



End of Year (2018) – MLS Statistical Report

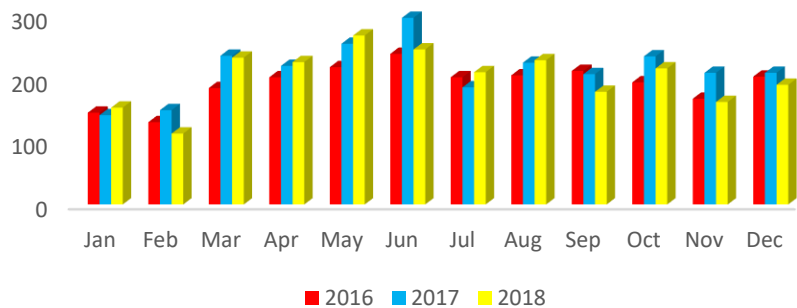
MLS Director Report - 2018 was a good year; however, there are some trends that bear watching. Sales are flat (less than a 1% change) while listings in an Under Contract status have declined sharply (9%). Inventory, on the other hand, is up (5%). Median sale price, depending on area, is also flat.

Total Sales

Y-O-Y December sales are down 9% from 2017 and total yearly sales are down by 6%.

Total Sales		
Month / Year	Count	%Chg
Dec'18	189	-9%
Dec'17	208	3%
Dec'16	202	2%

Total Sales - M-O-M

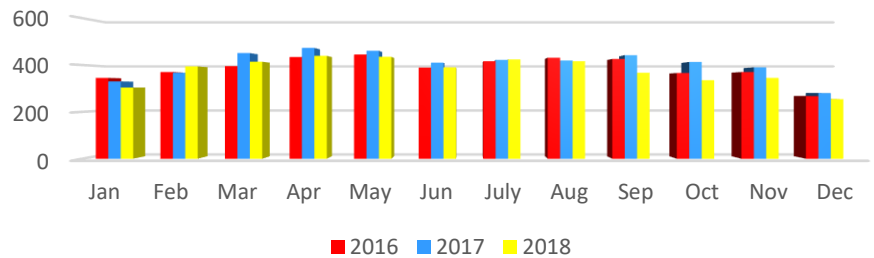


Under Contract

Y-O-Y December under contracts are down 12% from 2017.

Total Under Contract		
Month / Year	Count	%Chg
Dec'18	254	-9%
Dec'17	280	5%
Dec'16	267	-20%

Total Listings Under Contract

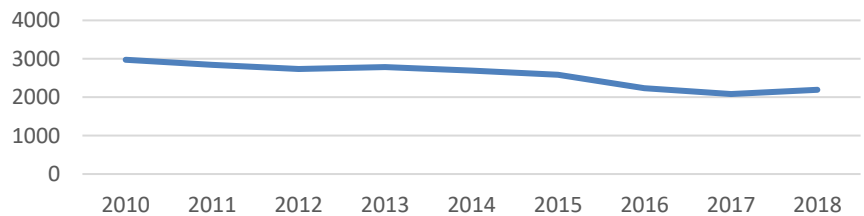


Total Inventory

Inventory is starting to rise. Up by 5% from 2017

Total Inventory		
Month / Year	Count	%Chg
Dec'18	2197	5%
Dec'17	2091	-7%
Dec'16	2251	-14%

Total Inventory Trend December 2018



Data Obtained: January 10, 2018

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 Property Sales

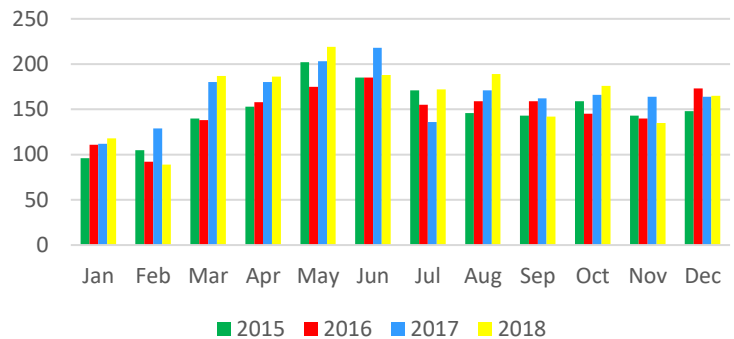
Residential Sales

Y-O-Y residential sales are up slightly.

All Residential Sales

Month / Year	Count	%Chg
Dec'18	165	1%
Dec'17	164	-5%
Dec'16	173	17%

Residential Unit Sales



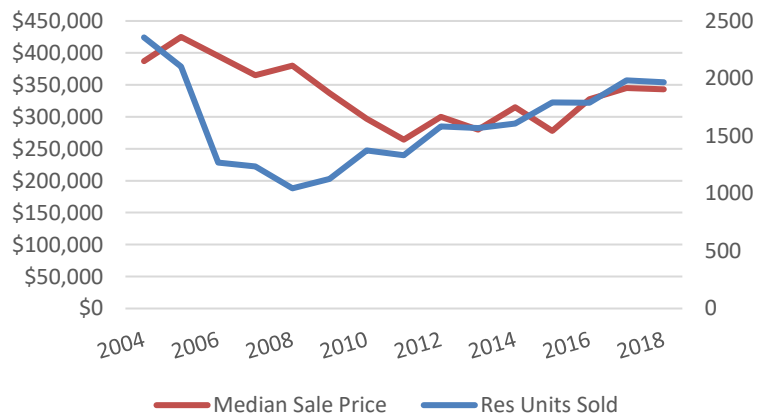
Median Sale Price

Median sale price has been on the rise since 2012.

Residential Median Sale Price

Month / Year	Count	% Chg
Dec'18	\$343,000	-1%
Dec'17	\$345,000	5%
Dec'16	\$327,500	18%

Median Sale Price



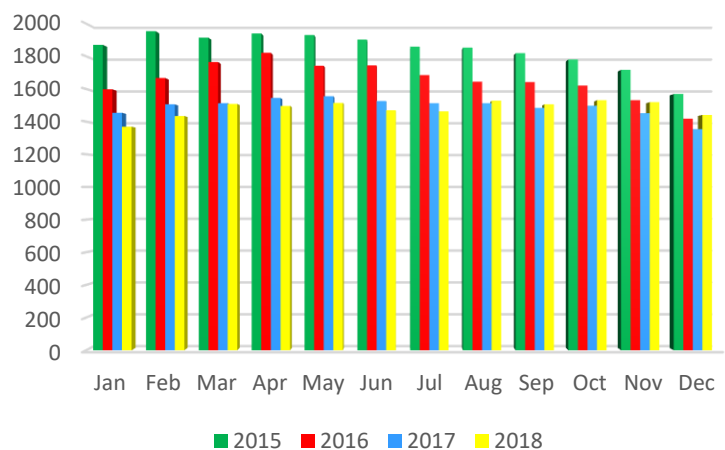
Residential Inventory

Residential inventory is trending up. Definitely something to watch in the coming year.

Residential Inventory

Month / Year	Count	%Chg
Dec'18	1441	6%
Dec'17	1354	-5%
Dec'16	1418	-10%

Residential Inventory

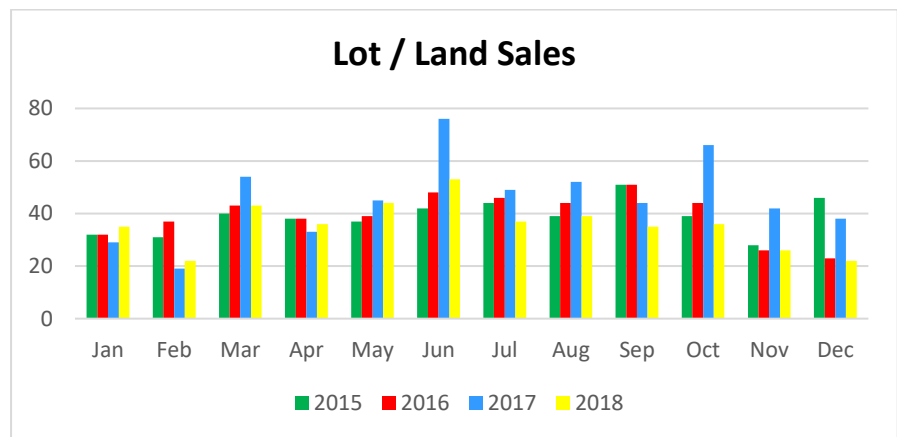


Lots / Land

Lots / Land Sales

Sales have declined sharply since 2017.

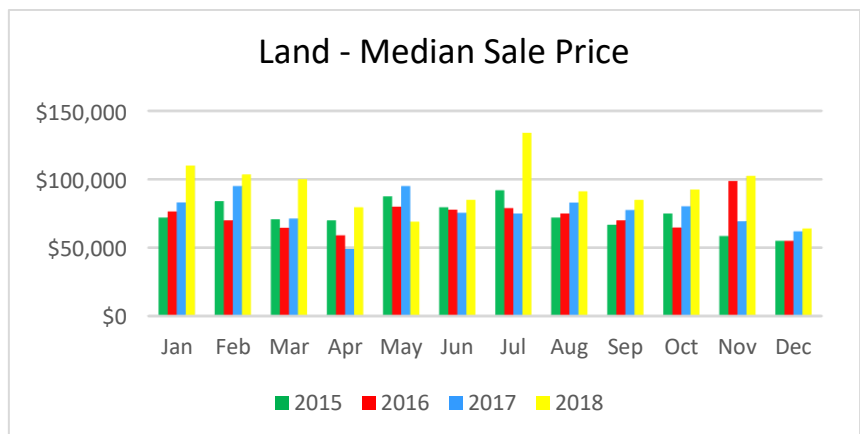
Lots / Land Sales		
Month / Year	Count	%Chg
Dec'18	22	-42%
Dec'17	38	65%
Dec'16	23	-50%



Lots / Land Average / Median Sale Price

Median Sale Price continues to climb,

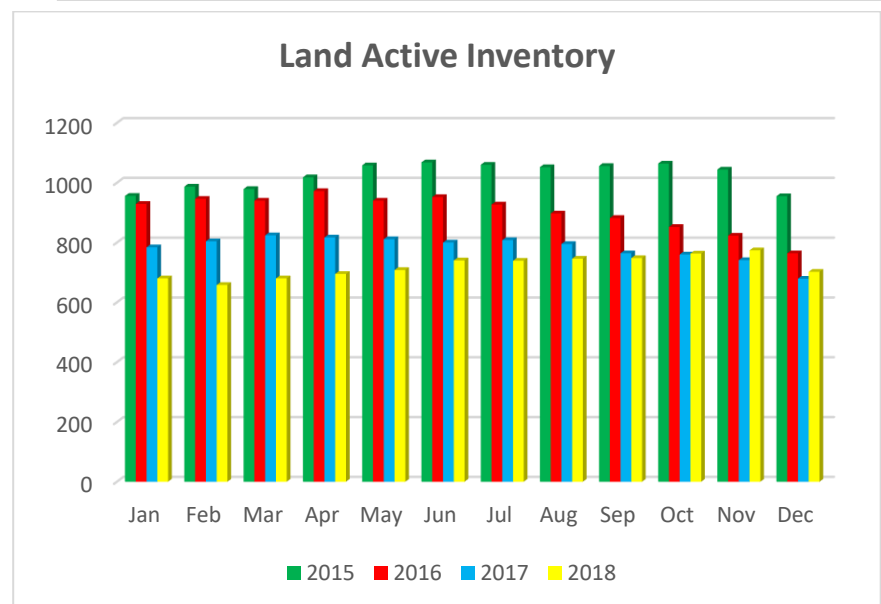
Lots / Land Median Price		
Month / Year	Count	%Chg
Dec'18	\$64,000	3%
Dec'17	\$61,900	13%
Dec'16	\$55,000	0%



Lots / Land Inventory

Lots / Land Inventory has remained relatively constant but trending upwards.

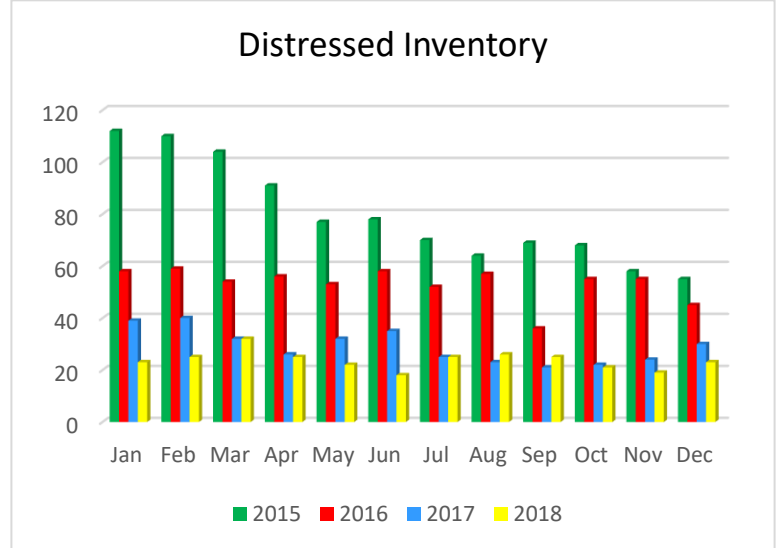
Lots / Land Inventory		
Month / Year	Count	%Chg
Dec'18	702	3%
Dec'17	679	-11%
Dec'16	764	-20%



Distressed Property

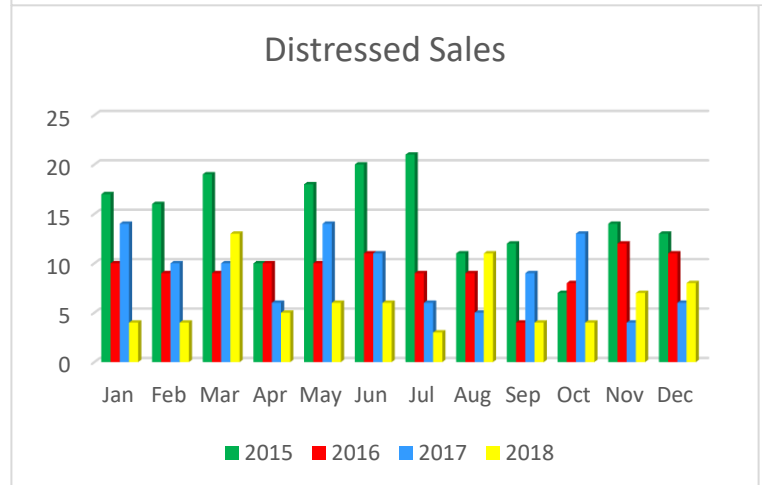
Inventory

Distressed Sale Inventory		
Month / Year	Count	%Chg
Dec'18	23	-23%
Dec'17	30	-33%
Dec'16	45	-18%



Distressed Sales

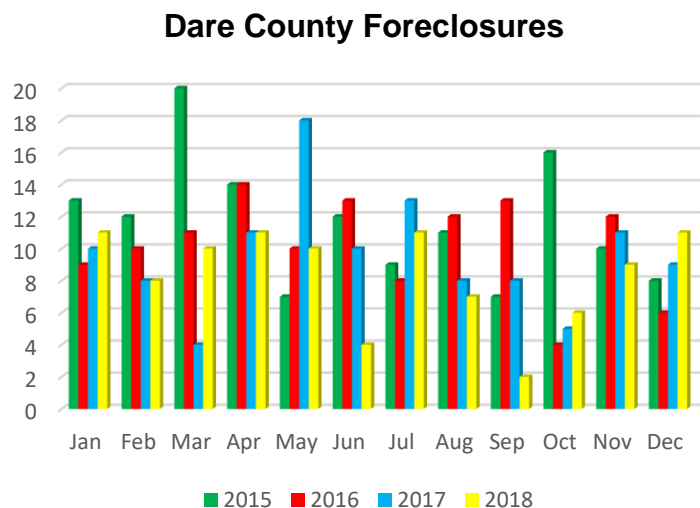
Distressed Sales		
Month / Year	Count	%Chg
Dec'18	8	33%
Dec'17	6	-45%
Dec'16	11	-15%



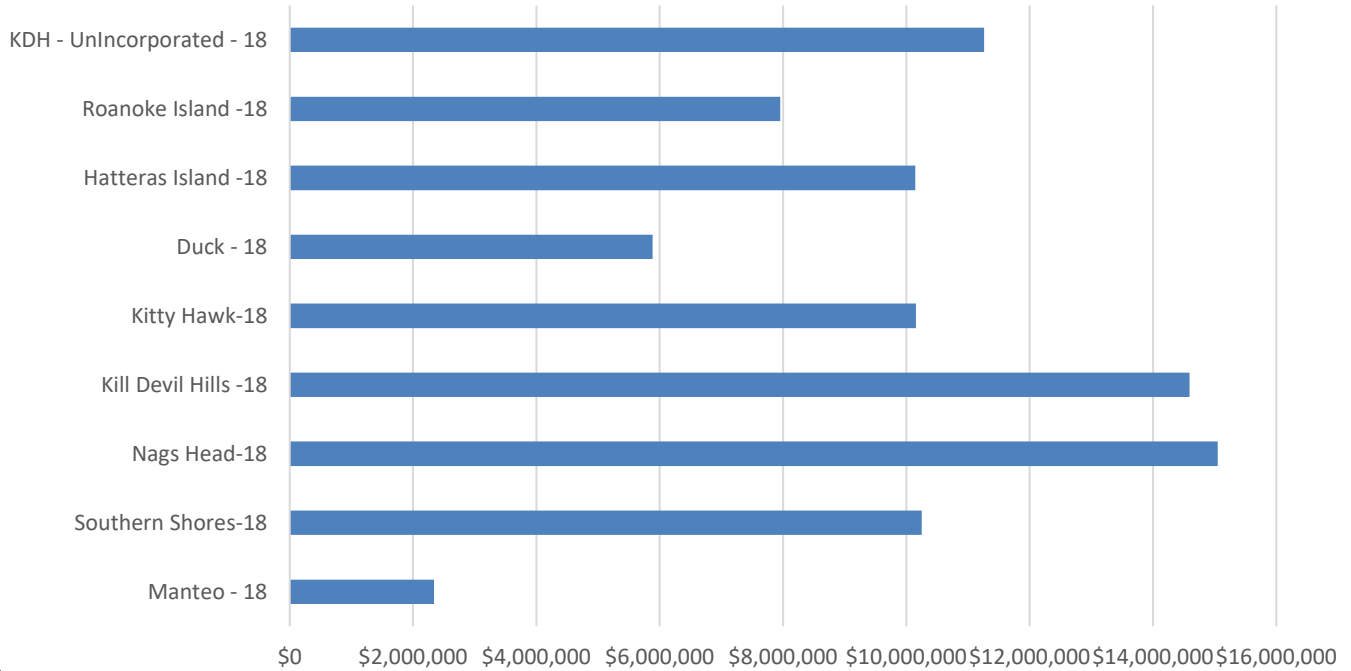
Foreclosures

Although foreclosures are down Y-O-Y for the last 4 months there has been a steady increase. Something to watch.

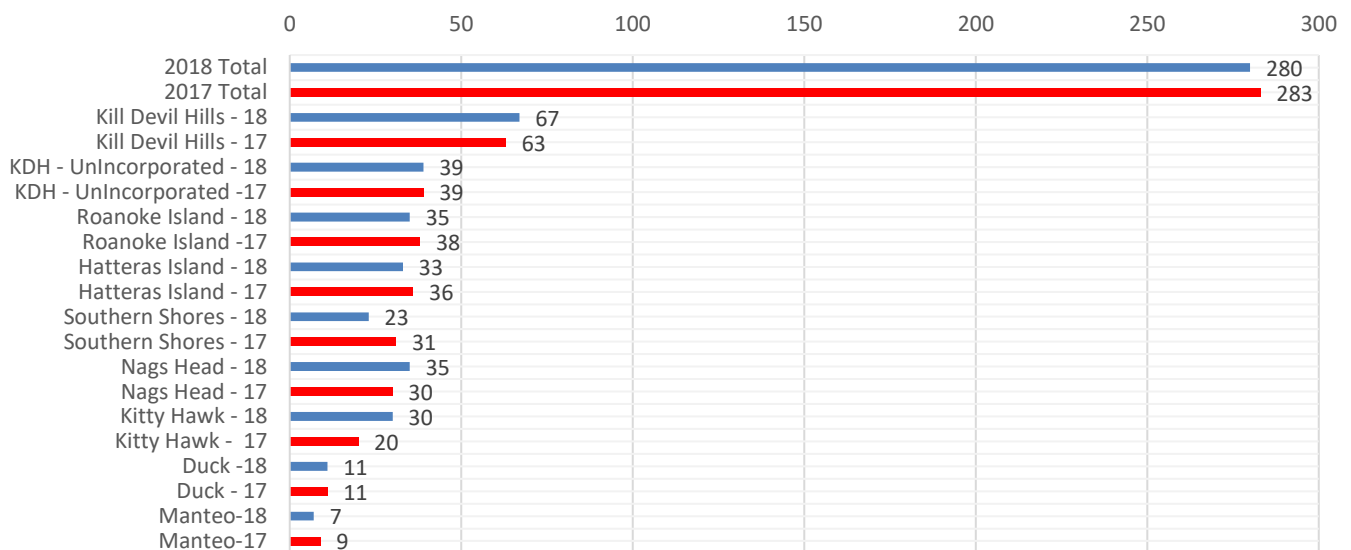
Foreclosures		
Month / Year	Count	%Chg
Dec'18	11	22%
Dec'17	9	50%
Dec'16	6	-25%



November 2018 New Construction Building Permit Value



Year To Date 2018 Number of Building Permits



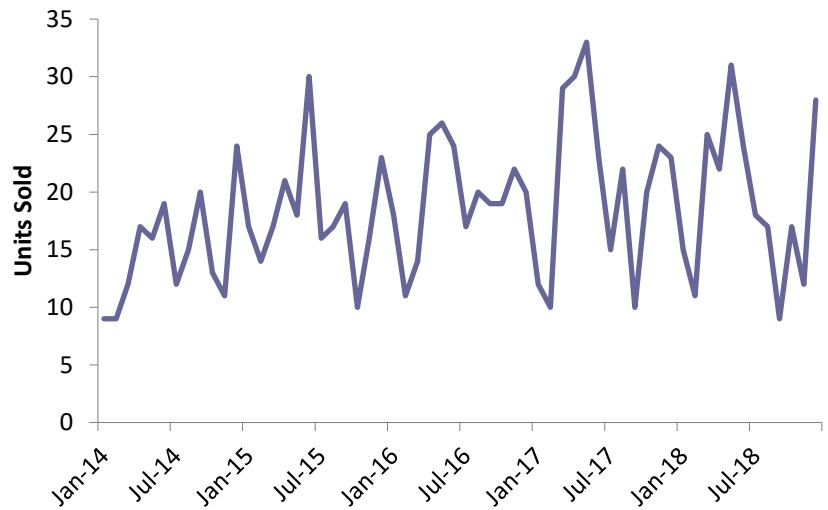
This representation is based in whole or in part on data supplied by, and to the Subscribers of the Outer Banks Association of REALTORS® Multiple Listing Service. Information contained herein is deemed reliable but not guaranteed. Data maintained by the OBAR MLS is for its own use and may not reflect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

Outer Banks Towns / Areas

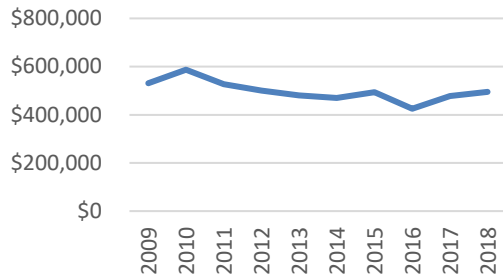
Corolla

2018 Sales		
Month / Year	Count	%Chg
2018	229	-9%
2017	251	7%
2016	235	8%

Residential Units Sold



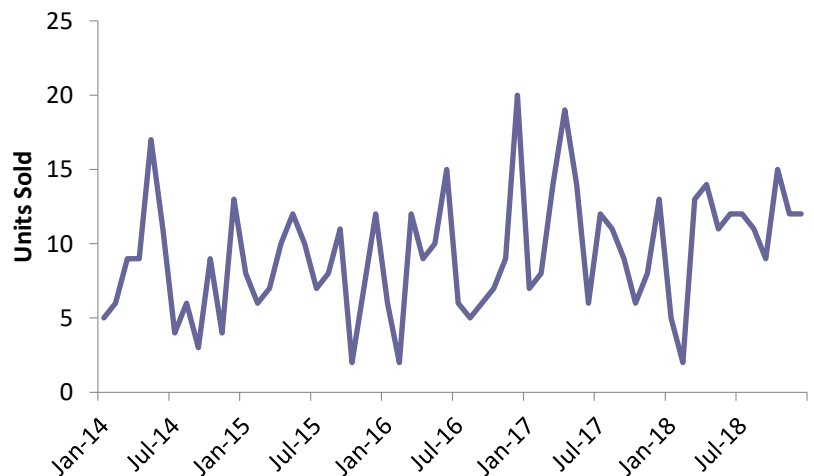
Median Sale Price Trend



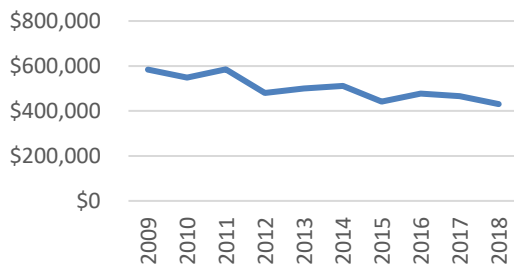
Town of Duck

2018 Sales		
Month / Year	Count	%Chg
2018	128	1%
2017	127	19%
2016	107	7%

Residential Units Sold

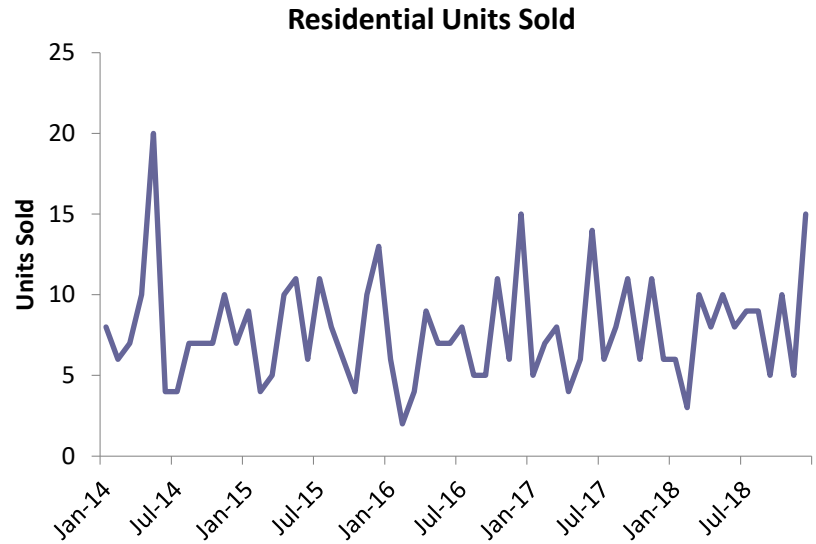
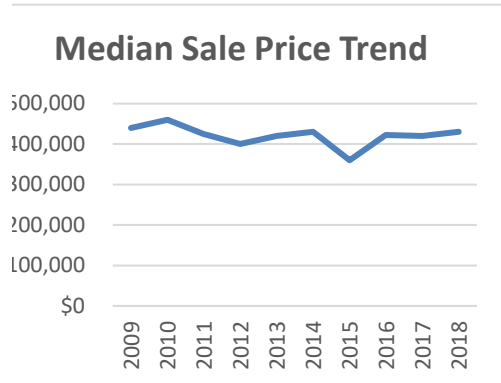


Median Sale Price Trend



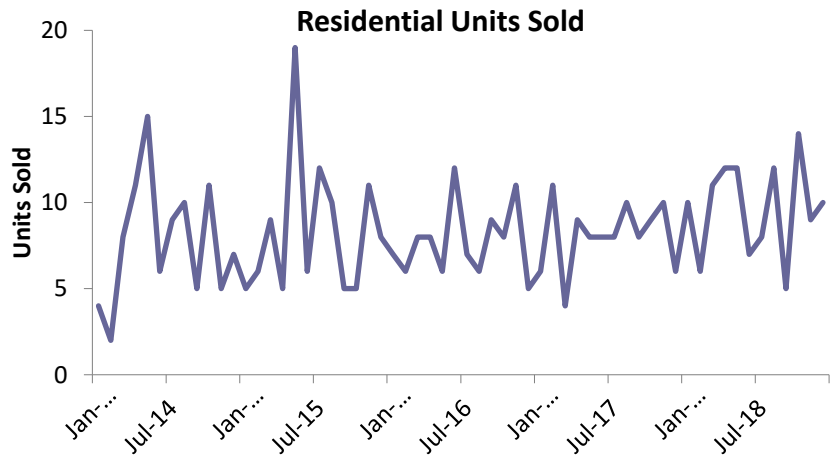
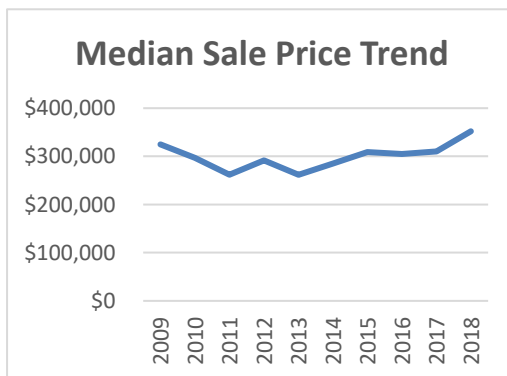
Town of Southern Shores

2018 Sales		
Month / Year	Count	%Chg
2018	98	7%
2017	92	8%
2016	85	-12%



Town of Kitty Hawk

2018 Sales		
Month / Year	Count	%Chg
2018	116	20%
2017	97	4%
2016	93	-8%

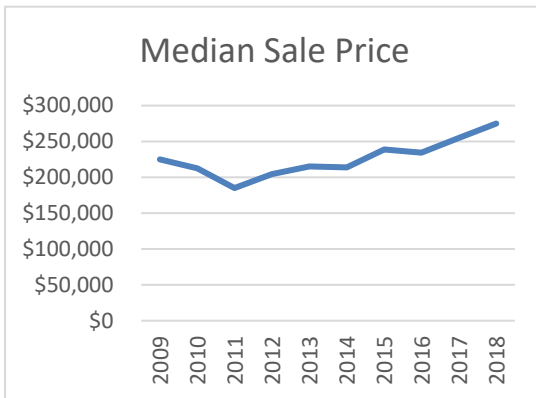


Colington

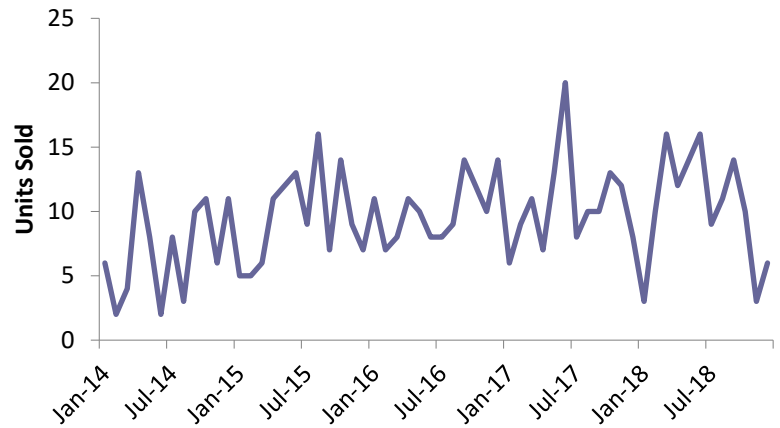
2018 Sales

Month / Year	Count	%Chg
2018	124	-2%
2017	127	4%
2016	122	7%

Median Sale Price



Residential Units Sold

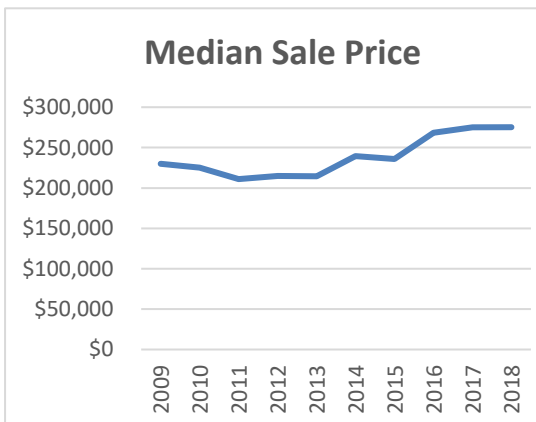


Town of Kill Devil Hills

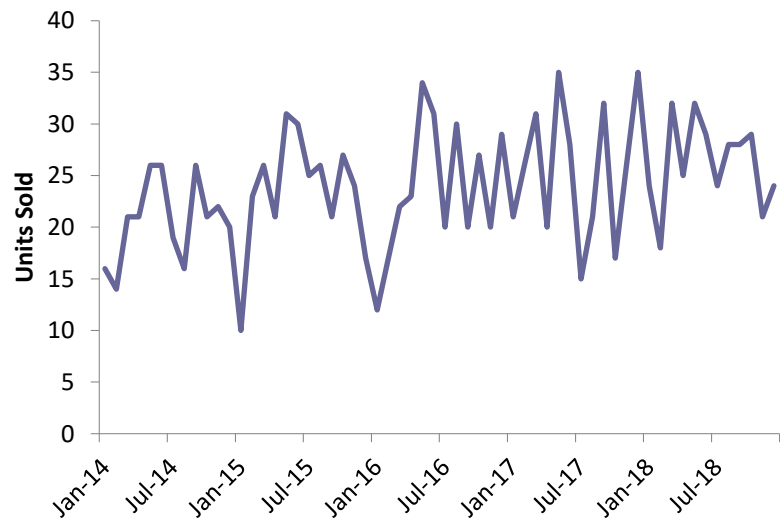
2018 Sales

Month / Year	Count	%Chg
2018	314	2%
2017	307	8%
2016	285	1%

Median Sale Price

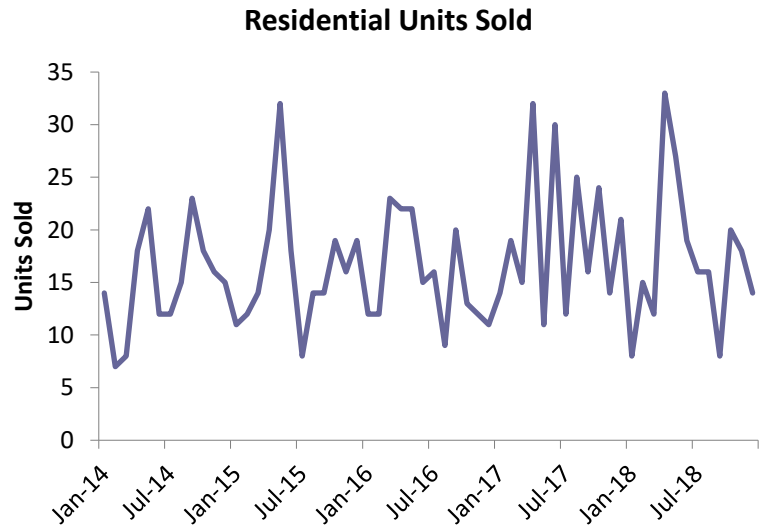
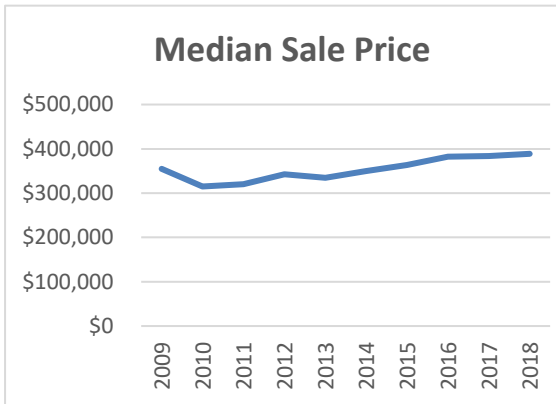


Residential Units Sold



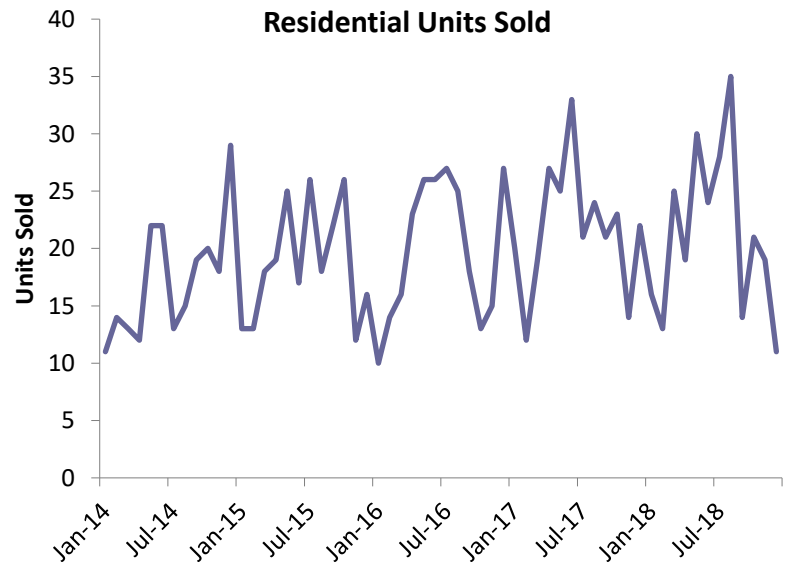
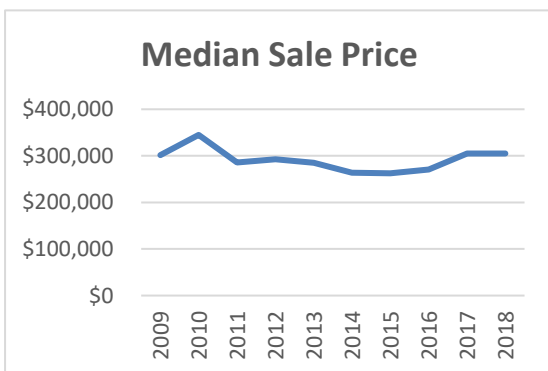
Town of Nags Head

2018 Sales		
Month / Year	Count	%Chg
2018	206	-12%
2017	233	25%
2016	187	-5%



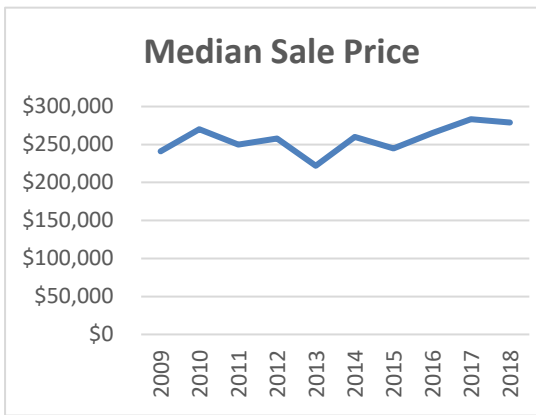
Hatteras Island

2018 Sales		
Month / Year	Count	%Chg
2018	255	-2%
2017	261	9%
2016	240	7%

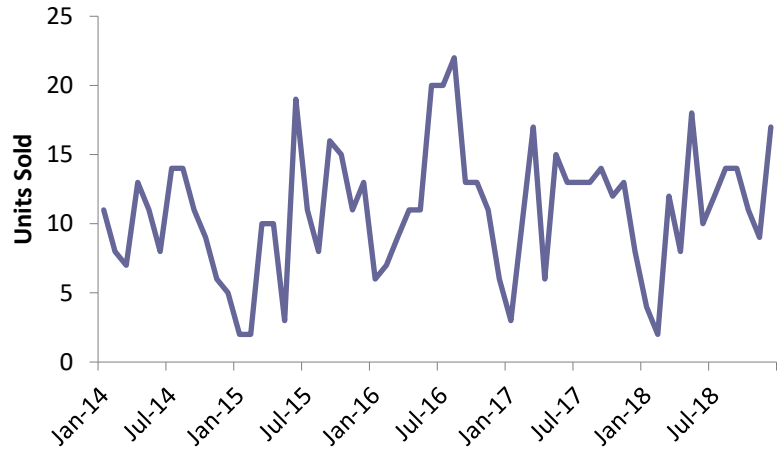


Roanoke Island

2018 Sales		
Month / Year	Count	%Chg
2018	131	-4%
2017	137	-8%
2016	149	24%

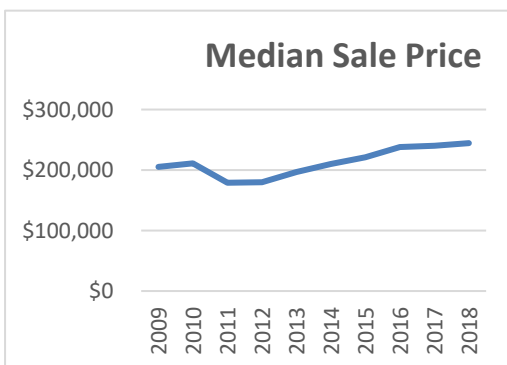


Residential Units Sold

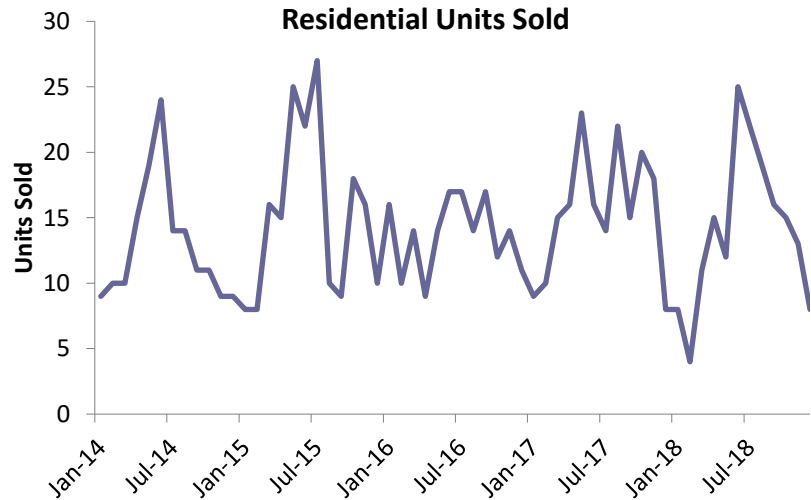


Currituck Mainland

2018 Sales		
Month / Year	Count	%Chg
2018	168	-10%
2017	186	13%
2016	165	-10%



Residential Units Sold



Ocracoke Island

2018 Sales		
Month / Year	Count	%Chg
2018	19	-21%
2017	24	9%
2016	22	83%

