

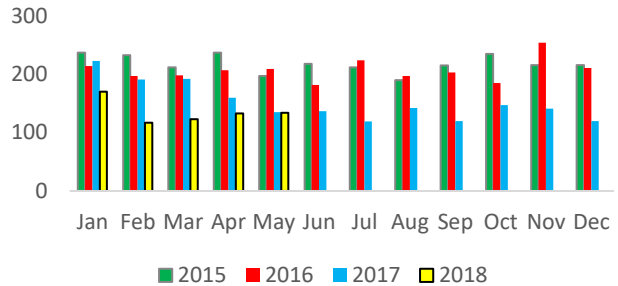


May 2018 – MLS Statistical Report

Days on Market

The graph on the right illustrates the drastic decline in the in Days on the Market for residential properties. The decline started in April / May of 2017 and continues through today. Interesting!

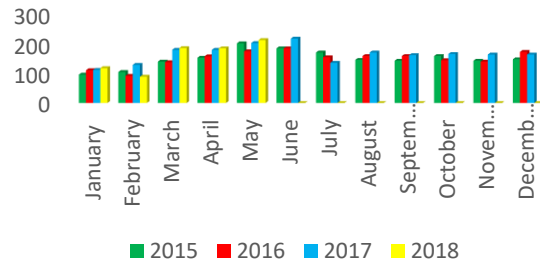
Average Days on Market



Year over Year Sales

For the last four years, residential property sales continue trending upwards although sales for 2018 are slightly below 2017. The decline is most likely due to the cold spring and increasing interest rates.

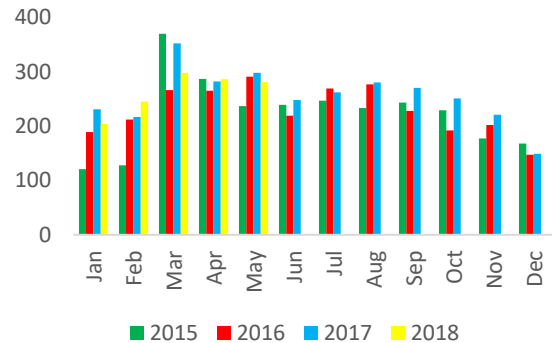
YOY Sales Comparison



Under Contract

Listings placed in an Under-Contract status have been steadily increasing. Not a record year so far but definitely a good year.

Year to Year Under Contract

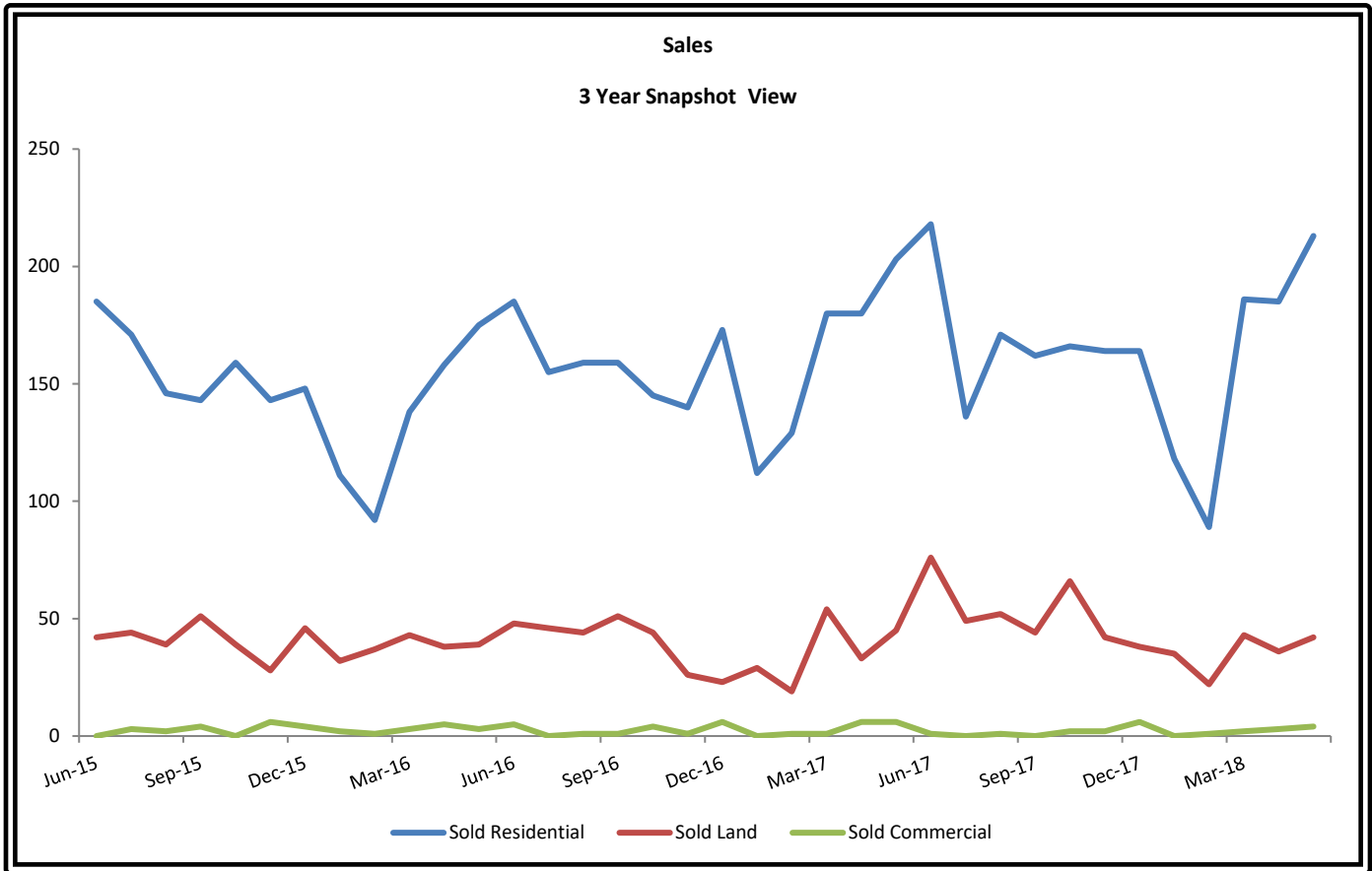


Data Obtained: June 6, 2018

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

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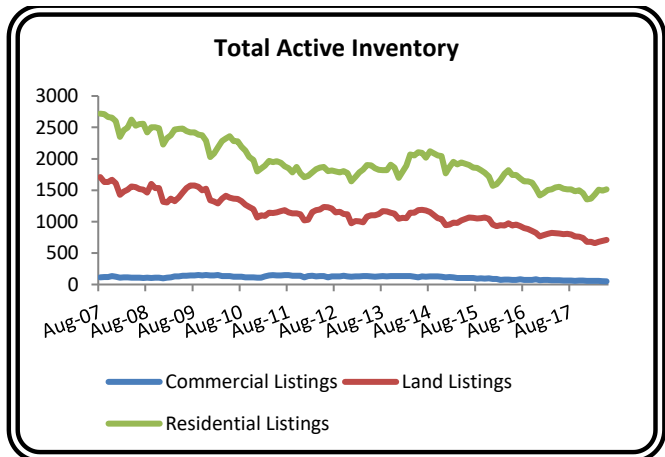
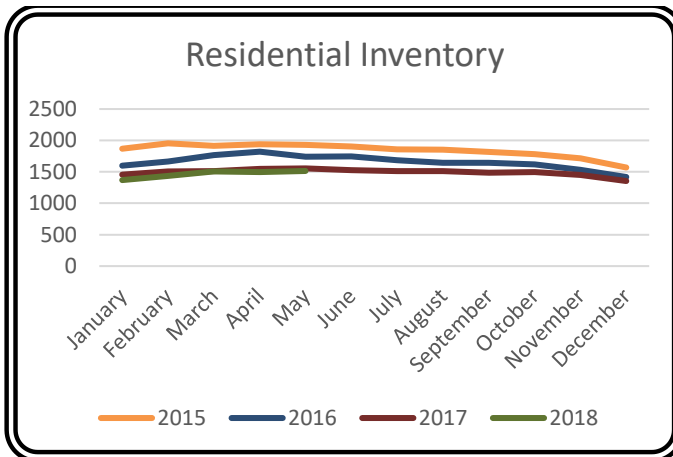
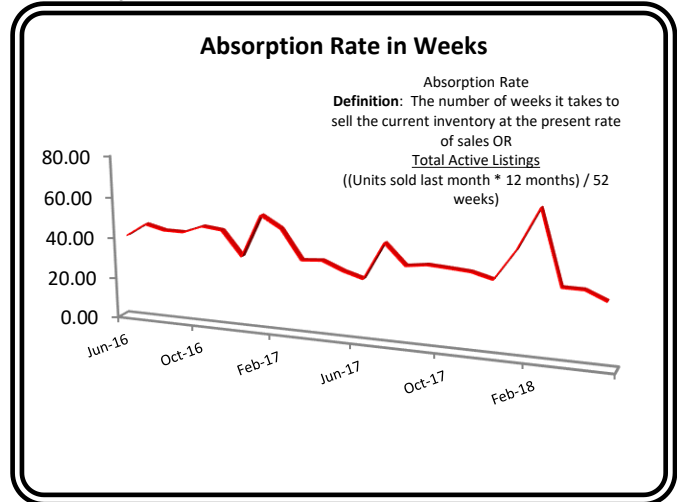
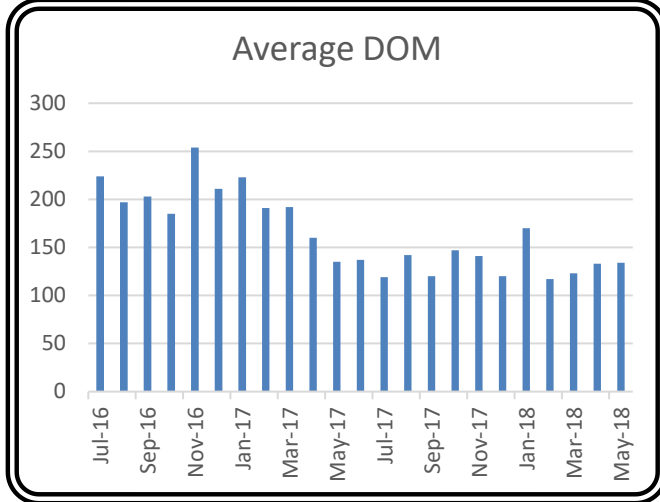
Total Property Sales



Year to Date Comparison										
	Qty Sold	% Chg	Volume Sold	% Chg	Average Sale	% Chg	Median Sale	% Chg	Qty Active	% Chg
Residential										
Current Period	791		\$328,368,498		\$415,130		\$322,000		1514	
One year Ago	805		\$316,697,794		\$393,413		\$310,000		1513	
Increase / (Decrease)	(14)	-2%	\$11,670,704	4%	\$21,717	6%	\$12,000	4%	1	0%
Lots / Land										
Current Period	178		\$23,102,335		\$129,788		\$89,250		708	
One Year Ago	180		\$20,627,596		\$114,579		\$74,000		824	
Increase / (Decrease)	(2)	-1%	\$2,474,739	12%	\$15,209	13%	\$15,250	21%	(116)	-14%
Commercial										
Current Period	10		\$4,908,125		\$490,812		\$356,500		50	
One Year Ago	14		\$4,318,500		\$308,464		\$314,875		67	
Increase / (Decrease)	(4)	-29%	\$589,625	14%	\$182,348	59%	\$41,625	13%	(17)	-25%
All Classes										
Current Period	979		\$356,378,958		\$364,023		\$295,687		2272	
One Year Ago	999		\$341,643,890		\$341,985		\$279,500		2404	
Increase / (Decrease)	(20)	-2%	\$14,735,068	4%	\$22,038	6%	\$16,187	6%	(132)	-5%

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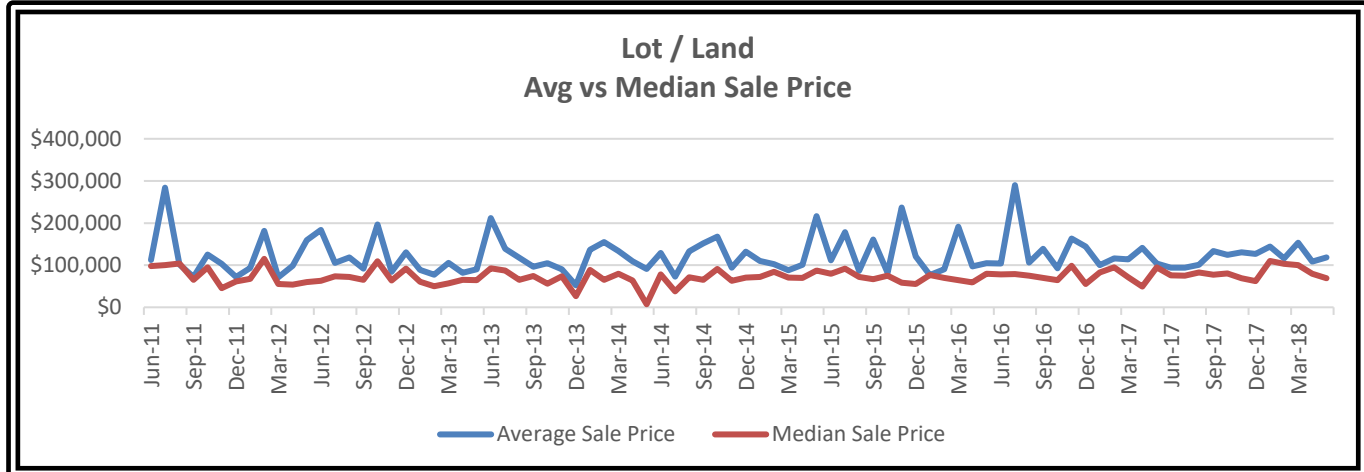
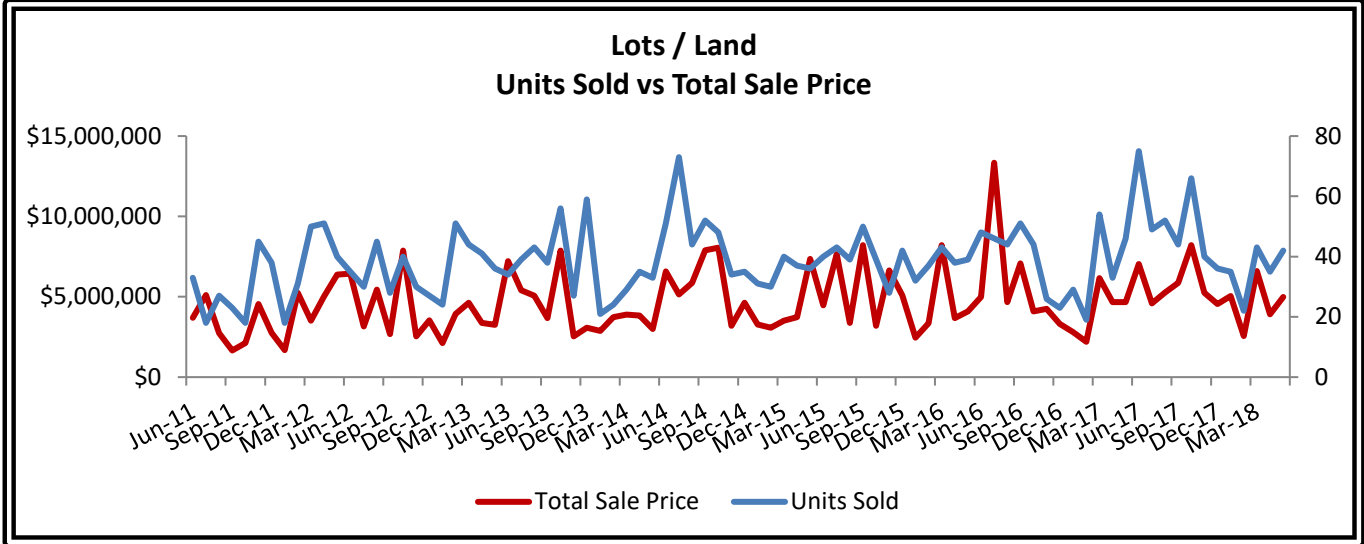
Residential Property Sales



Year to Date Comparison - Residential Property								
	Qty Sold	% Chg	Volume Sold	% Chg	Average Sale	% Chg	Median Sale	% Chg
Single Family Detached								
Current Period	675		\$300,889,114		\$445,761		\$340,000	
One year Ago	699		\$288,826,029		\$413,198		\$320,000	
Increase / (Decrease)	(24)	-3%	\$12,063,085	4%	\$32,563	8%	\$20,000	6%
Condominium								
Current Period	96		\$23,625,184		\$246,095		\$243,875	
One Year Ago	80		\$19,488,448		\$243,605		\$250,950	
Increase / (Decrease)	16	20%	\$4,136,736	21%	\$2,490	1%	(\$7,075)	-3%
All Residential								
Current Period	791		\$328,368,498		\$415,130		\$322,000	
One Year Ago	805		\$316,697,794		\$393,413		\$310,000	
Increase / (Decrease)	(14)	-2%	\$11,670,704	4%	\$21,717	6%	\$12,000	4%

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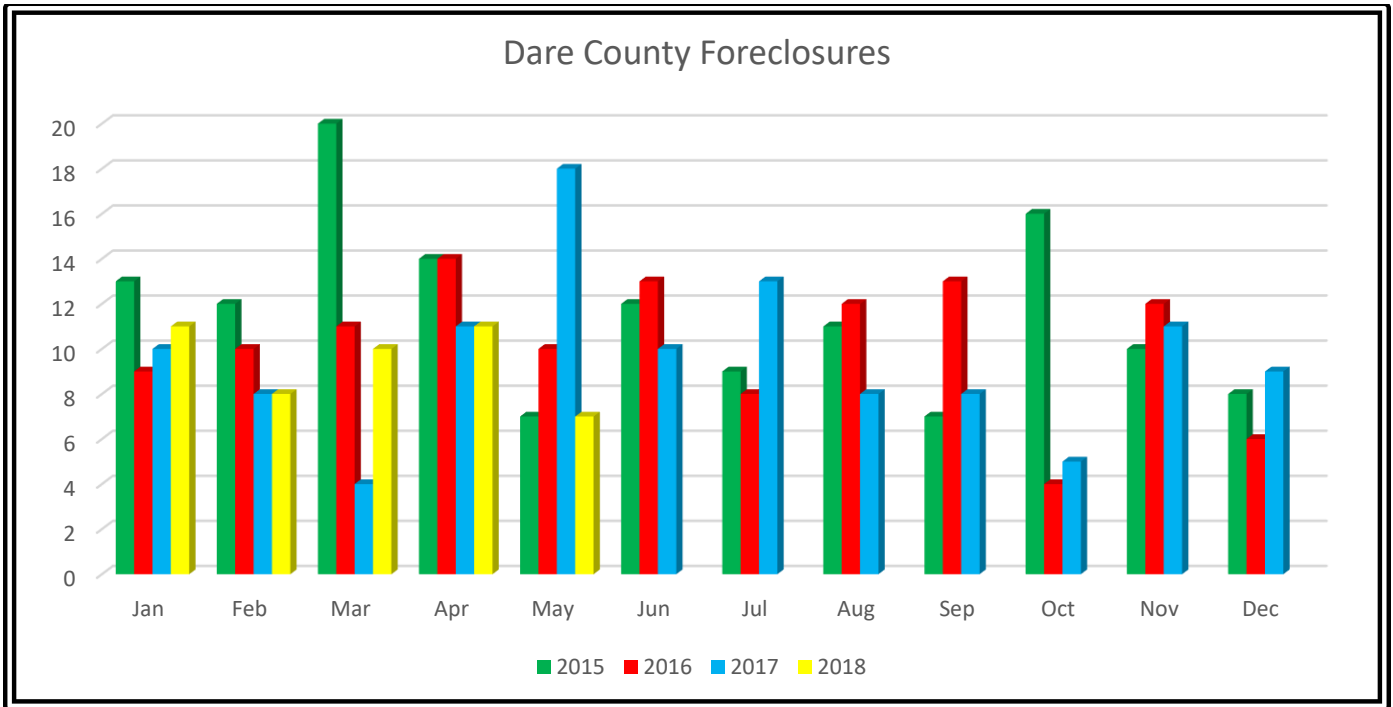
Land Sales



Year to Date Comparison - Land Listings								
	Qty Sold	% Chg	Volume Sold	% Chg	Average Sale	% Chg	Median Sale	% Chg
Land - Residential								
Current Period	160		\$19,961,035		\$124,756		\$89,250	
One Year Ago	161		\$18,407,096		\$114,329		\$75,000	
Increase / Decrease	(1)	▲	\$1,553,939	▲	\$10,427	▲	\$14,250	▲
		-1%		8%		9%		19%
All Land								
Current Period	178		\$23,102,335		\$129,788		\$89,250	
One year Ago	180		\$20,627,596		\$114,579		\$74,000	
Increase / (Decrease)	(2)	▲	\$2,474,739	▲	\$15,209	▲	\$15,250	▲
		-1%		12%		13%		21%

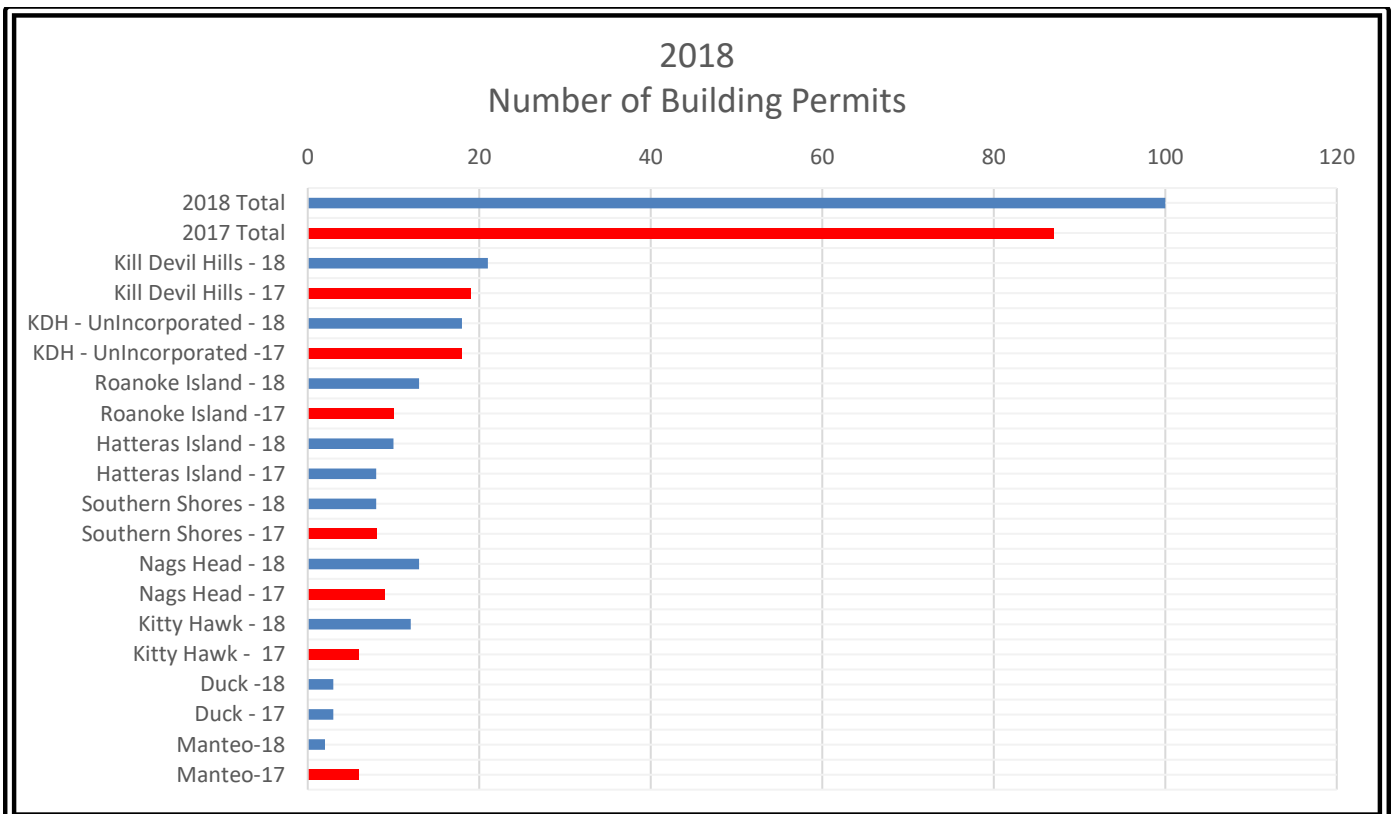
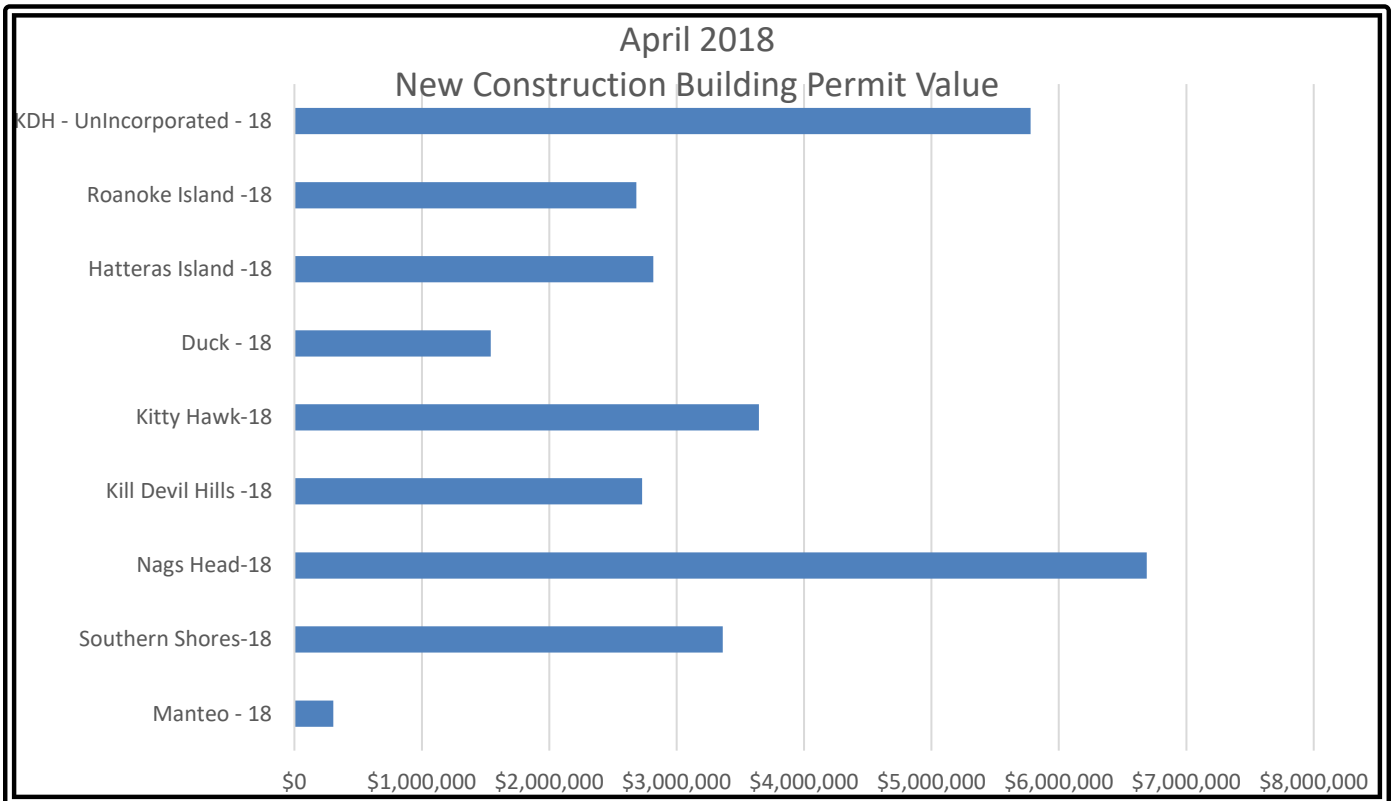
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Distressed Properties (Residential)



Year to Date Comparison - Distressed Properties								
	Qty Sold	% Chg	Volume Sold	% Chg	Average Sale	% Chg	Median Sale	% Chg
Residential - Short Sale								
Current Period	5		\$1,519,000		\$303,800		\$260,000	
One year Ago	14		\$6,002,000		\$428,714		\$327,500	
Increase / (Decrease)	(9)	▼ -64%	(\$4,483,000)	▼ -75%	(\$124,914)	▼ -29%	(\$67,500)	▼ -21%
Residential - Bank Owned								
Current Period	27		\$7,087,670		\$262,506		\$205,300	
One Year Ago	40		\$8,824,631		\$220,615		\$185,950	
Increase / (Decrease)	(13)	▼ -33%	(\$1,736,961)	▼ -20%	\$41,891	▲ 19%	\$19,350	▲ 10%
All Residential - Distressed								
Current Period	32		\$8,606,670		\$566,306		\$465,300	
One Year Ago	54		\$14,826,631		\$649,329		\$513,450	
Increase / (Decrease)	(22)	▼ -41%	(\$6,219,961)	▼ -42%	(\$83,023)	▼ -13%	(\$48,150)	▼ -9%

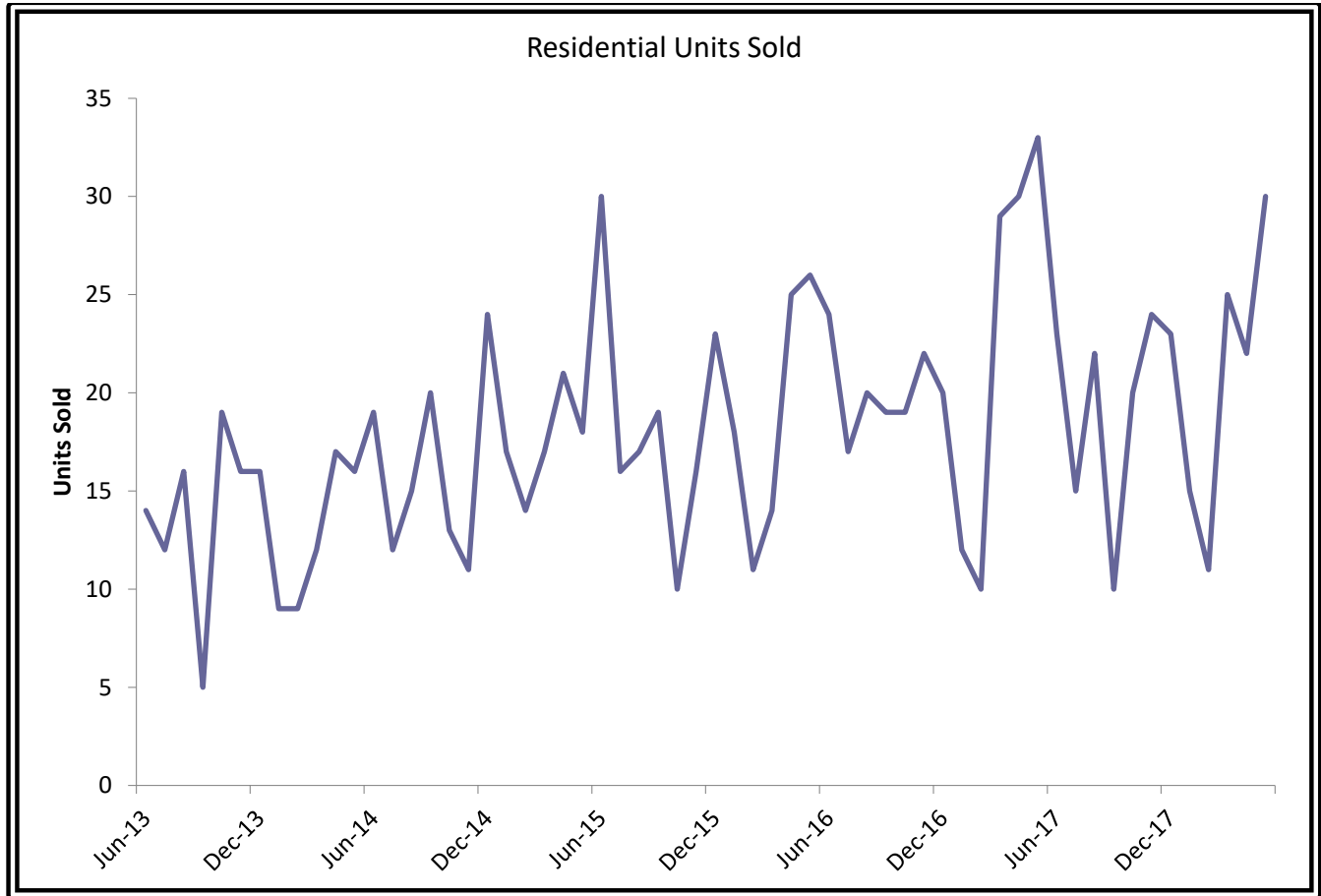
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Sales By Area

Corolla



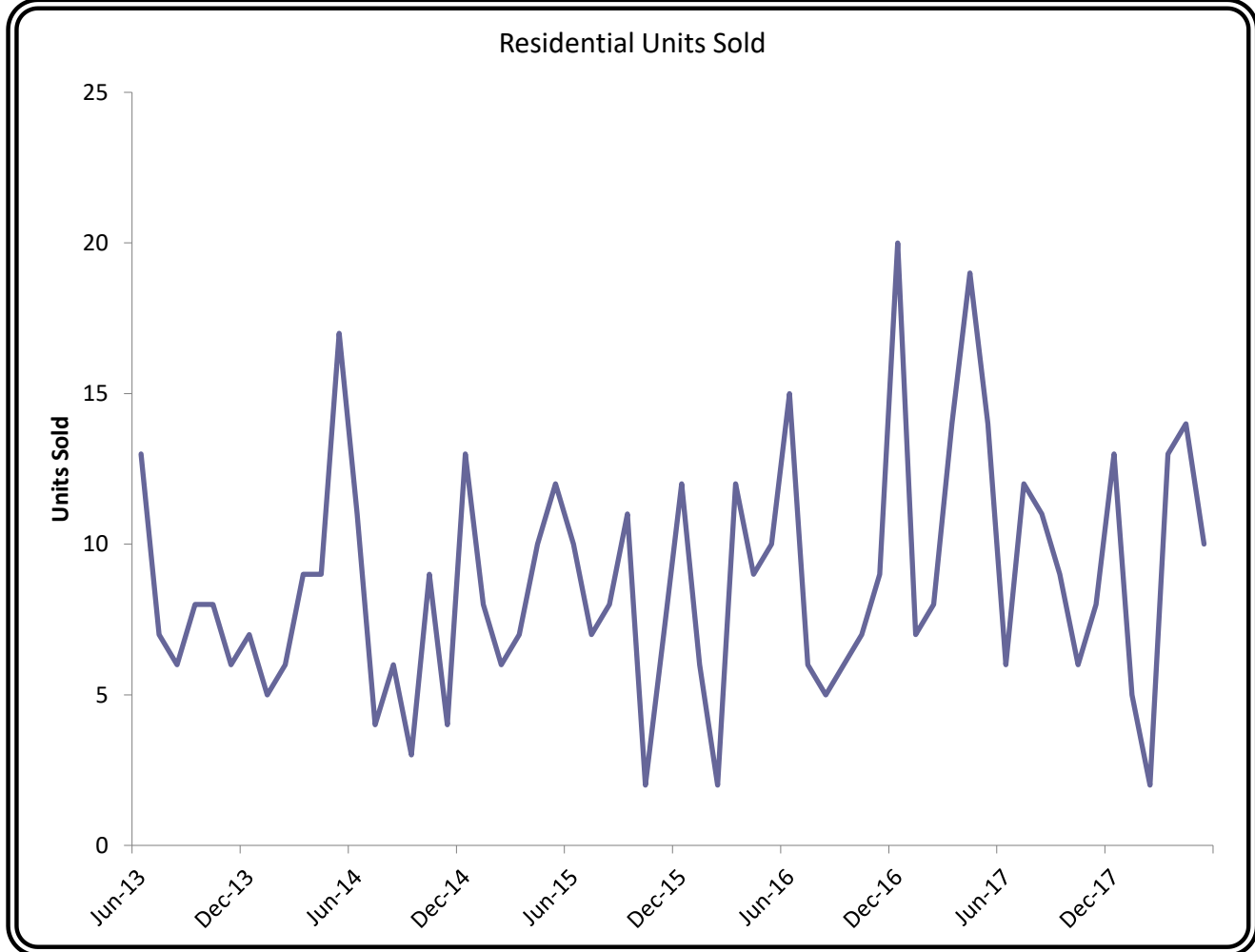
Units Sold													
	Jan	Feb	Mar	April	May	June	July	Aug	Sept	Oct	Nov	Dec	YTD
2014	9	9	12	17	16	19	12	15	20	13	11	24	177
2015	17	14	17	21	18	30	16	17	19	10	16	23	218
2016	18	11	14	25	26	24	17	20	19	19	22	20	235
2017	12	10	29	30	33	23	15	22	10	20	24	23	251
2018	15	11	25	22	30								103

Year	Median Sale Price	Percent Change
2014	\$470,000	-2%
2015	\$493,950	5%
2016	\$425,000	-14%
2017	\$477,500	12%
2018	\$499,900	5%

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Town of Duck



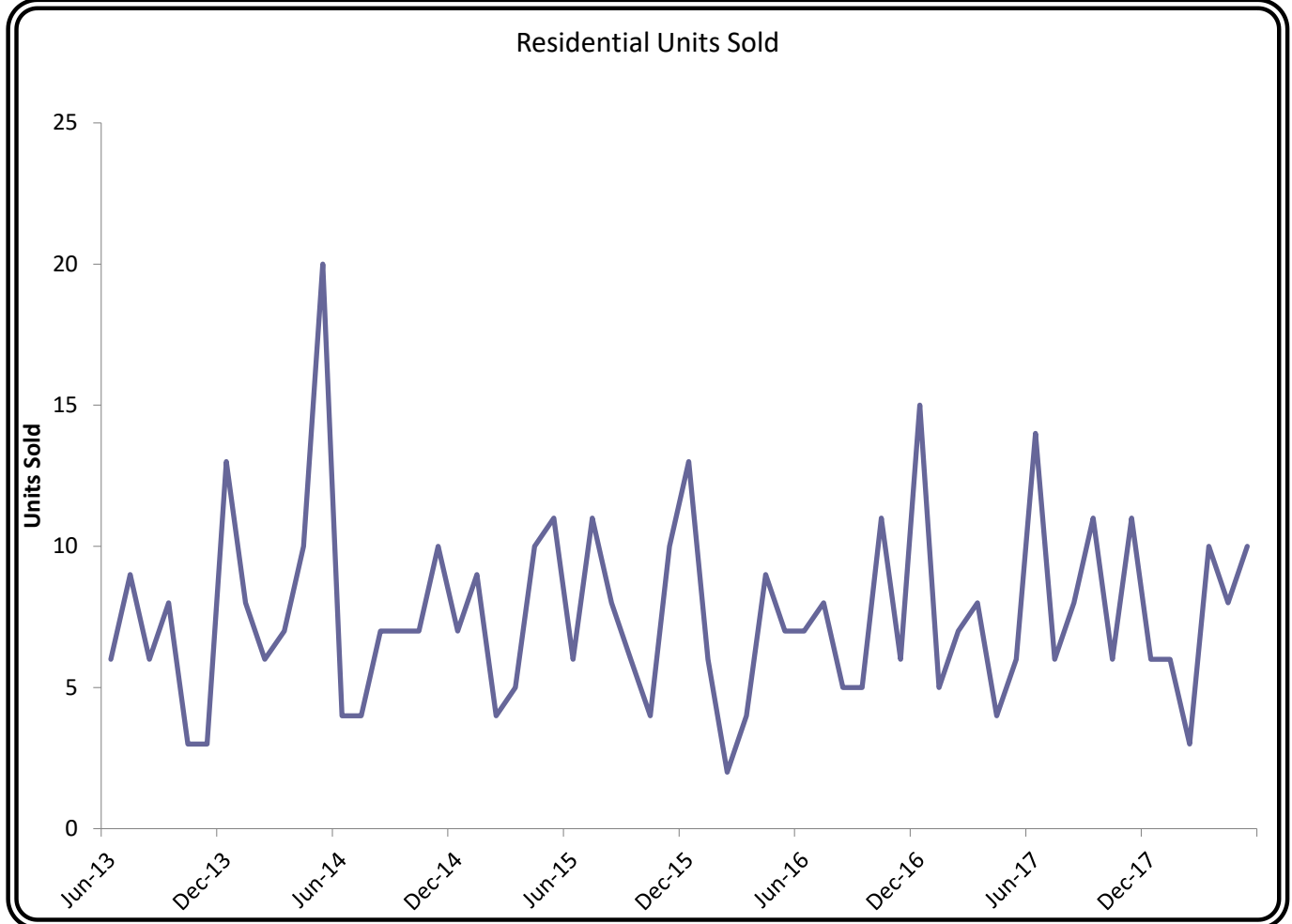
Units Sold													
	Jan	Feb	Mar	April	May	June	July	Aug	Sept	Oct	Nov	Dec	YTD
2014	5	6	9	9	17	11	4	6	3	9	4	13	96
2015	8	6	7	10	12	10	7	8	11	2	7	12	100
2016	6	2	12	9	10	15	6	5	6	7	9	20	107
2017	7	8	14	19	14	6	12	11	9	6	8	13	127
2018	5	2	13	14	10								44

Year	Median Sale Price	Percent Change
2014	\$511,250	2%
2015	\$442,000	-14%
2016	\$477,000	8%
2017	\$466,000	-2%
2018	\$487,525	5%

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Town of Southern Shores



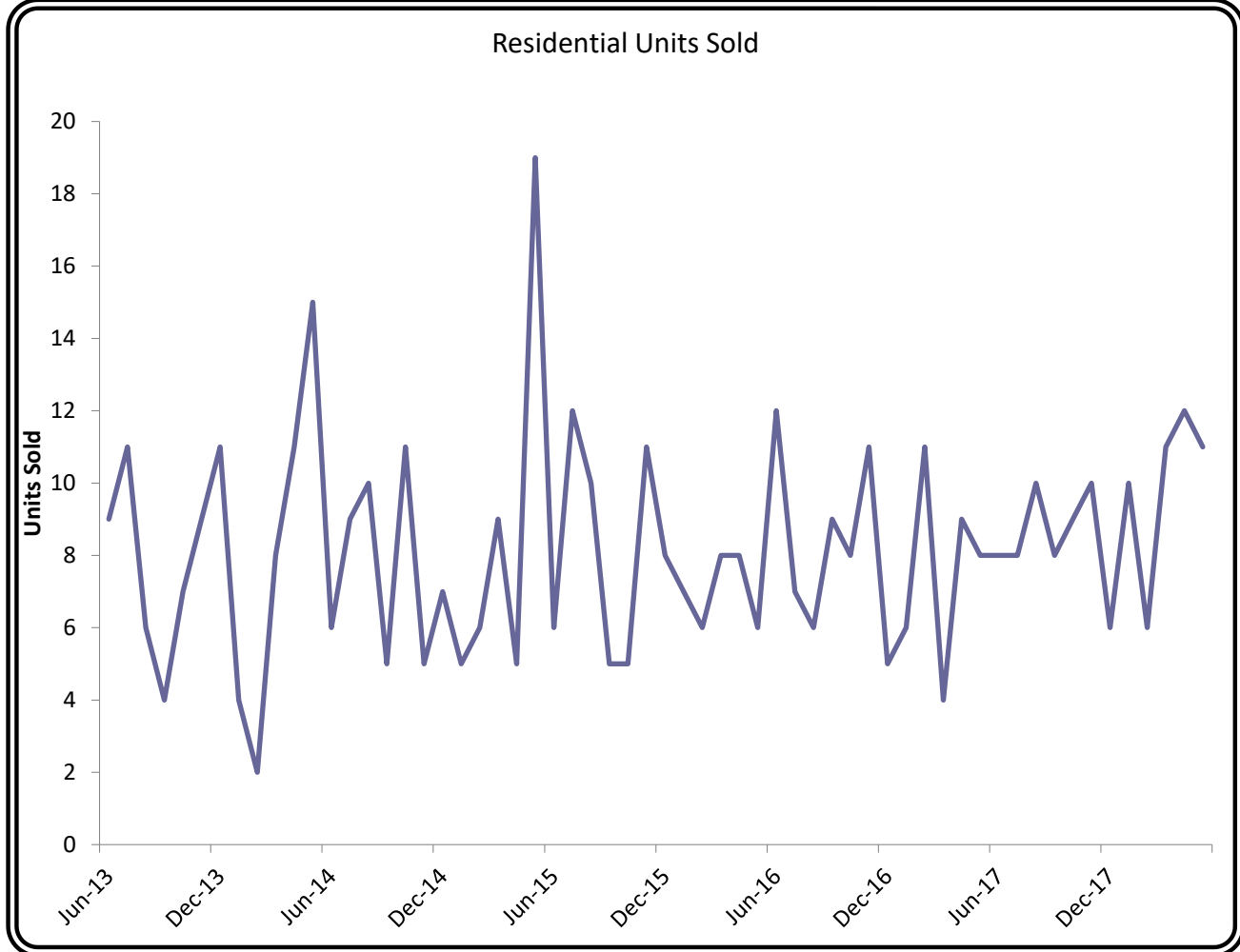
Units Sold													
	Jan	Feb	Mar	April	May	June	July	Aug	Sept	Oct	Nov	Dec	YTD
2014	8	6	7	10	20	4	4	7	7	7	10	7	97
2015	9	4	5	10	11	6	11	8	6	4	10	13	97
2016	6	2	4	9	7	7	8	5	5	11	6	15	85
2017	5	7	8	4	6	14	6	8	11	6	11	6	92
2018	6	3	10	8	10								37

Year	Median Sale Price	Percent Change
2014	\$430,000	2%
2015	\$360,000	-16%
2016	\$422,500	17%
2017	\$420,000	-1%
2018	\$395,000	-6%

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Town of Kitty Hawk



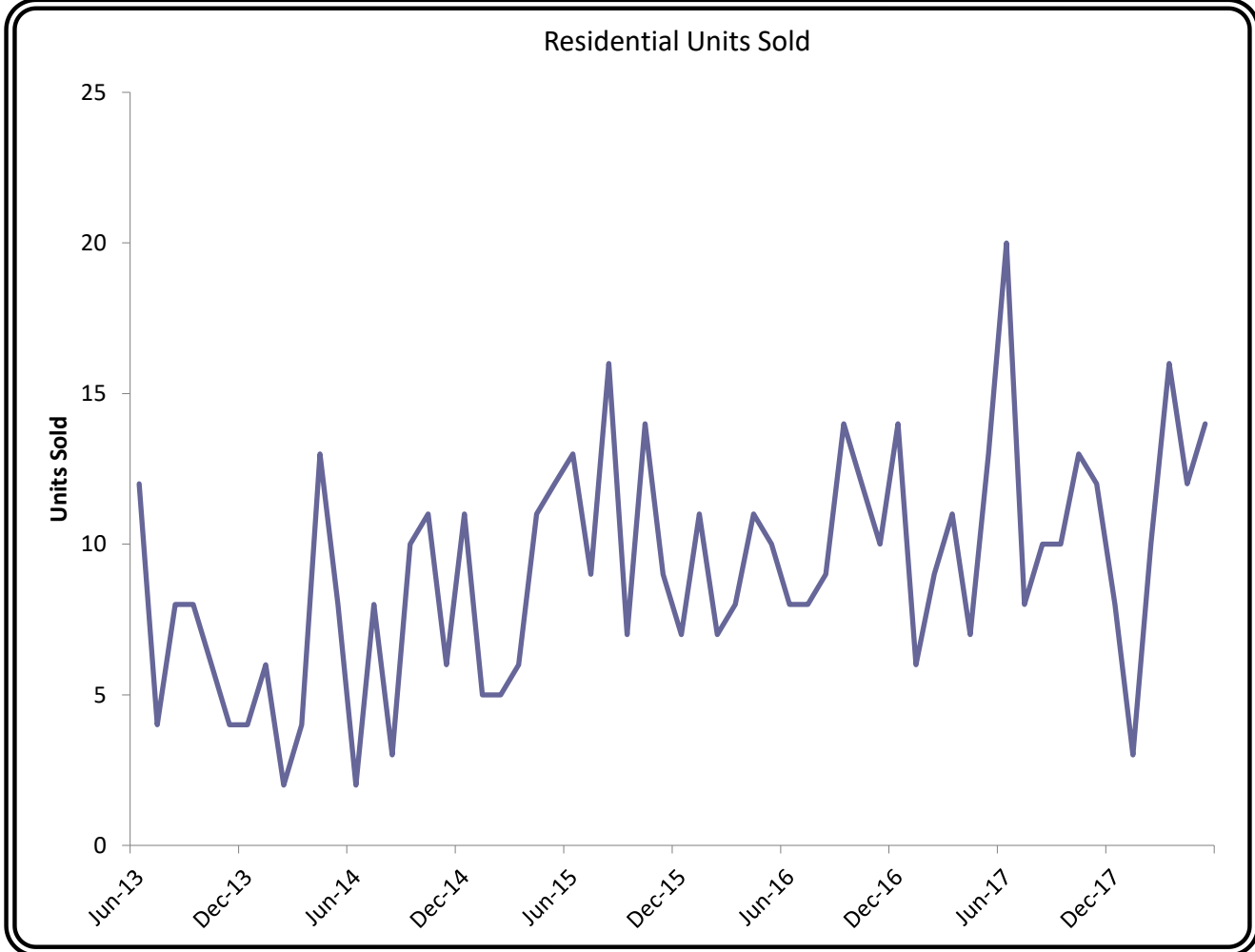
Units Sold													
	Jan	Feb	Mar	April	May	June	July	Aug	Sept	Oct	Nov	Dec	YTD
2014	4	2	8	11	15	6	9	10	5	11	5	7	93
2015	5	6	9	5	19	6	12	10	5	5	11	8	101
2016	7	6	8	8	6	12	7	6	9	8	11	5	93
2017	6	11	4	9	8	8	8	10	8	9	10	6	97
2018	10	6	11	12	11								50

Year	Median Sale Price	Percent Change
2014	\$285,000	9%
2015	\$309,000	8%
2016	\$305,000	-1%
2017	\$310,000	2%
2018	\$340,000	10%

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Colington



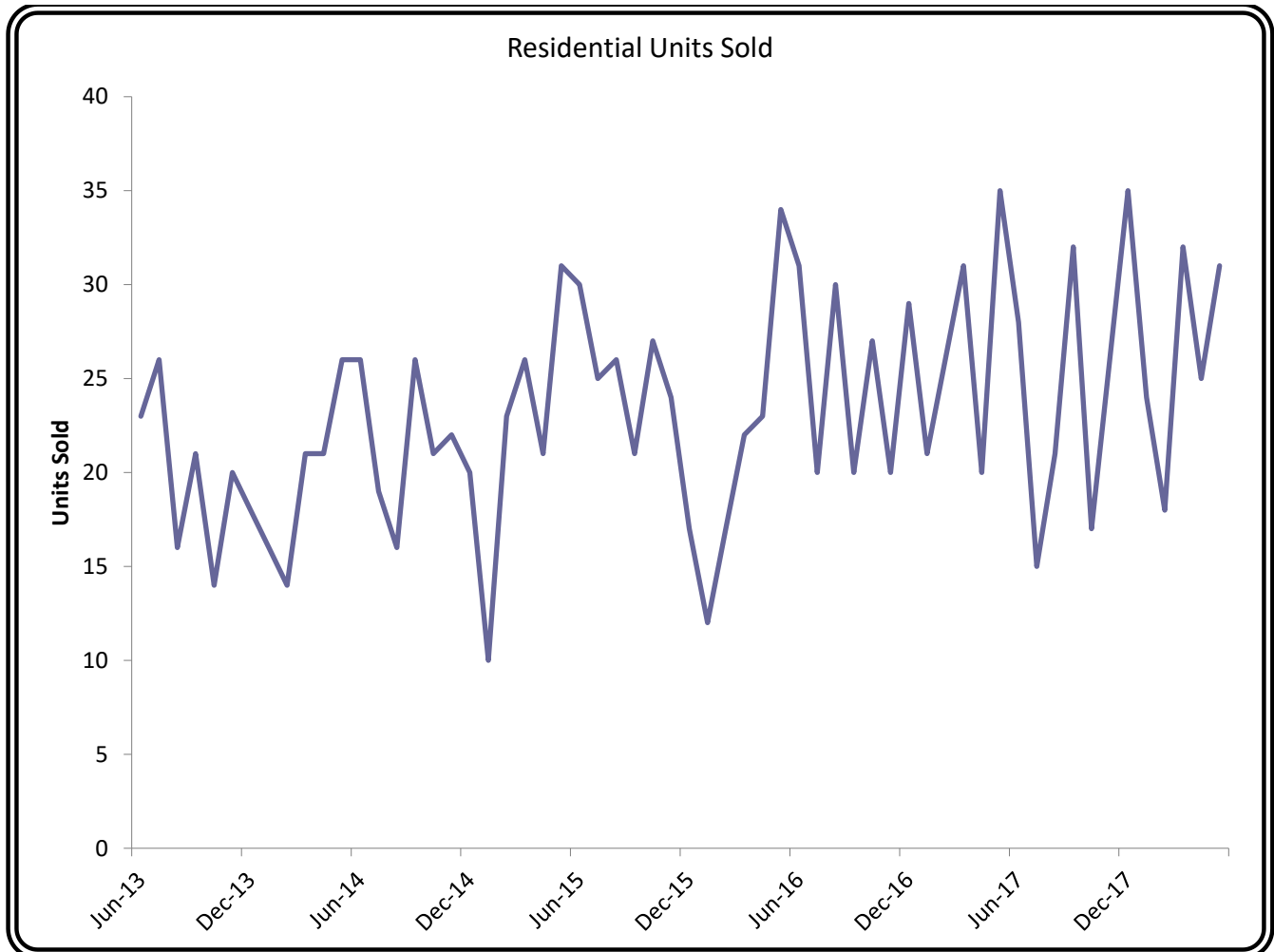
Units Sold													
	Jan	Feb	Mar	April	May	June	July	Aug	Sept	Oct	Nov	Dec	YTD
2014	6	2	4	13	8	2	8	3	10	11	6	11	84
2015	5	5	6	11	12	13	9	16	7	14	9	7	114
2016	11	7	8	11	10	8	8	9	14	12	10	14	122
2017	6	9	11	7	13	20	8	10	10	13	12	8	127
2018	3	10	16	12	14								55

Year	Median Sale Price	Percent Change
2014	\$214,000	0%
2015	\$239,000	12%
2016	\$234,500	-2%
2017	\$255,000	9%
2018	\$275,000	8%

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Town of Kill Devil Hills



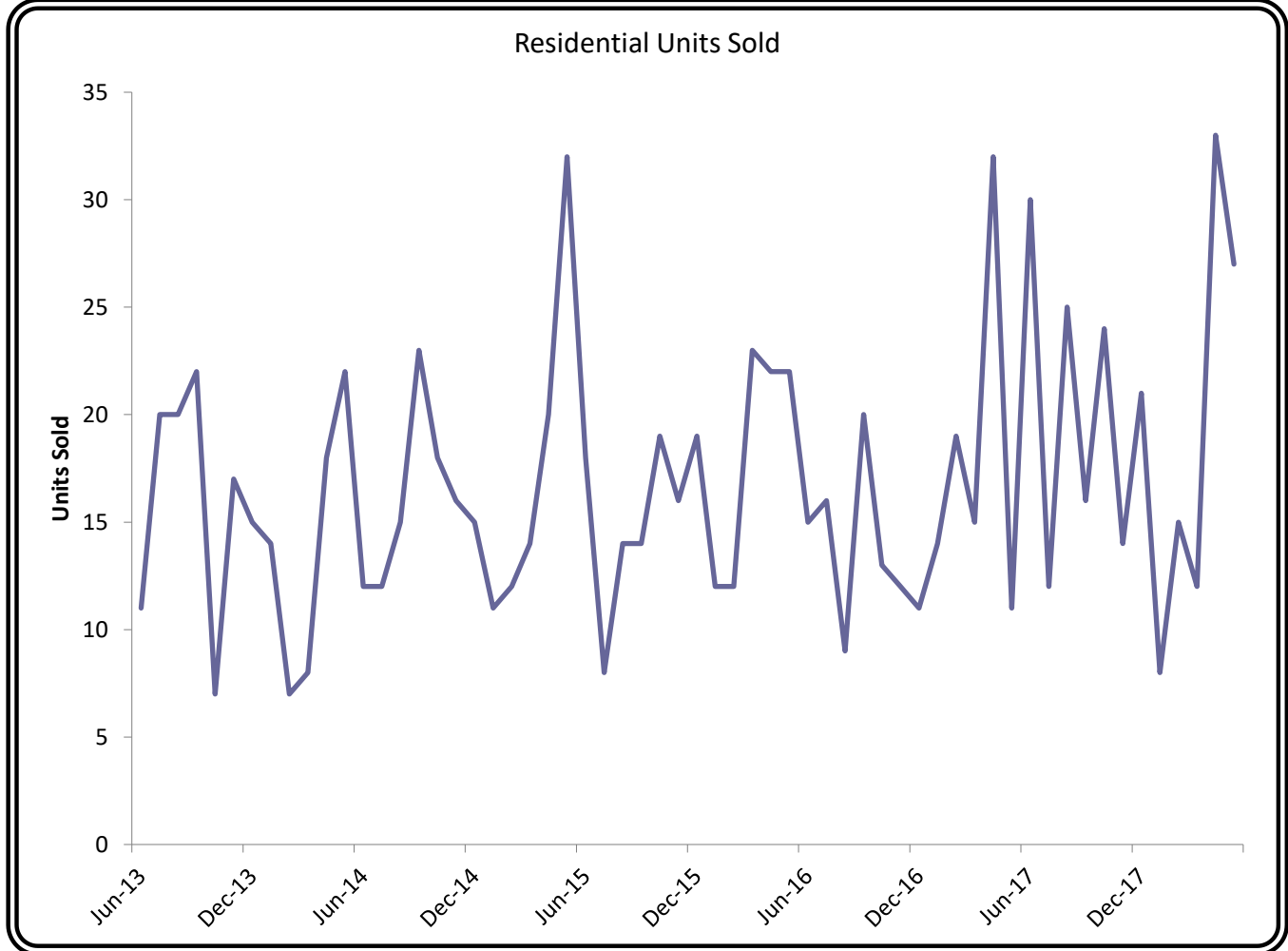
Units Sold													
	Jan	Feb	Mar	April	May	June	July	Aug	Sept	Oct	Nov	Dec	YTD
2014	16	14	21	21	26	26	19	16	26	21	22	20	248
2015	10	23	26	21	31	30	25	26	21	27	24	17	281
2016	12	17	22	23	34	31	20	30	20	27	20	29	285
2017	21	26	31	20	35	28	15	21	32	17	26	35	307
2018	24	18	32	25	31								130

Year	Median Sale Price	Percent Change
2014	\$239,00	12%
2015	\$236,000	-1%
2016	\$268,500	14%
2017	\$275,500	2%
2018	\$283,700	3%

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Town of Nags Head



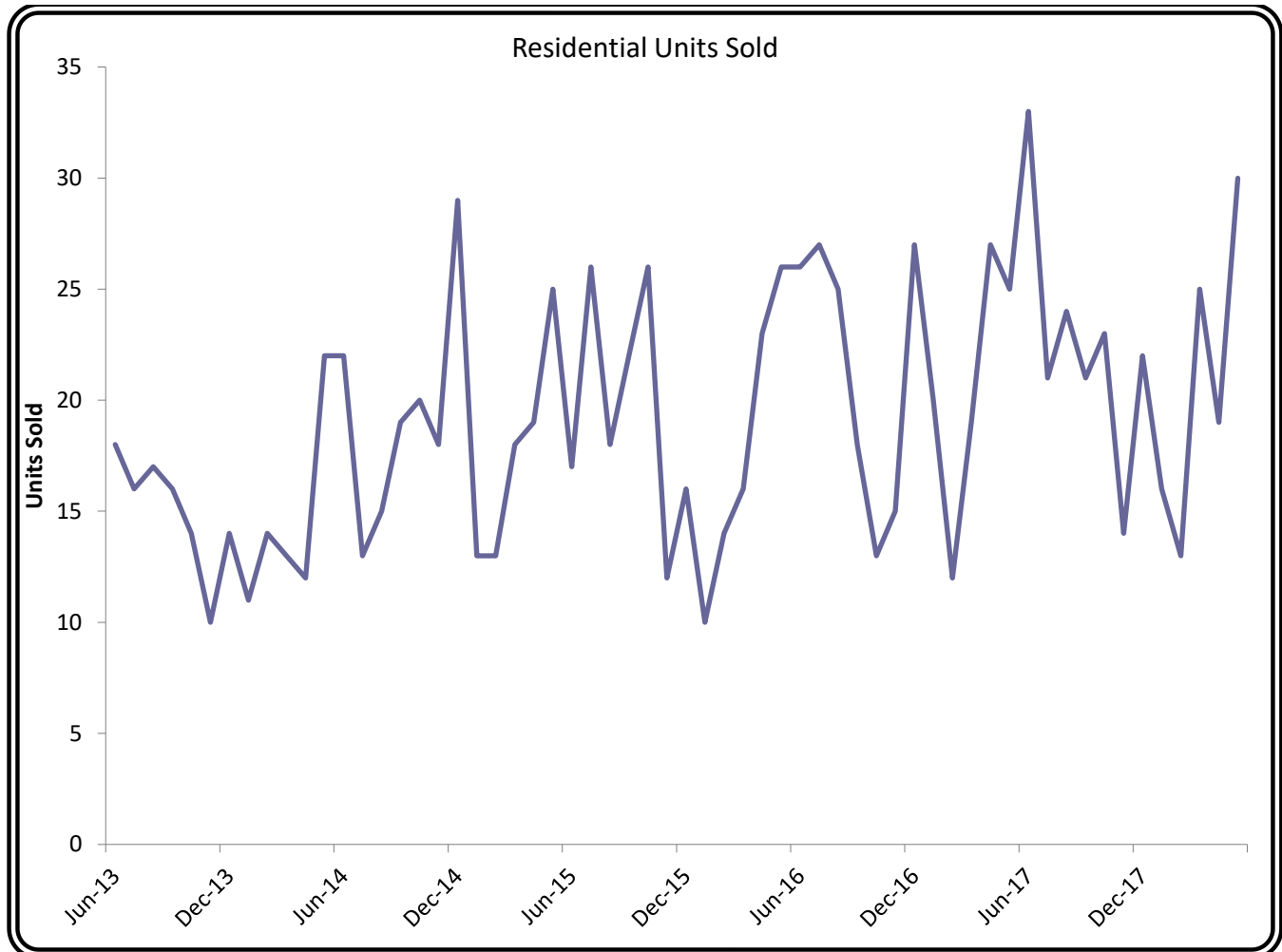
Units Sold													
	Jan	Feb	Mar	April	May	June	July	Aug	Sept	Oct	Nov	Dec	YTD
2014	14	7	8	18	22	12	12	15	23	18	16	15	180
2015	11	12	14	20	32	18	8	14	14	19	16	19	197
2016	12	12	23	22	22	15	16	9	20	13	12	11	187
2017	14	19	15	32	11	30	12	25	16	24	14	21	233
2018	8	15	12	33	27								95

Year	Median Sale Price	Percent Change
2014	\$350,000	4%
2015	\$363,500	4%
2016	\$382,000	5%
2017	\$384,000	1%
2018	\$385,000	0%

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Hatteras Island



Units Sold													
	Jan	Feb	Mar	April	May	June	July	Aug	Sept	Oct	Nov	Dec	YTD
2014	11	14	13	12	22	22	13	15	19	20	18	29	208
2015	13	13	18	19	25	17	26	18	22	26	12	16	225
2016	10	14	16	23	26	26	27	25	18	13	15	27	240
2017	20	12	19	27	25	33	21	24	21	23	14	22	261
2018	16	13	25	19	30								103

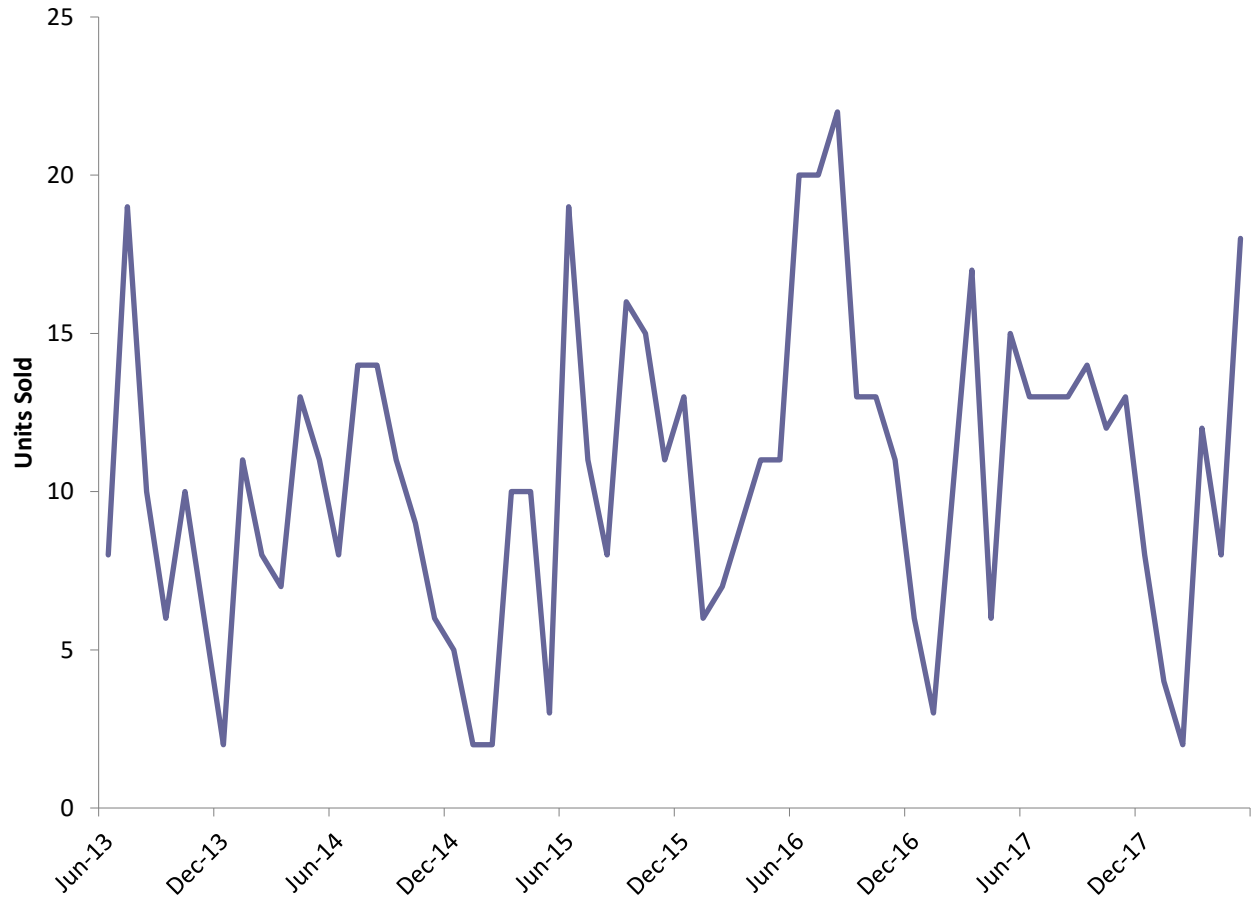
Year	Median Sale Price	Percent Change
2014	\$263,775	-9%
2015	\$262,250	-1%
2016	\$271,000	3%
2017	\$305,000	13%
2018	\$305,000	0%

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Roanoke Island

Residential Units Sold



Units Sold

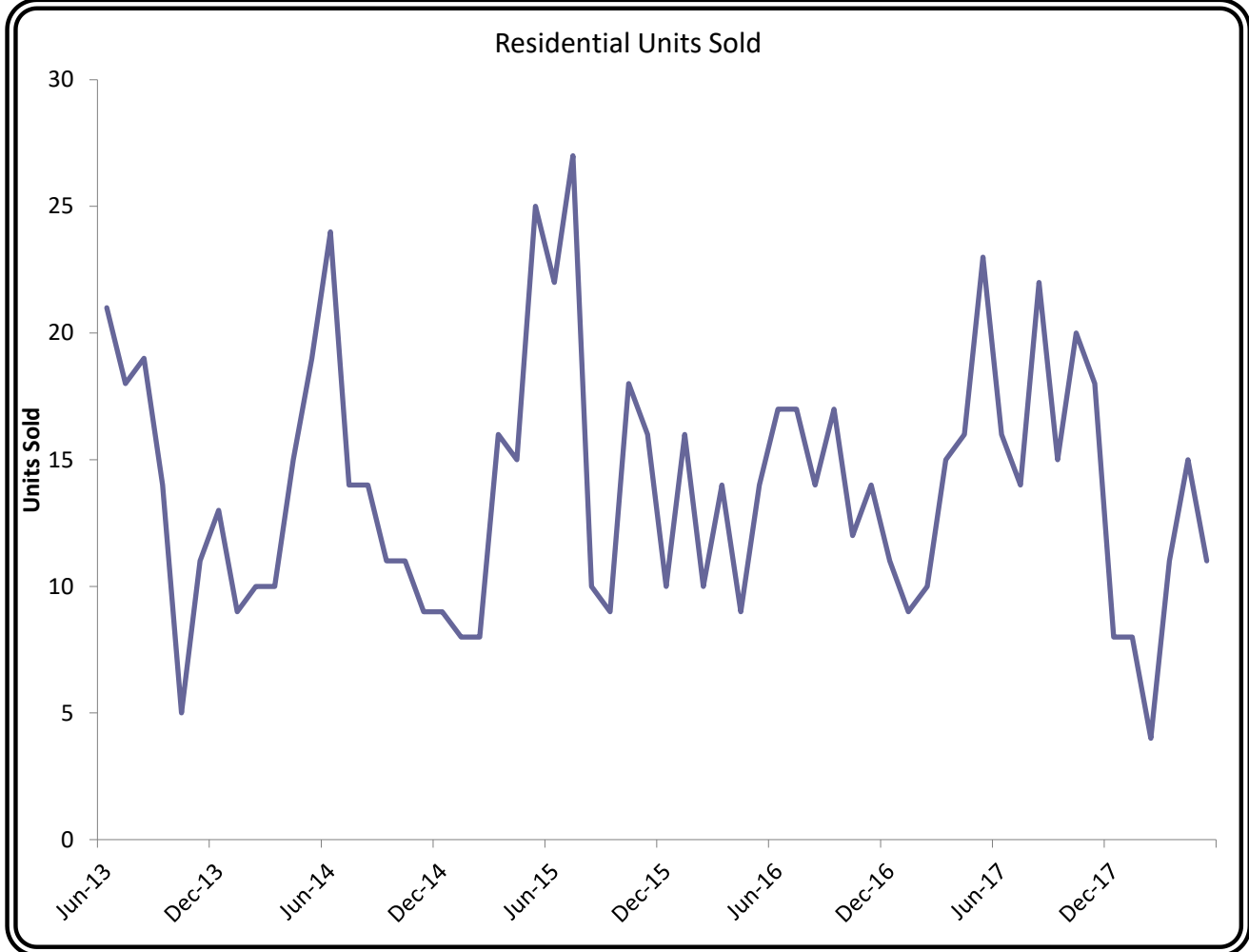
	Jan	Feb	Mar	April	May	June	July	Aug	Sept	Oct	Nov	Dec	YTD
2014	11	8	7	13	11	8	14	14	11	9	6	5	117
2015	2	2	10	10	3	19	11	8	16	15	11	13	120
2016	6	7	9	11	11	20	20	22	13	13	11	6	149
2017	3	10	17	6	15	13	13	13	14	12	13	8	137
2018	4	2	12	8	18								44

Year	Median Sale Price	Percent Change
2014	\$260,000	17%
2015	\$245,100	-6%
2016	\$265,000	8%
2017	\$283,350	7%
2018	\$265,750	-6%

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Currituck Mainland



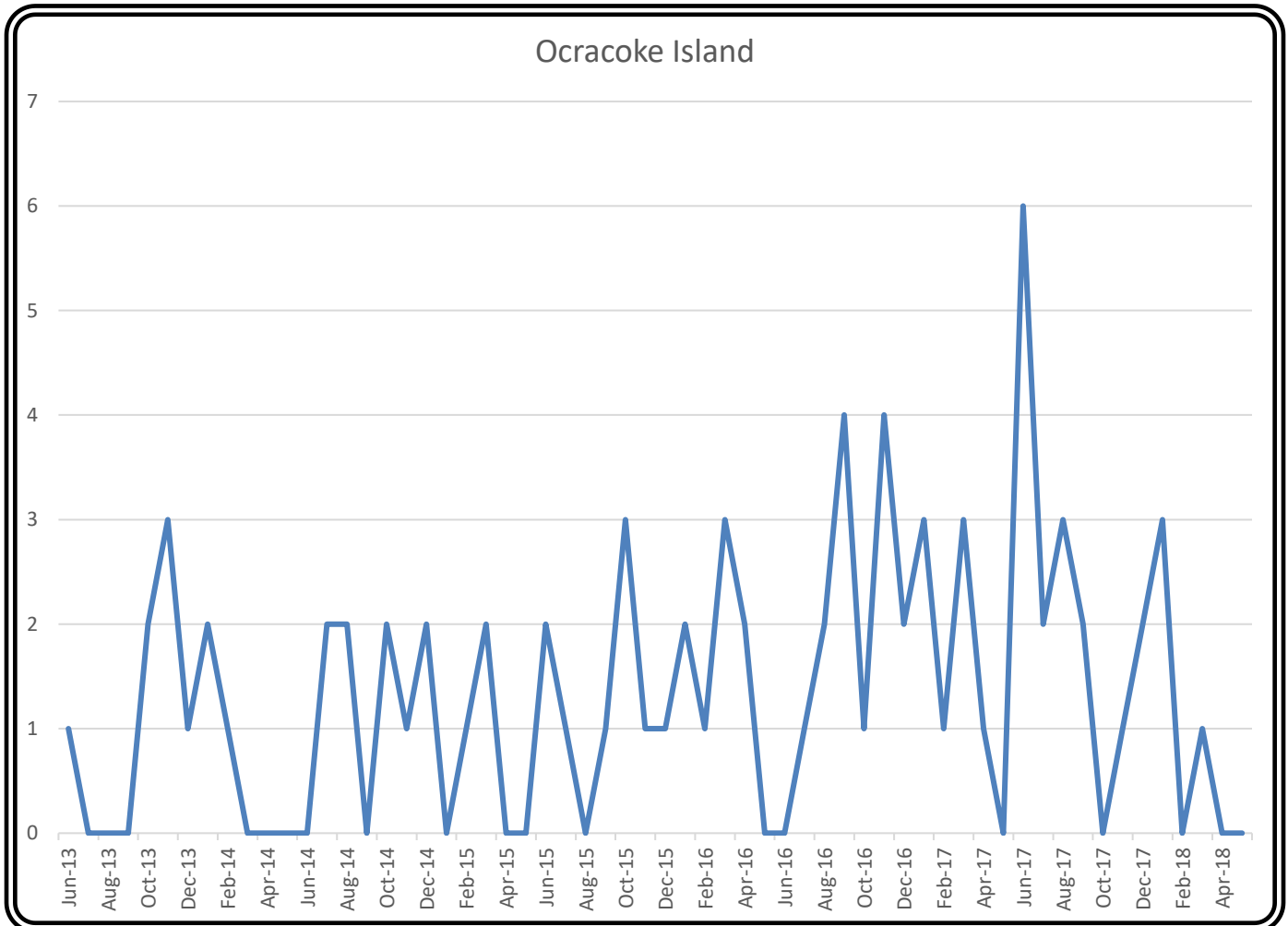
Units Sold													
	Jan	Feb	Mar	April	May	June	July	Aug	Sept	Oct	Nov	Dec	YTD
2014	9	10	10	15	19	24	14	14	11	11	9	9	155
2015	8	8	16	15	25	22	27	10	9	18	16	10	184
2016	16	10	14	9	14	17	17	14	17	12	14	11	165
2017	9	10	15	16	23	16	14	22	15	20	18	8	186
2018	8	4	11	15	11								49

Year	Median Sale Price	Percent Change
2014	\$210,000	7%
2015	\$221,200	5%
2016	\$238,000	8%
2017	\$239,950	1%
2018	\$250,000	4%

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Ocracoke Island



Units Sold													
	Jan	Feb	Mar	April	May	June	July	Aug	Sept	Oct	Nov	Dec	YTD
2014	2	1	0	0	0	0	2	1	0	2	1	2	12
2015	0	1	2	0	0	2	1	0	1	3	1	1	12
2016	2	1	3	2	0	0	1	2	4	1	4	2	22
2017	3	1	3	1	0	6	2	3	2	0	1	2	24
2018	3	0	1	0	0								4

Year	Median Sale Price	Percent Change
2014	\$287,500	20%
2015	\$274,000	-5%
2016	\$312,812	14%
2017	\$310,000	1%
2018	\$268,750	-13%

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