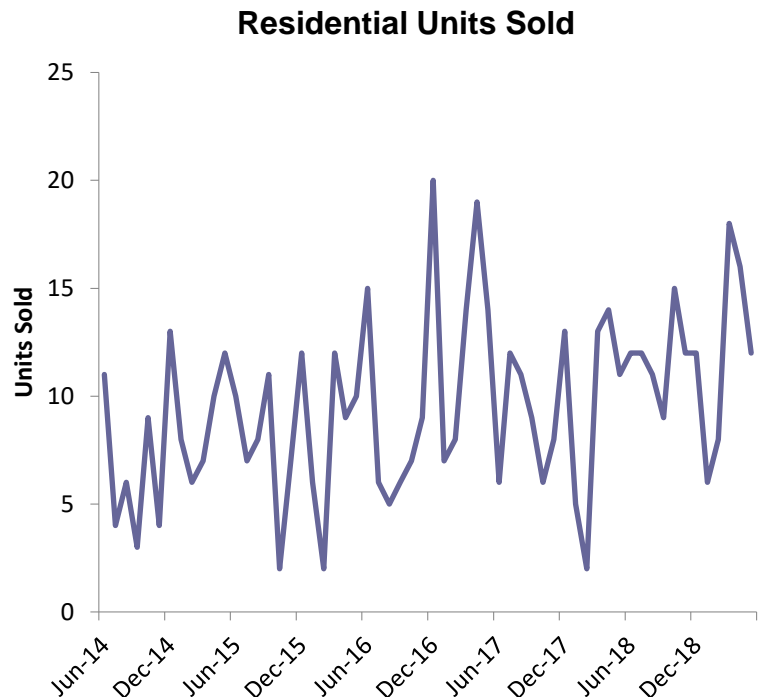
Median Sales Price		
Month / Year	MSP	%Chg
2019	\$479,000	-3%
2018	\$495,500	4%
2017	\$477,500	12%



### Duck

Jan - May Sales		
Month / Year	Count	%Chg
2019	60	33%
2018	45	-27%
2017	62	59%

Median Sales Price		
Month / Year	MSP	%Chg
2019	\$485,500	13%
2018	\$430,500	-8%
2017	\$466,000	-2%



## Southern Shores

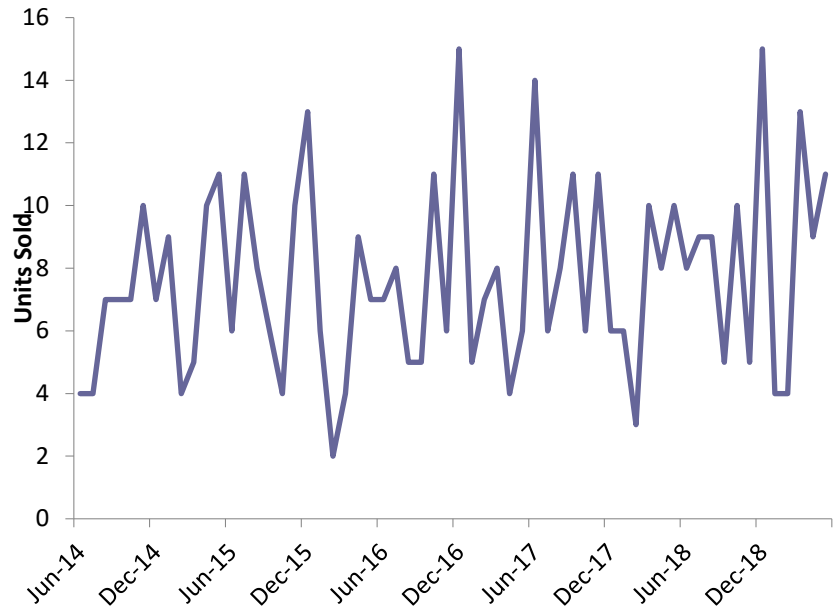
### Jan - May Sales

Month / Year	Count	%Chg
2019	41	11%
2018	37	23%
2017	30	7%

### Median Sales Price

Month / Year	MSP	%Chg
2019	\$430,000	0%
2018	\$430,500	3%
2017	\$420,000	-1%

### Residential Units Sold



## Town of Kitty Hawk

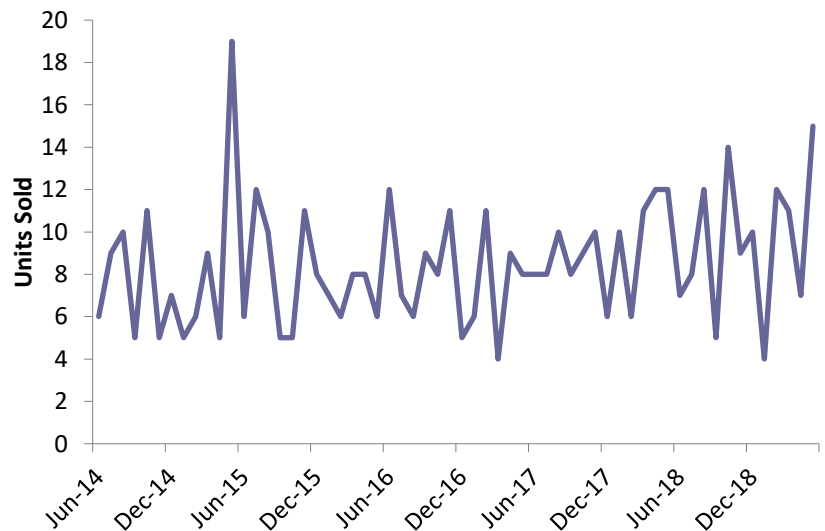
### Jan - May Sales

Month / Year	Count	%Chg
2019	49	-4%
2018	51	34%
2017	38	9%

### Median Sales Price

Month / Year	MSP	%Chg
2019	\$341,500	-3%
2018	\$352,000	14%
2017	\$310,000	2%

### Residential Units Sold



## Colington

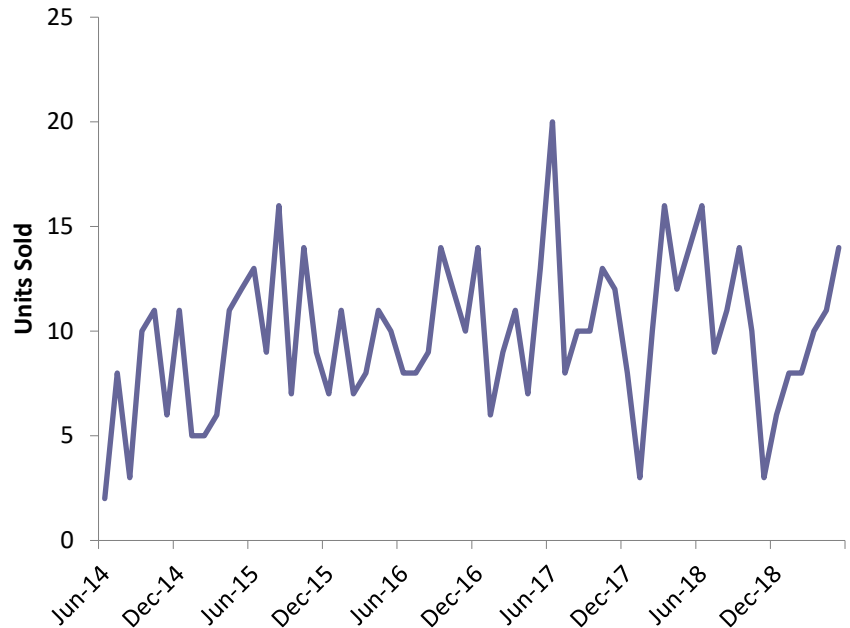
### Jan - May Sales

Month / Year	Count	%Chg
2019	51	-7%
2018	55	20%
2017	46	-2%

### Median Sales Price

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

### Residential Units Sold



## Kill Devil Hills

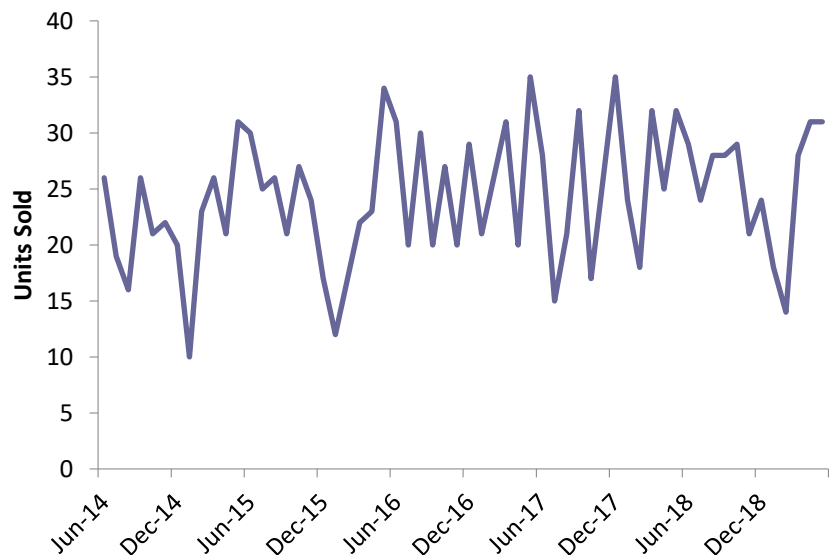
### Jan - May Sales

Month / Year	Count	%Chg
2019	122	-7%
2018	131	-2%
2017	133	23%

### Median Sales Price

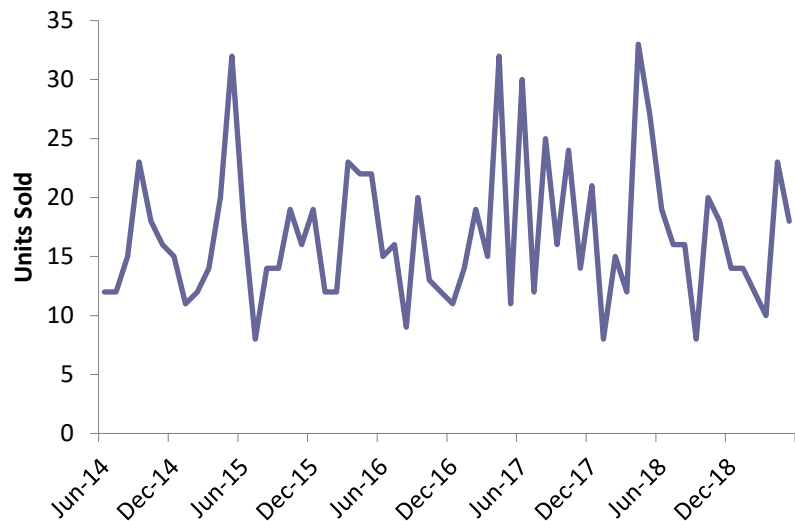
Month / Year	MSP	%Chg
2019	\$279,850	2%
2018	\$275,250	0%
2017	\$275,000	2%

### Residential Units Sold



## Town of Nags Head

### Residential Units Sold

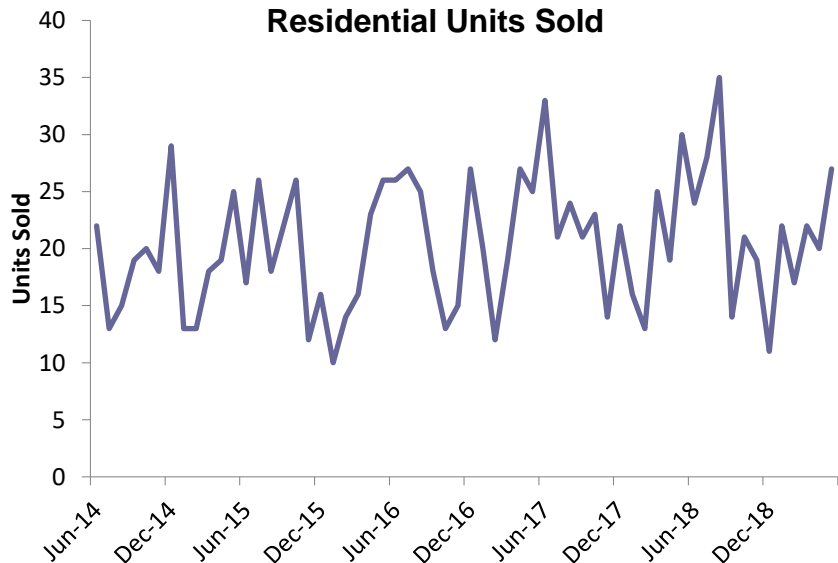


Jan - May Sales		
Month / Year	Count	%Chg
2019	77	-19%
2018	95	4%
2017	91	0%

Median Sales Price		
Month / Year	MSP	%Chg
2019	\$405,000	4%
2018	\$388,750	1%
2017	\$384,000	1%

## Hatteras Island

### Residential Units Sold



Jan - May Sales		
Month / Year	Count	%Chg
2019	108	5%
2018	103	0%
2017	103	16%

Median Sales Price		
Month / Year	MSP	%Chg
2019	\$330,000	8%
2018	\$305,000	0%
2017	\$305,000	13%



## Roanoke Island

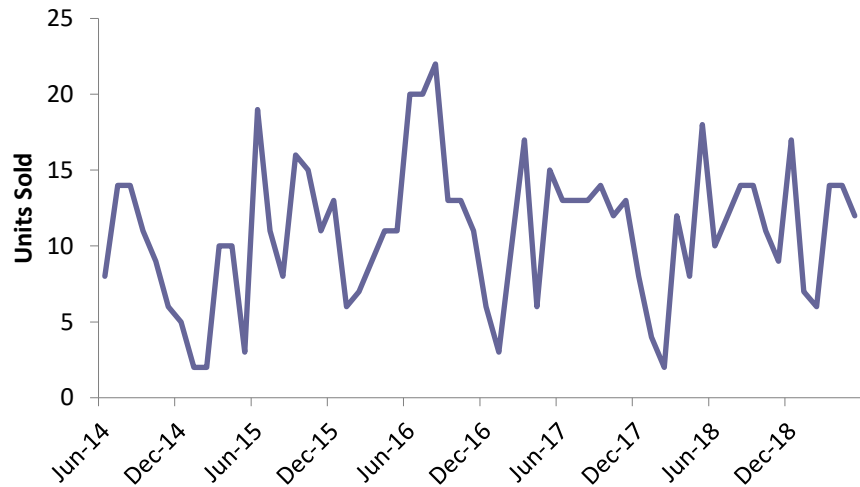
### Jan - May Sales

Month / Year	Count	%Chg
2019	53	20%
2018	44	-14%
2017	51	16%

### Median Sales Price

Month / Year	MSP	%Chg
2019	\$317,500	14%
2018	\$279,000	-2%
2017	\$283,350	7%

### Residential Units Sold



## Currituck Mainland

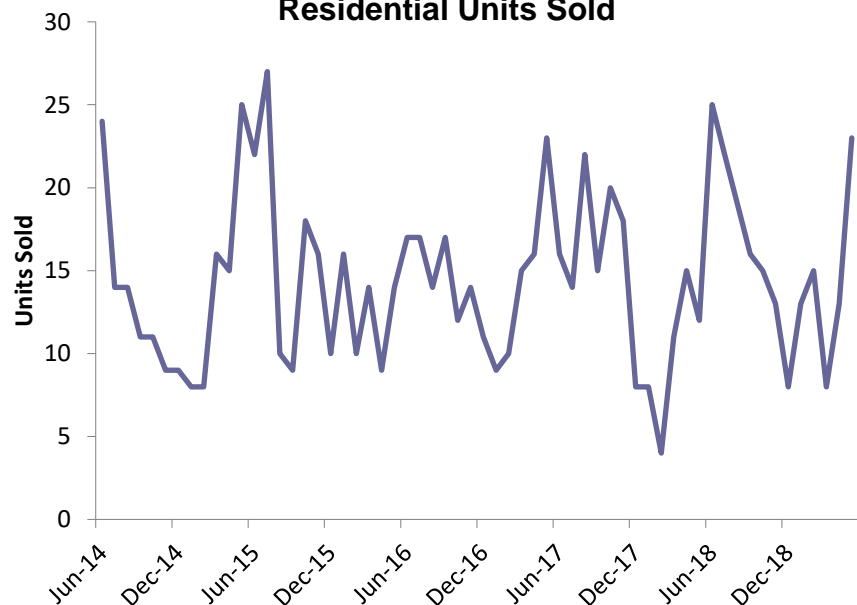
### Jan - May Sales

Month / Year	Count	%Chg
2019	72	44%
2018	50	-32%
2017	73	16%

### Median Sales Price

Month / Year	MSP	%Chg
2019	\$261,750	7%
2018	\$244,450	2%
2017	\$239,950	1%

### Residential Units Sold

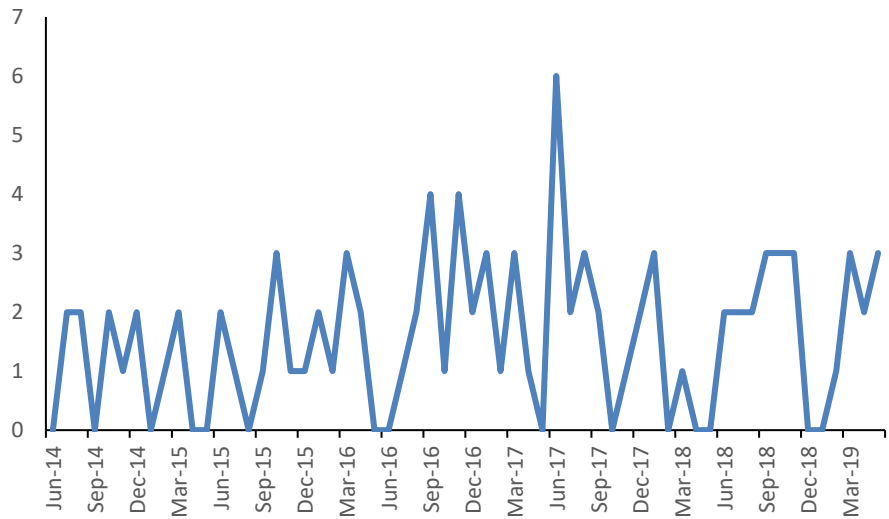


## Ocracoke Island

### Residential Units Sold

Jan - May Sales		
Month / Year	Count	%Chg
2019	9	125%
2018	4	-50%
2017	8	0%

Median Sales Price		
Month / Year	MSP	%Chg
2019	\$365,000	14%
2018	\$320,000	3%
2017	\$310,000	-1%



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