



July 2019 MLS Statistical Report

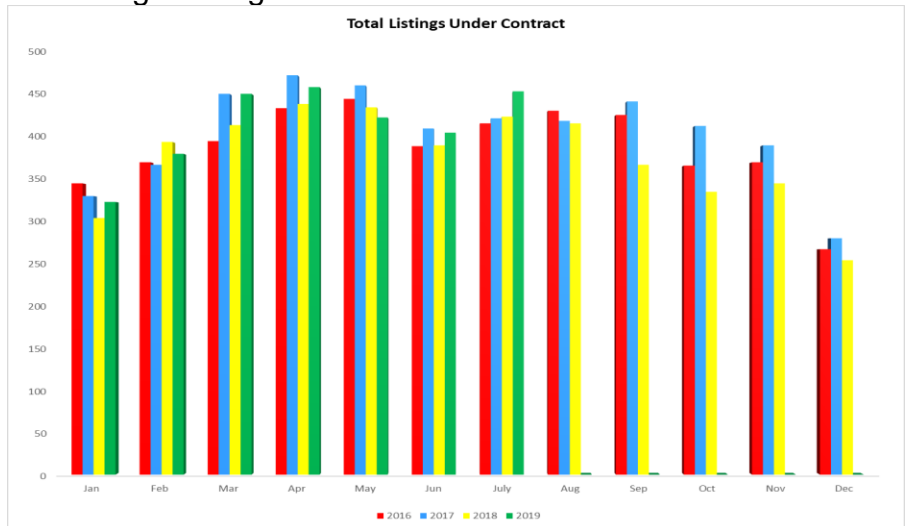
MLS Director Report

- Under Contract - This is interesting! We have the highest number of listings under contract since the MLS started tracking this data in September 2013 - 454 listings.
- Sold Listings - Year over year, sales are up for Residential and Commercial listings, but lot / land sales are off by 11%.
- Inventory - Residential is up by 3%. Lots / land is up by 14%. Commercial is up by 13%
- Area to watch - Watch for lots of closings in August.

Inventory - All Classes

All Inventory

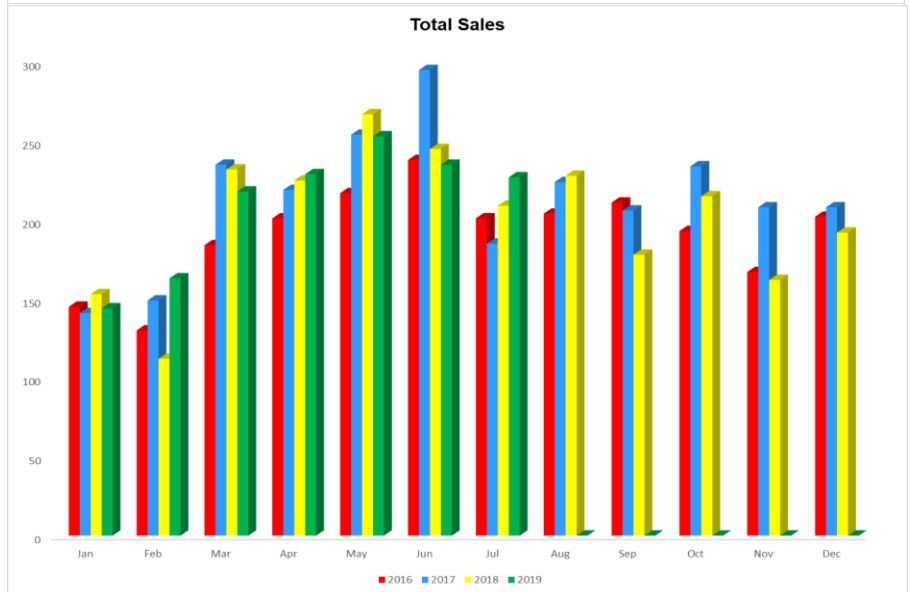
Month / Year	Count	%Chg
July '19	454	7%
July '18	424	0%
July '17	422	1%



Sales - All Classes

Total Sales

Month / Year	Count	%Chg
July '19	1469	2%
July '18	1443	-2%
July '17	1478	12%



Data Obtained: August 8, 2019

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.

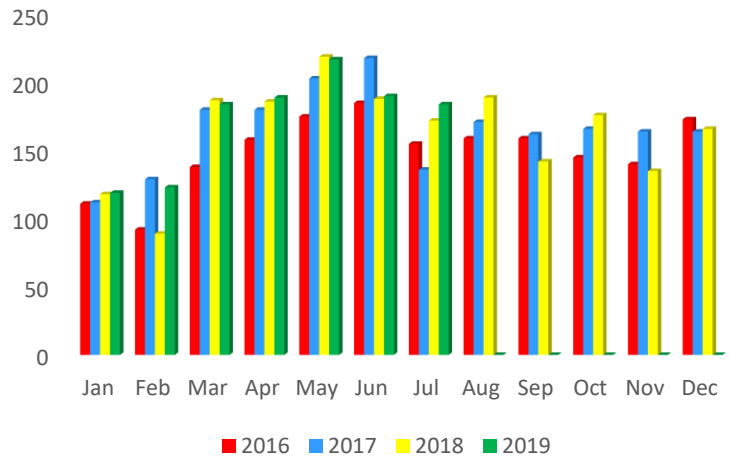
Residential

Residential Sales

Sales seem to be steady and it was surprising to see the final sales volume for July 19. Keep an eye on August sales. Should be interesting!

Residential		
Month / Year	Count	%Chg
July '19	184	7%
July '18	172	26%
July '17	136	-12%

Residential Unit Sales

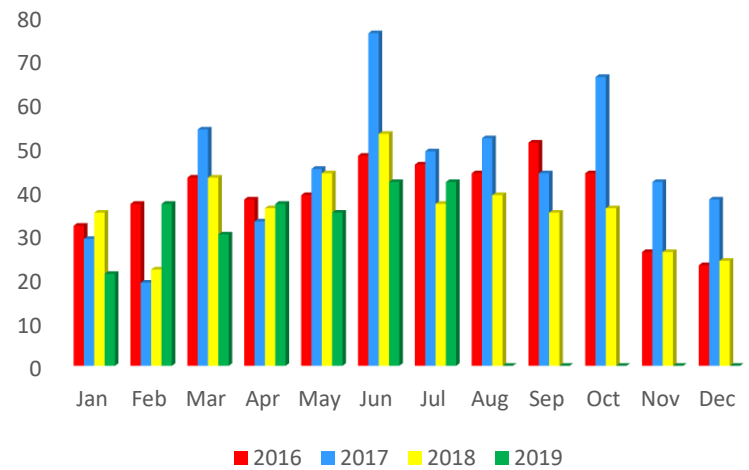


Lots / Land Sales

Year over Year, lot sales continue to decline

Lots / Land Sales		
Month / Year	Count	%Chg
July '19	42	14%
July '18	37	-24%
July '17	49	7%

Lot / Land Sales

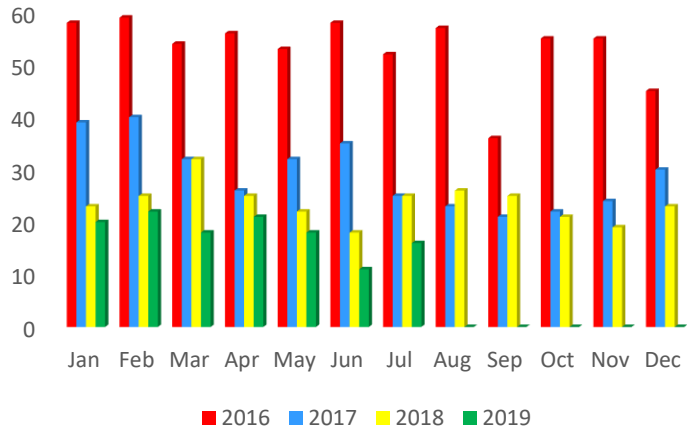


Distressed Property

Distressed Inventory

Inventory

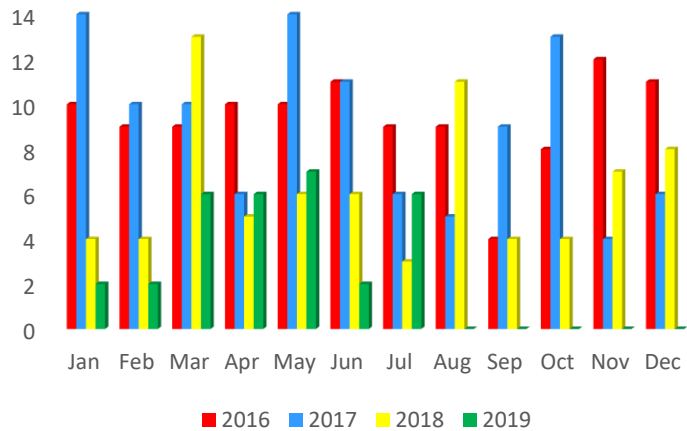
Distressed Sale Inventory		
Month / Year	Count	%Chg
July '19	16	-36%
July '18	25	0%
July '17	25	-52%



Distressed Sales

Distressed Sales		
Month / Year	Count	%Chg
July '19	6	100%
July '18	3	-50%
July '17	6	-33%

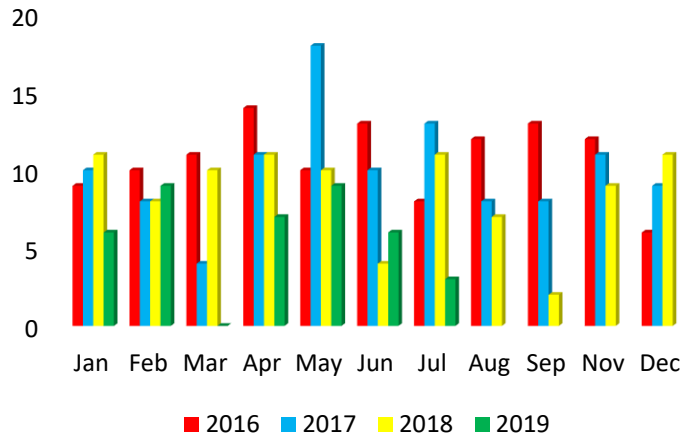
Distressed Sales



Foreclosures

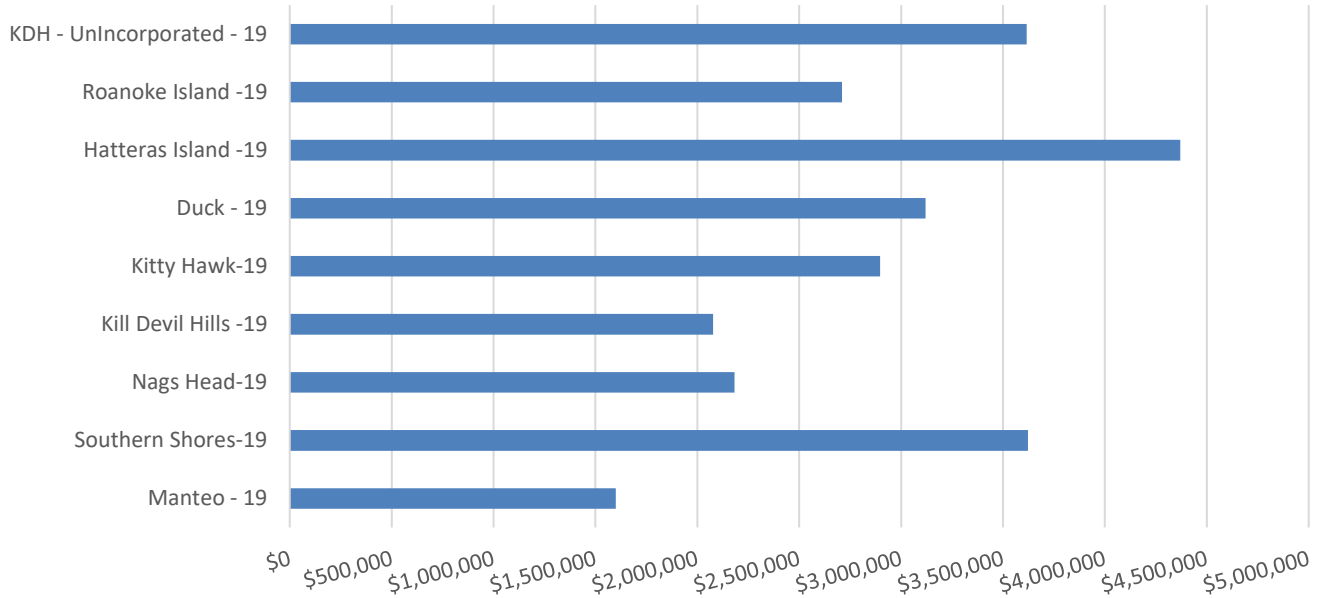
Foreclosures		
Month / Year	Count	%Chg
July '19	3	-73%
July '18	11	-15%
July '17	13	63%

Dare County Foreclosures

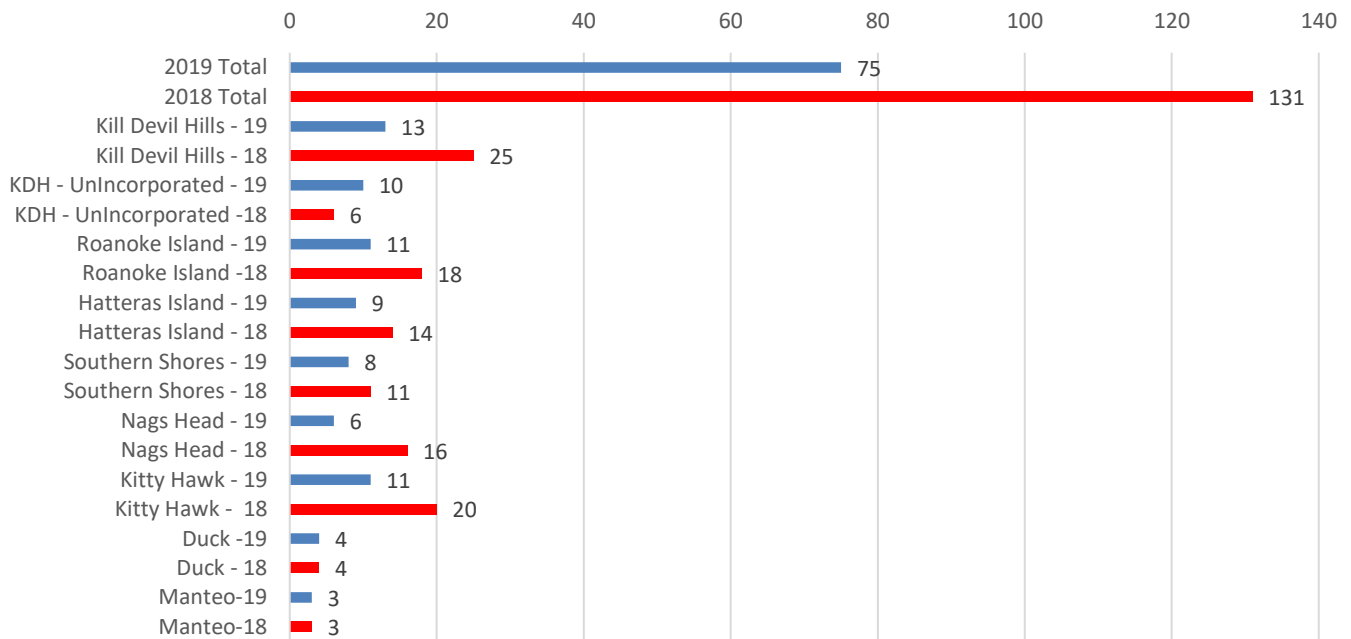


As of August 8, 2019 Dare County has not updated their Building Permit reports reports; therefore, the data below is from May 2019 and has not been updated yet.

May 2019 New Construction Building Permit Value



Year To Date 2019 Number of Building Permits



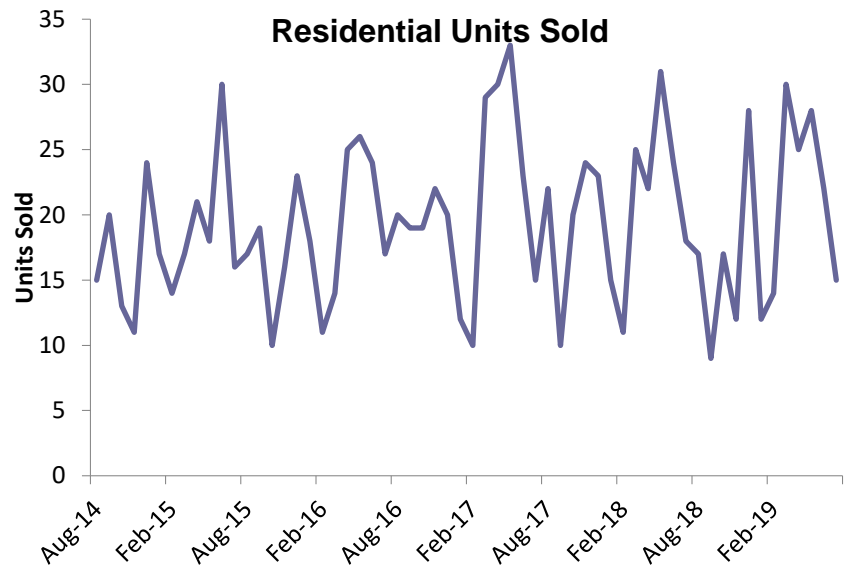
This representation is based in whole or in part on data supplied by, and to the Subscribers of the Outer Banks Association of REALTORS® Multiple Listing Service. Information contained herein is deemed reliable but not guaranteed. Data maintained by the OBAR MLS is for its own use and may not reflect all real estate activity in the market.

Outer Banks Towns / Areas

Corolla

Jan - July Sales		
Month / Year	Count	%Chg
2019	146	0%
2018	146	-4%
2017	152	13%

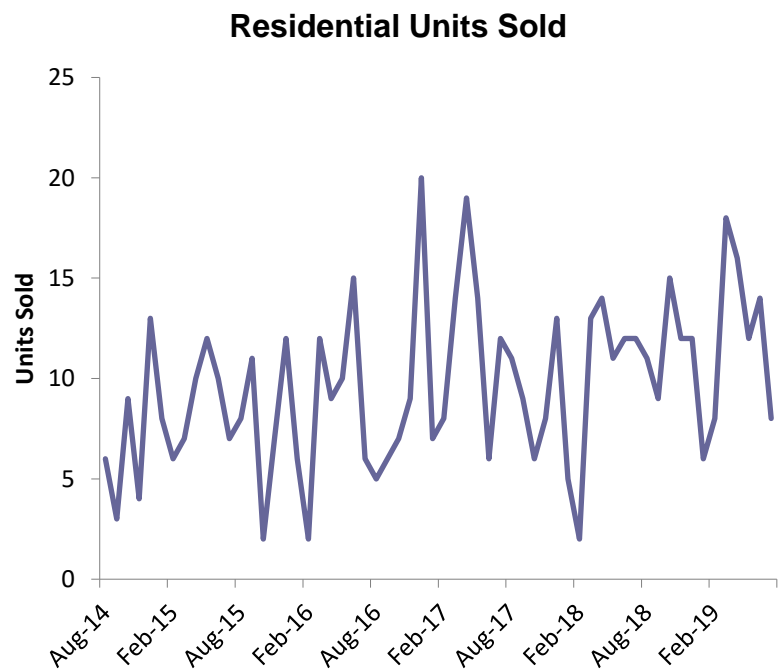
Median Sales Price		
Month / Year	MSP	%Chg
2019	\$492,500	-1%
2018	\$495,500	4%
2017	\$477,500	12%



Duck

Jan - July Sales		
Month / Year	Count	%Chg
2019	74	30%
2018	57	-16%
2017	68	26%

Median Sales Price		
Month / Year	MSP	%Chg
2019	\$502,500	17%
2018	\$430,500	-8%
2017	\$466,000	-2%



Southern Shores

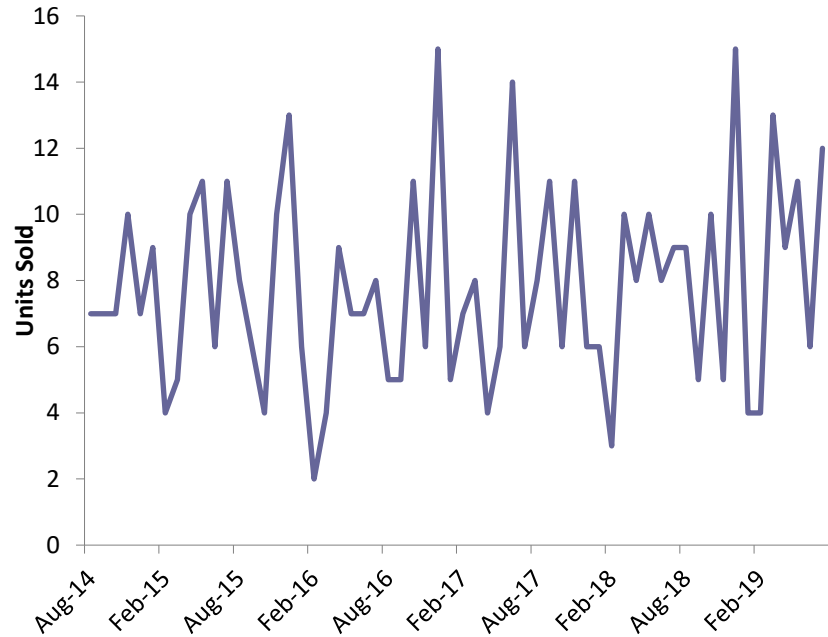
Jan - July Sales

Month / Year	Count	%Chg
2019	59	9%
2018	54	8%
2017	50	16%

Median Sales Price

Month / Year	MSP	%Chg
2019	\$435,000	1%
2018	\$430,500	3%
2017	\$420,000	-1%

Residential Units Sold



Kitty Hawk

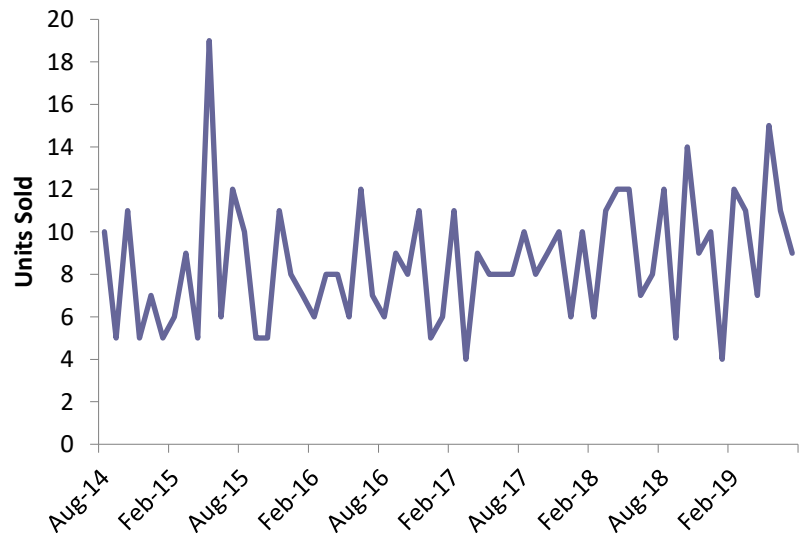
Jan - July Sales

Month / Year	Count	%Chg
2019	69	5%
2018	66	22%
2017	54	0%

Median Sales Price

Month / Year	MSP	%Chg
2019	\$350,500	0%
2018	\$352,000	14%
2017	\$310,000	2%

Residential Units Sold



Colington

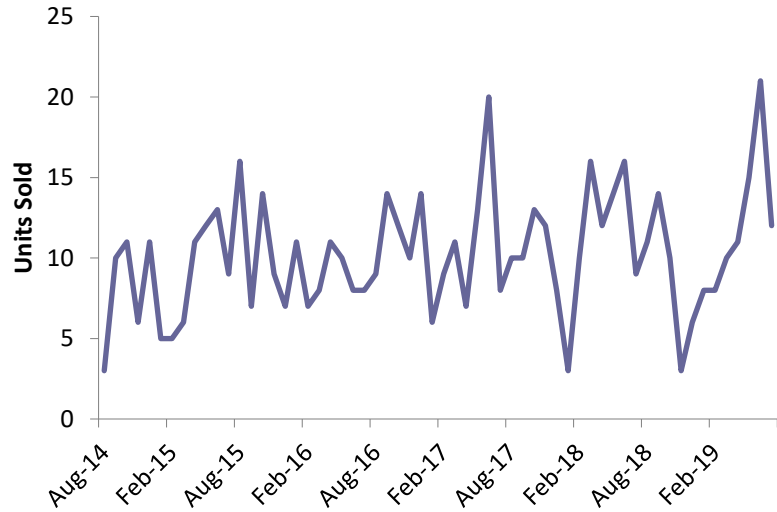
Jan - July Sales

Month / Year	Count	%Chg
2019	85	6%
2018	80	8%
2017	74	17%

Median Sales Price

Month / Year	MSP	%Chg
2019	\$284,900	4%
2018	\$275,000	8%
2017	\$255,000	9%

Residential Units Sold



Kill Devil Hills

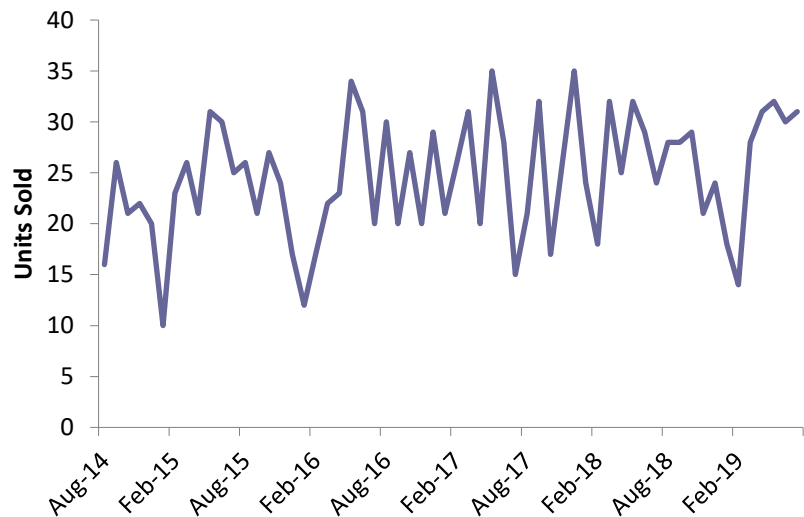
Jan - July Sales

Month / Year	Count	%Chg
2019	184	0%
2018	184	5%
2017	176	11%

Median Sales Price

Month / Year	MSP	%Chg
2019	\$284,100	3%
2018	\$275,250	0%
2017	\$275,000	2%

Residential Units Sold



Nags Head

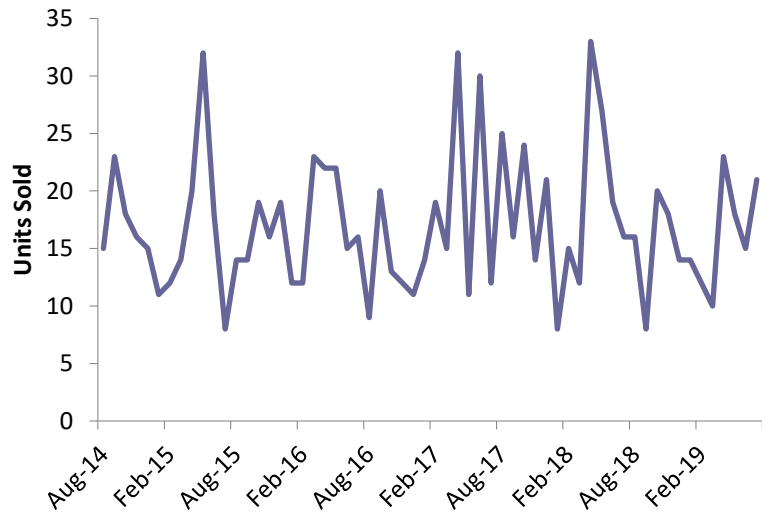
Jan - July Sales

Month / Year	Count	%Chg
2019	113	-13%
2018	130	-2%
2017	133	9%

Median Sales Price

Month / Year	MSP	%Chg
2019	\$398,000	2%
2018	\$388,750	1%
2017	\$384,000	1%

Residential Units Sold



All Hatteras

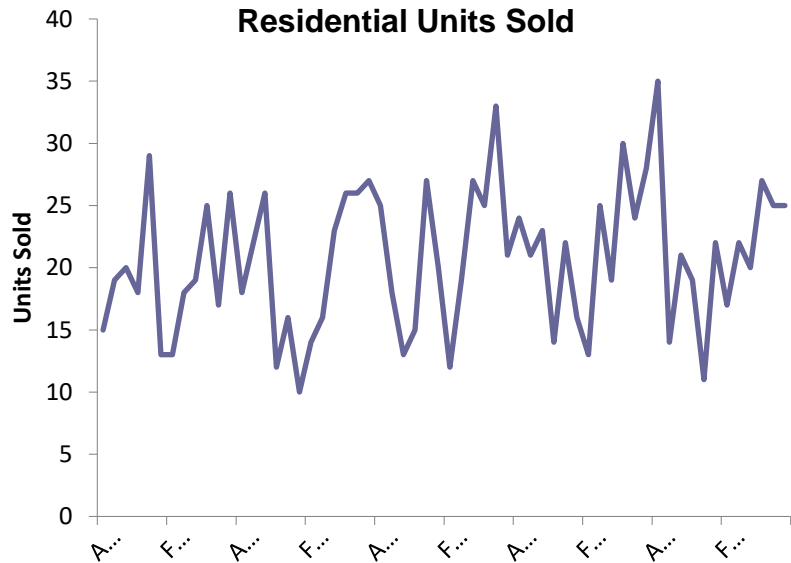
Jan - July Sales

Month / Year	Count	%Chg
2019	158	2%
2018	155	-1%
2017	157	11%

Median Sales Price

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

Residential Units Sold



Roanoke Island

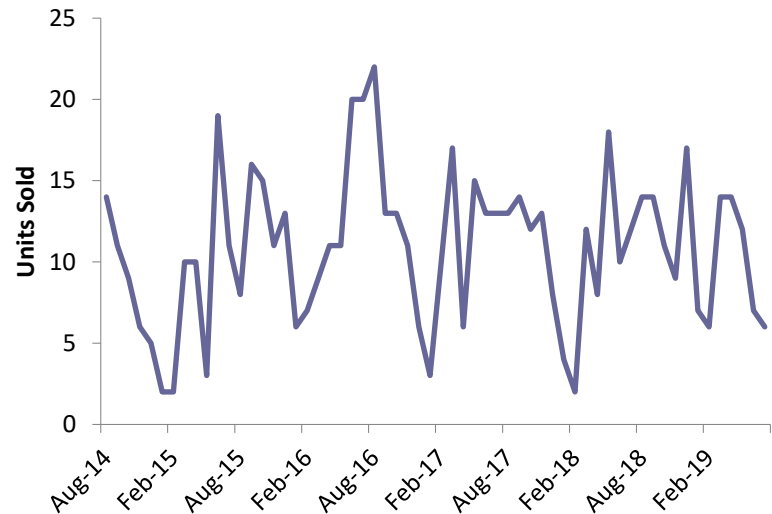
Jan - July Sales

Month / Year	Count	%Chg
2019	66	0%
2018	66	-14%
2017	77	-8%

Median Sales Price

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

Residential Units Sold



Currituck Mainland

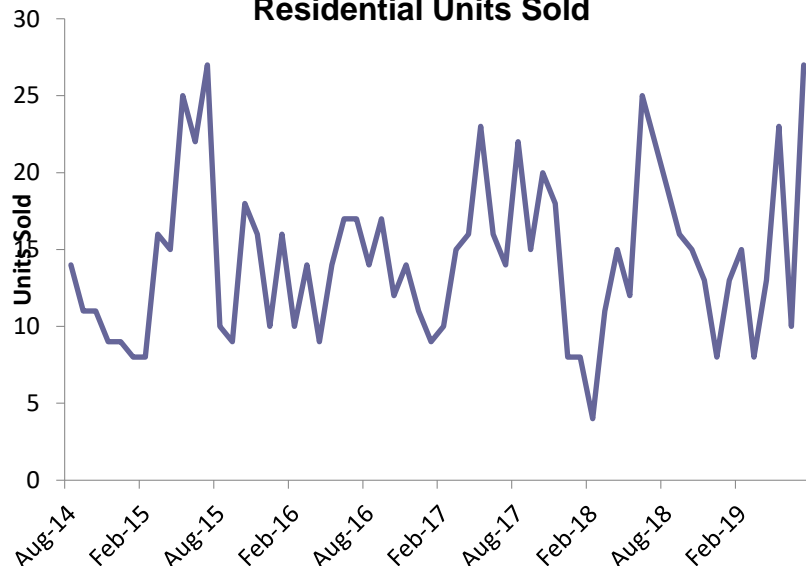
Jan - July Sales

Month / Year	Count	%Chg
2019	109	12%
2018	97	-6%
2017	103	6%

Median Sales Price

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

Residential Units Sold



Ocracoke Island

Residential Units Sold

Jan - July Sales		
Month / Year	Count	%Chg
2019	16	100%
2018	8	-50%
2017	16	78%

Median Sales Price		
Month / Year	MSP	%Chg
2019	\$352,500	10%
2018	\$320,000	3%
2017	\$310,000	-1%

