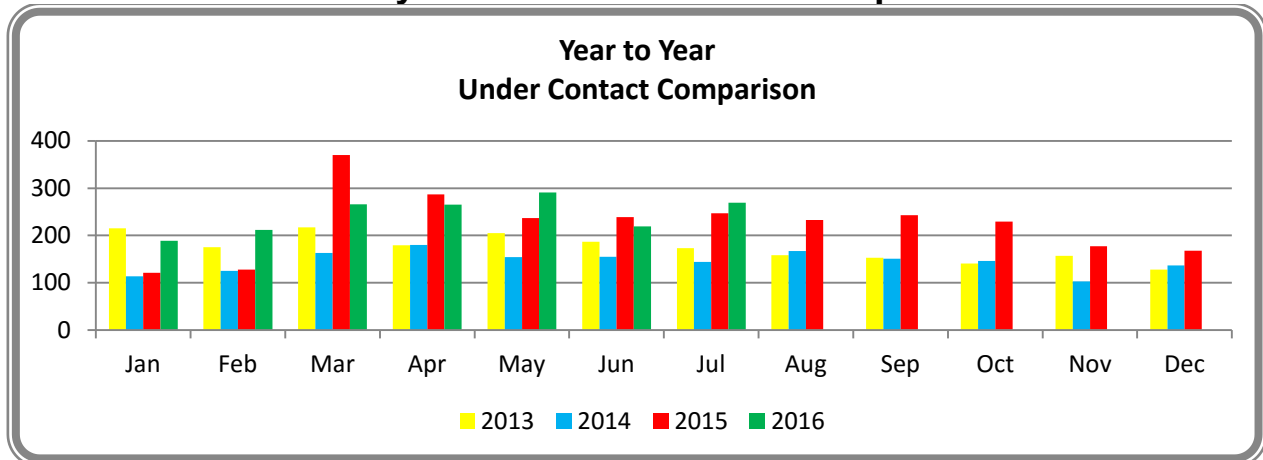




July 2016 – MLS Statistical Report



Summary

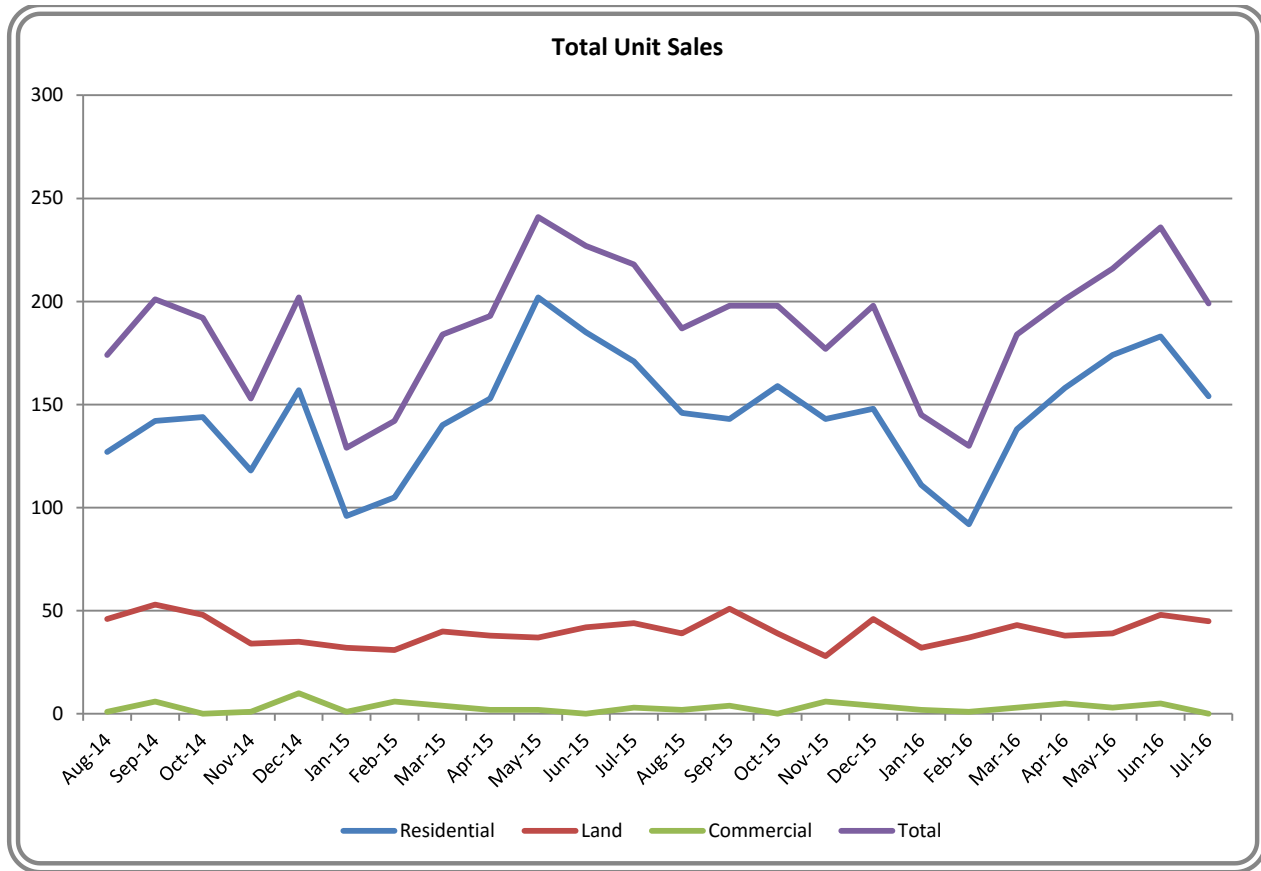
- Overall** – The MLS monthly statistical report usually focuses on the number of listings that sold during the current year compared with the number listings sold in the previous year; however, this month, the statistic of note is the number of listings that have been placed under contract. The data shows that 1711 listings have been placed under contract this year. This is the highest number of under contacts for the first 7 months of the year in over 10 years.
- Residential Sales**
 - Condominiums - Unit sales are up 21% this year, total volume sold is up 32%, average sale price is up 9% and median sale price is up 10%. Good numbers here.
 - Single Family detached homes - Unit sales are down 5%, total volume sold is down 3%; however, median sale price is up 3%.
 - Inventory – Residential property inventory is down % (1685 units vs 1859 units). It should be noted that this is the lowest July inventory since the MLS started keeping track of active inventory.
- Land Sales** – Unit sales are still up 6%, total volume sold is up 17%, average sale price is 10% and median sale price is down 7%. Lots / Land inventory is down 13% (927 units vs 1060 units). Again, this is the lowest July inventory since the MLS started keeping track of active inventory.
- Distressed Properties** –
 - Short sales – Unit sales are down 58%, total volume sold is down 47%, average sale price is up 26% and median sale price is up 3%.
 - Bank Owned – Unit sales are down 35%, total volume sold is down 24%, average sale price is up 17% and median sale price is up 14%.

Data Obtained: August 6, 2016

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

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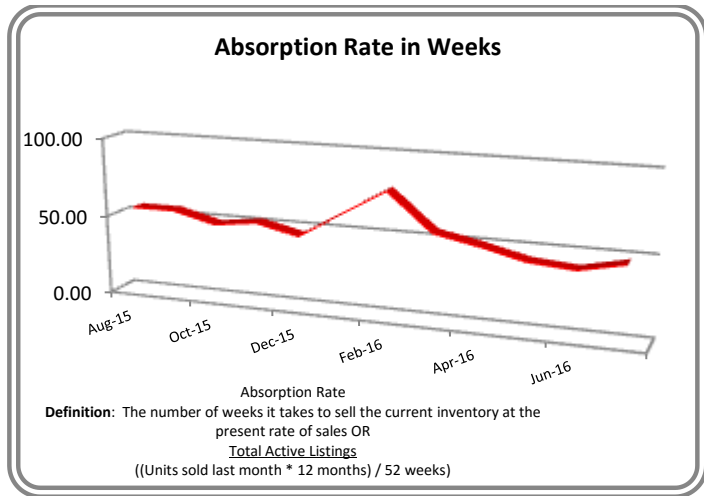
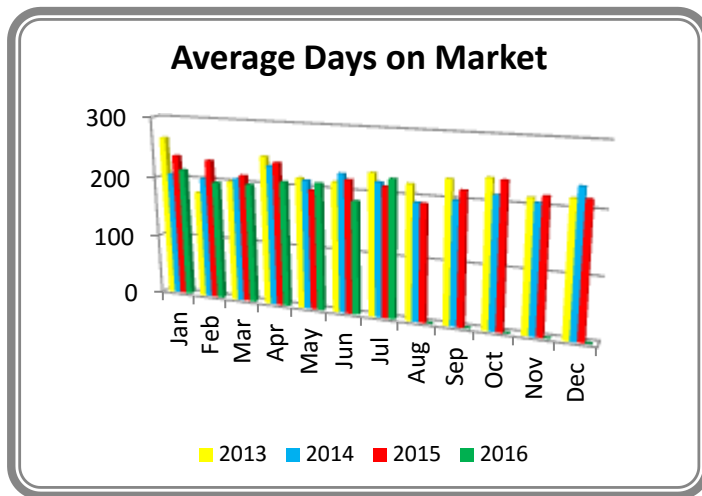
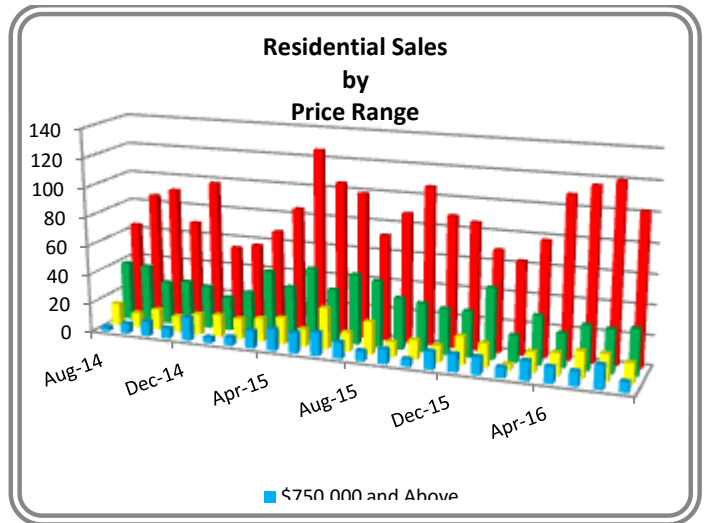
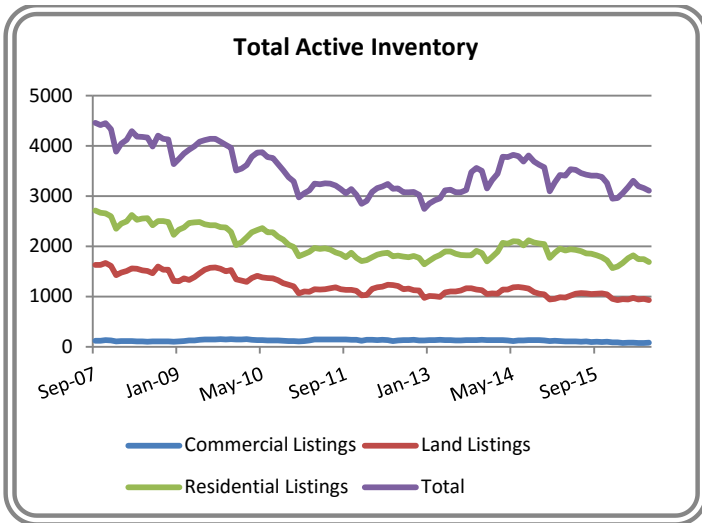
Total Property Sales



Year to Date Comparison										
	Qty Sold	% Chg	Volume Sold	% Chg	Average Sale	% Chg	Median Sale	% Chg	Qty Active	% Chg
Residential										
Current Period	1011		\$381,315,685		\$377,166		\$300,000		1685	
One year Ago	1054		\$386,108,245		\$366,326		\$286,200		1859	
Increase / (Decrease)	(43)	-4%	(\$4,792,560)	-1%	\$10,840	3%	\$13,800	5%	(174)	-9%
Lots / Land										
Current Period	282		\$40,081,259		\$142,132		\$72,500		927	
One Year Ago	265		\$34,214,765		\$129,112		\$78,000		1060	
Increase / (Decrease)	17	6%	\$5,866,494	17%	\$13,020	10%	(\$5,500)	-7%	(133)	-13%
Commercial										
Current Period	19		\$14,674,517		\$772,343		\$450,000		83	
One Year Ago	18		\$4,443,100		\$246,838		\$132,250		105	
Increase / (Decrease)	1	6%	\$10,231,417	230%	\$525,505	213%	\$317,750	240%	(22)	-21%
All Classes										
Current Period	1312		\$436,071,461		\$268,700		\$268,700		2695	
One Year Ago	1337		\$424,766,110		\$317,700		\$250,000		3024	
Increase / (Decrease)	(25)	-2%	\$11,305,351	3%	(\$49,000)	-15%	\$18,700	7%	(329)	-11%

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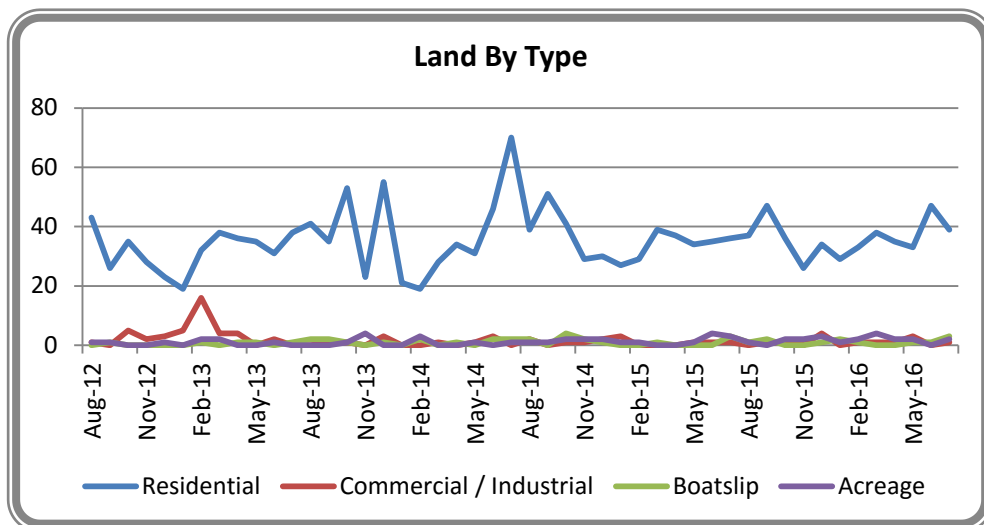
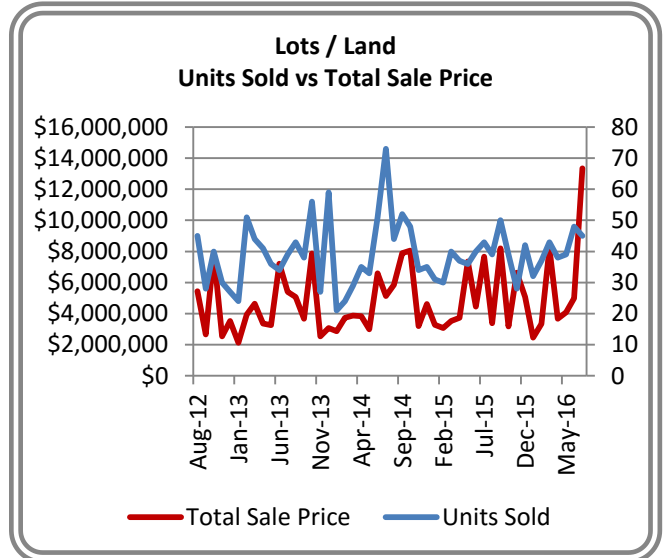
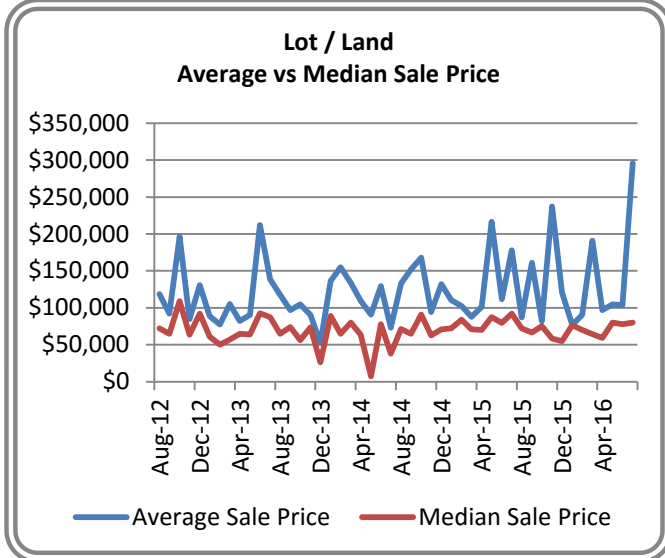
Residential Property Sales



Year to Date Comparison - Residential Property								
	Qty Sold	% Chg	Volume Sold	% Chg	Average Sale	% Chg	Median Sale	% Chg
Single Family Detached								
Current Period	867		\$345,993,936		\$399,070		\$325,000	
One year Ago	917		\$355,991,081		\$388,212		\$295,000	
Increase / (Decrease)	(50)	-5%	(\$9,997,145)	-3%	\$10,858	3%	\$30,000	10%
Condominium								
Current Period	98		\$25,165,279		\$256,788		\$231,450	
One Year Ago	81		\$19,018,465		\$234,795		\$220,000	
Increase / (Decrease)	17	21%	\$6,146,814	32%	\$21,993	9%	\$11,450	5%
All Residential								
Current Period	1011		\$381,315,685		\$377,166		\$300,000	
One Year Ago	1054		\$386,108,245		\$366,326		\$286,200	
Increase / (Decrease)	(43)	-4%	(\$4,792,560)	-1%	\$10,840	3%	\$13,800	5%

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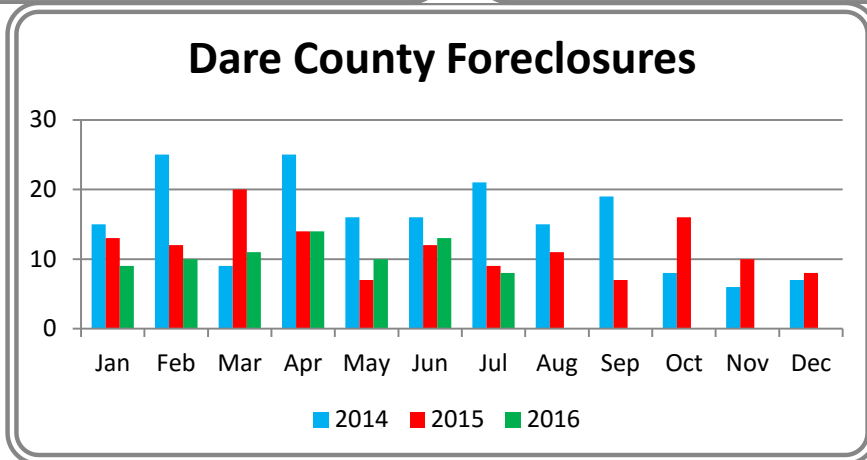
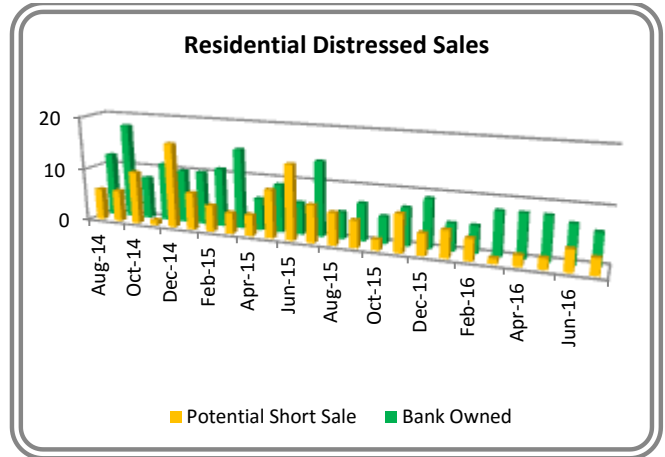
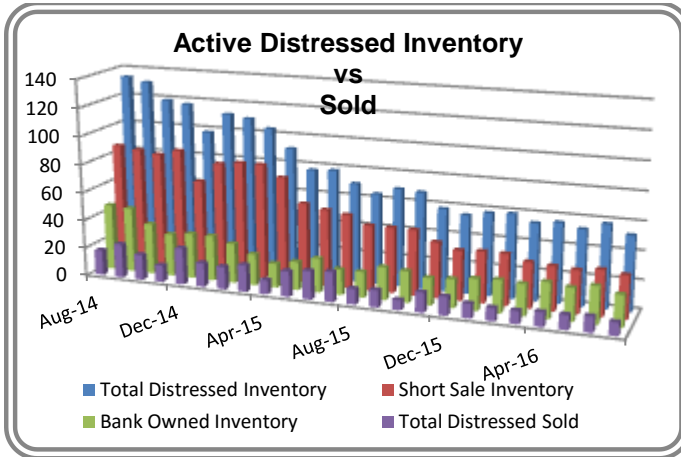
Land Sales



Year to Date Comparison - Land Listings								
	Qty Sold	% Chg	Volume Sold	% Chg	Average Sale	% Chg	Median Sale	% Chg
Land - Residential								
Current Period	254		\$31,678,615		\$124,718		\$74,250	
One Year Ago	244		\$31,188,365		\$127,821		\$78,000	
Increase / Decrease	10	4%	\$490,250	2%	(\$3,103)	-2%	(\$3,750)	-5%
All Land								
Current Period	282		\$40,081,259		\$142,132		\$72,500	
One year Ago	265		\$34,214,765		\$129,112		\$78,000	
Increase / (Decrease)	17	6%	\$5,866,494	17%	\$13,020	10%	(\$5,500)	-7%

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Distressed Properties (Residential)

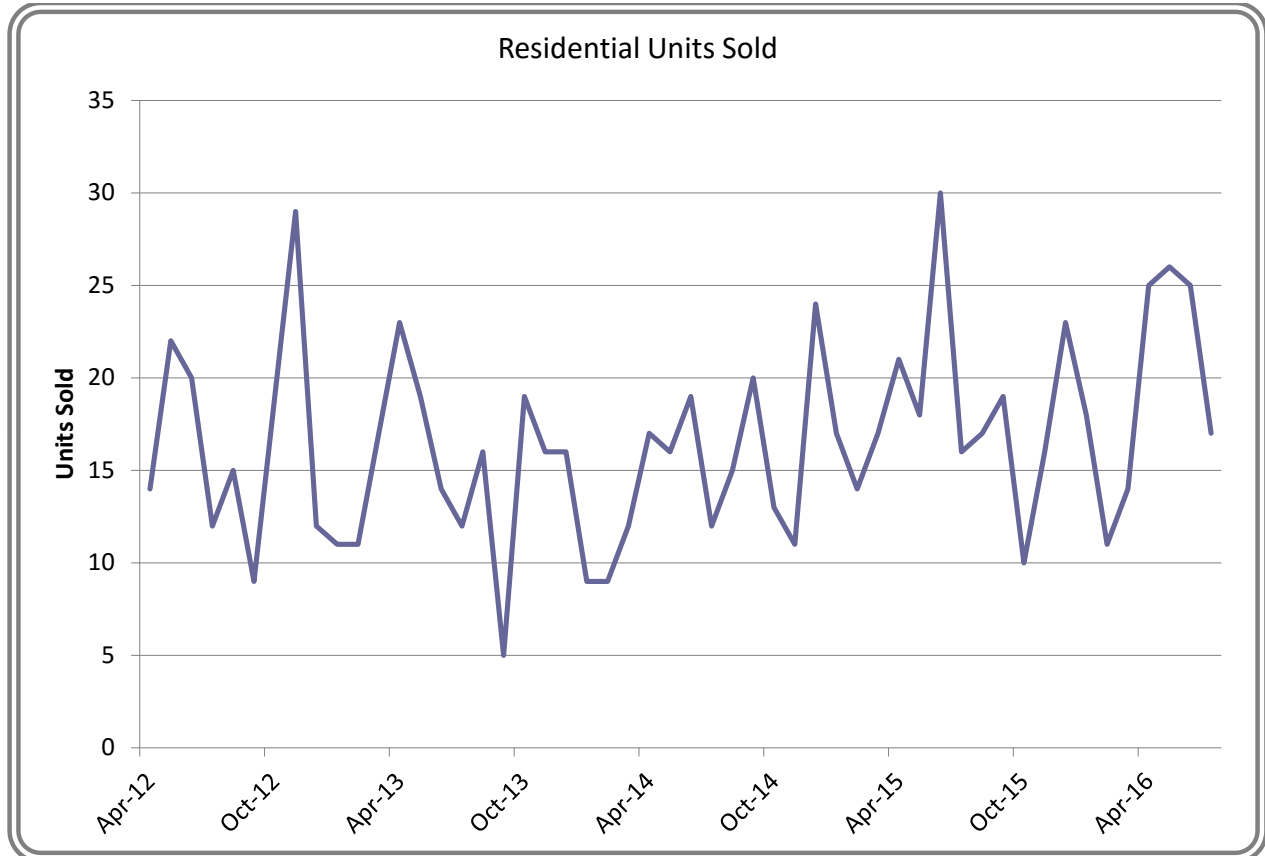


Year to Date Comparison - Distressed Properties								
	Qty Sold	% Chg	Volume Sold	% Chg	Average Sale	% Chg	Median Sale	% Chg
Residential - Short Sale								
Current Period	21		\$9,692,800		\$461,561		\$300,000	
One year Ago	50		\$18,361,795		\$367,235		\$290,000	
Increase / (Decrease)	(29)	-58%	(\$8,668,995)	-47%	\$94,326	26%	\$10,000	3%
Residential - Bank Owned								
Current Period	47		\$12,718,908		\$270,615		\$194,000	
One Year Ago	72		\$16,669,039		\$231,514		\$170,362	
Increase / (Decrease)	(25)	-35%	(\$3,950,131)	-24%	\$39,101	17%	\$23,638	14%
All Residential - Distressed								
Current Period	68		\$22,411,708		\$732,176		\$494,000	
One Year Ago	122		\$35,030,834		\$598,749		\$460,362	
Increase / (Decrease)	(54)	-44%	(\$12,619,126)	-36%	\$133,427	22%	\$33,638	7%

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Sales By Area

Corolla



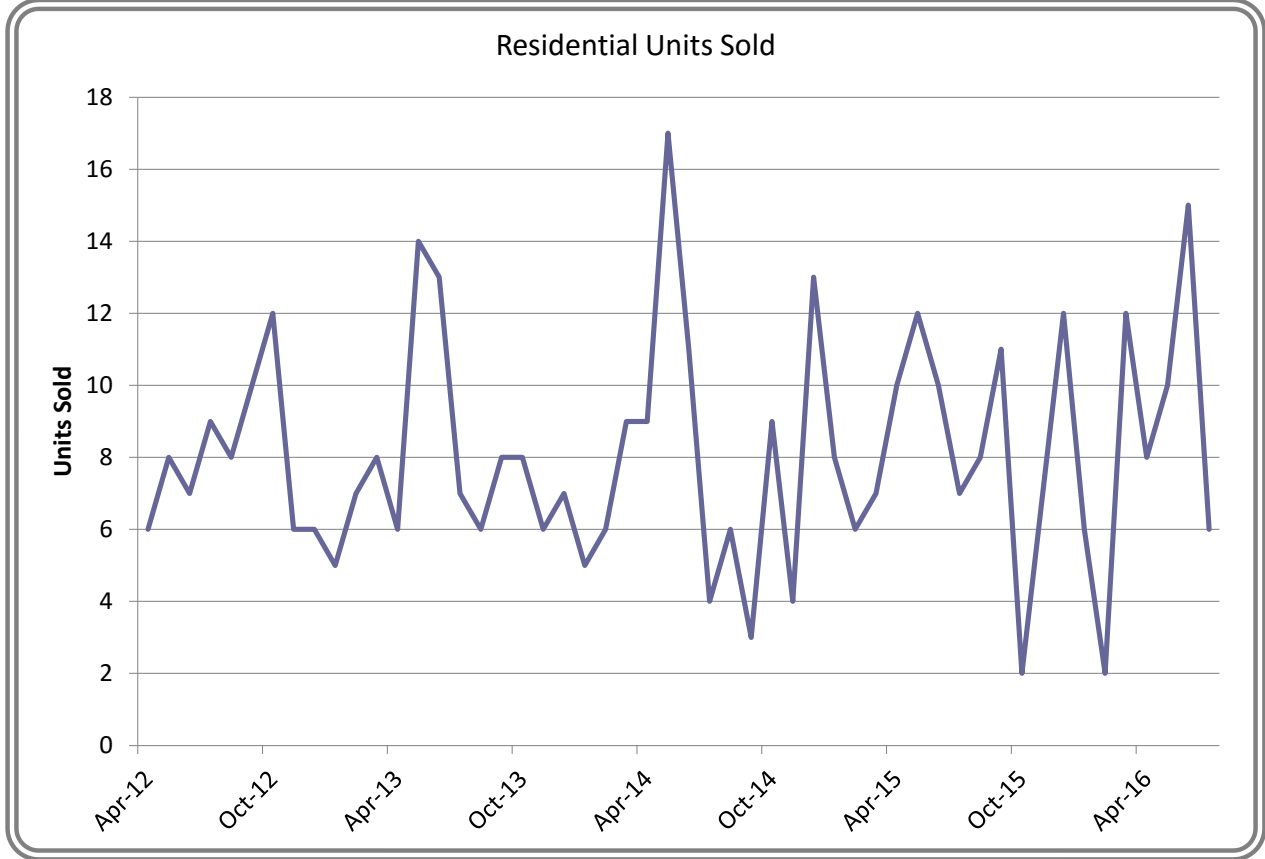
Units Sold													
	Jan	Feb	Mar	April	May	June	July	Aug	Sept	Oct	Nov	Dec	YTD
2012	12	13	26	14	22	20	12	15	9	19	29	12	204
2013	11	11	17	23	19	14	12	16	5	19	16	16	179
2014	9	9	12	17	16	19	12	15	20	13	11	24	177
2015	17	14	17	21	18	30	16	17	19	10	16	21	216
2016	18	11	14	25	26	25	17						136

Year	Median Sale Price	Percent Change
2012	\$500,000	-5%
2013	\$480,000	-4%
2014	\$470,000	-2%
2015	\$493,950	5%
2016	\$462,470	-6%

*2016 numbers reflect Year to Date values

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Town of Duck



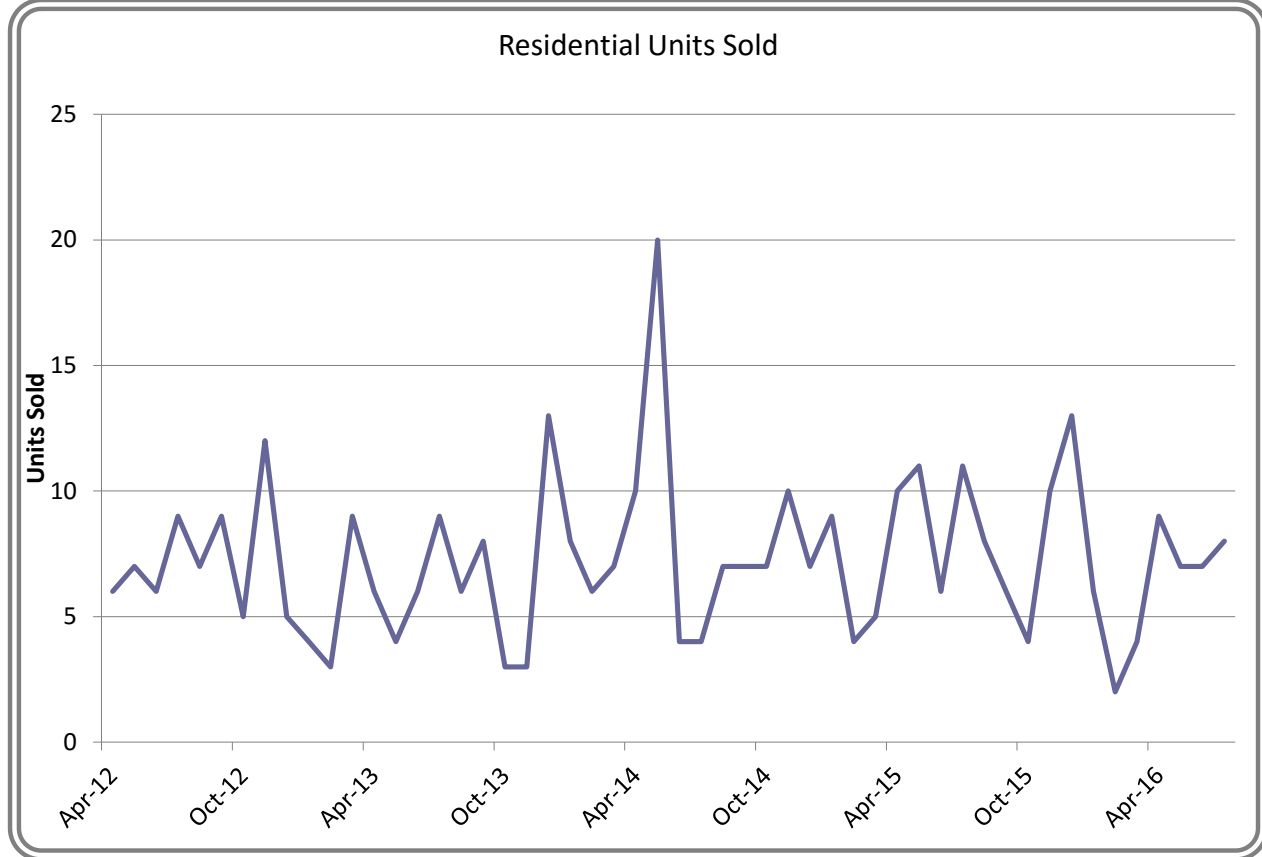
Units Sold													
	Jan	Feb	Mar	April	May	June	July	Aug	Sept	Oct	Nov	Dec	YTD
2012	11	8	9	6	8	7	9	8	10	12	6	6	100
2013	5	7	8	6	14	13	7	6	8	8	6	7	95
2014	5	6	9	9	17	11	4	6	3	9	4	13	96
2015	8	6	7	10	12	10	7	8	11	2	7	12	100
2016	6	2	12	8	10	15	6						59

Year	Median Sale Price	Percent Change
2012	\$479,500	-18%
2013	\$499,900	4%
2014	\$511,250	2%
2015	\$442,000	-14%
2016	\$479,150	8%

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Town of Southern Shores



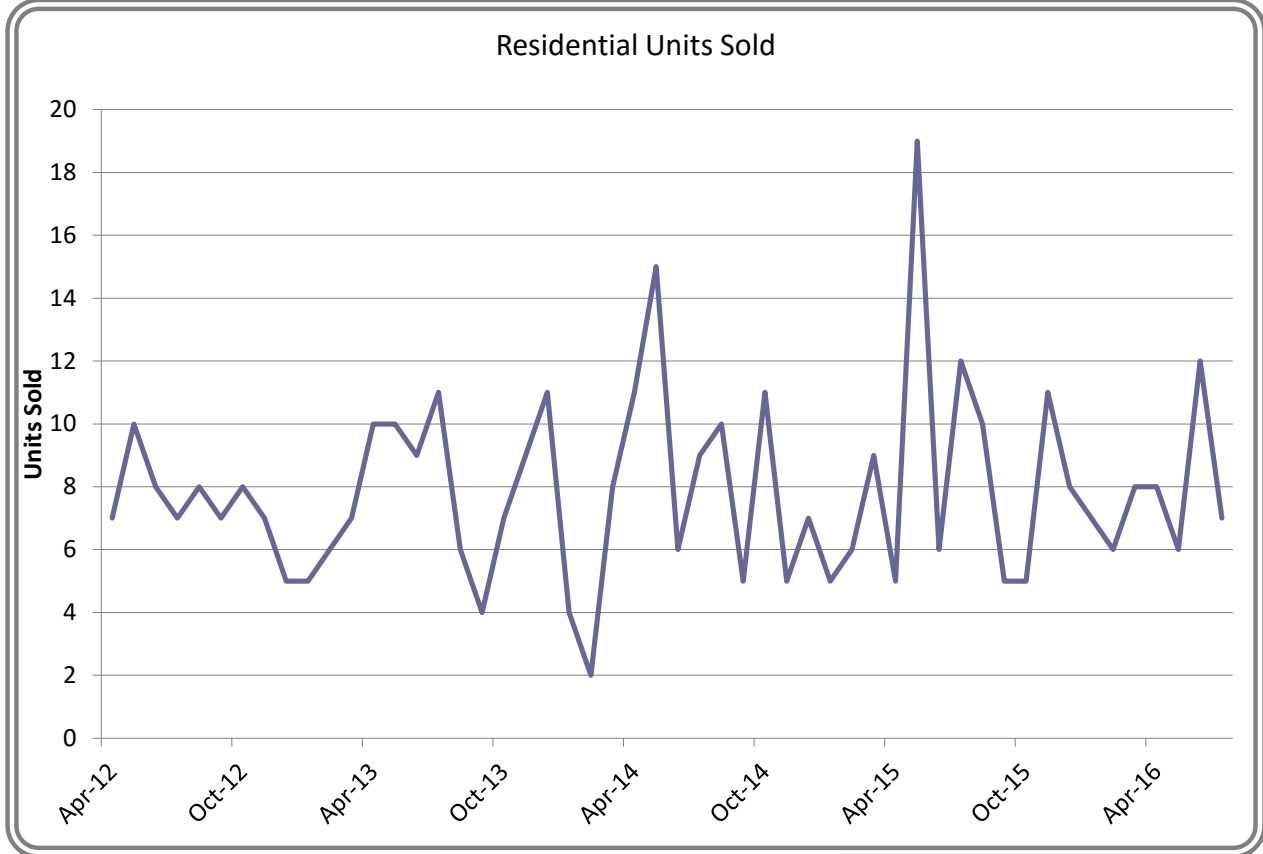
Units Sold													
	Jan	Feb	Mar	April	May	June	July	Aug	Sept	Oct	Nov	Dec	YTD
2011	2	4	7	9	7	3	6	4	7	4	3	2	58
2012	10	5	9	6	7	6	9	7	9	5	12	5	90
2013	4	3	9	6	4	6	9	6	8	3	3	13	74
2014	8	6	7	10	20	4	4	7	7	7	10	7	97
2015	9	4	5	10	11	6	11	8	6	4	10	13	97
2016	6	2	4	9	7	7	8						43

Year	Median Sale Price	Percent Change
2012	\$400,000	-6%
2013	\$420,000	5%
2014	\$430,000	2%
2015	\$360,000	-16%
2016	\$374,900	4%

*2016 numbers reflect Year to Date values

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Town of Kitty Hawk



Units Sold													
	Jan	Feb	Mar	April	May	June	July	Aug	Sept	Oct	Nov	Dec	YTD
2012	8	7	6	7	10	8	7	8	7	8	7	5	88
2013	5	6	7	10	10	9	11	6	4	7	9	10	94
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						54

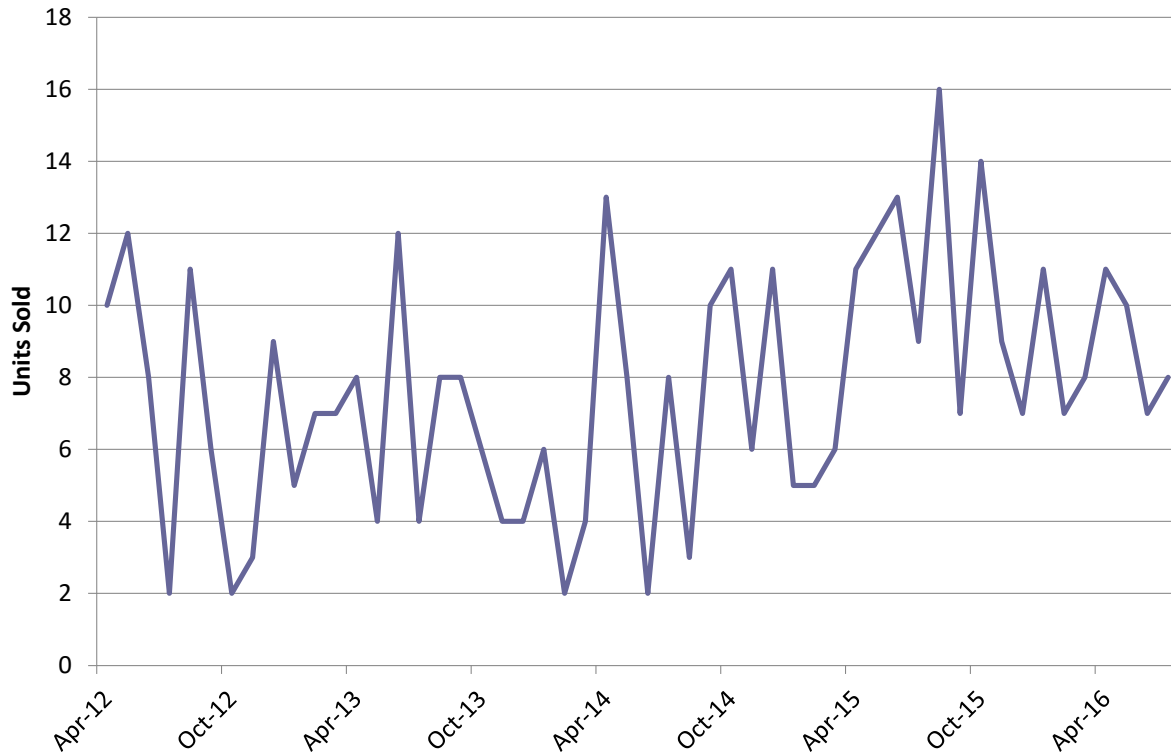
Year	Median Sale Price	Percent Change
2012	\$291,500	11%
2013	\$262,000	-10%
2014	\$285,000	9%
2015	\$309,000	8%
2016	\$300,000	-3%

*2016 numbers reflect Year to Date values

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Colington

Residential Units Sold



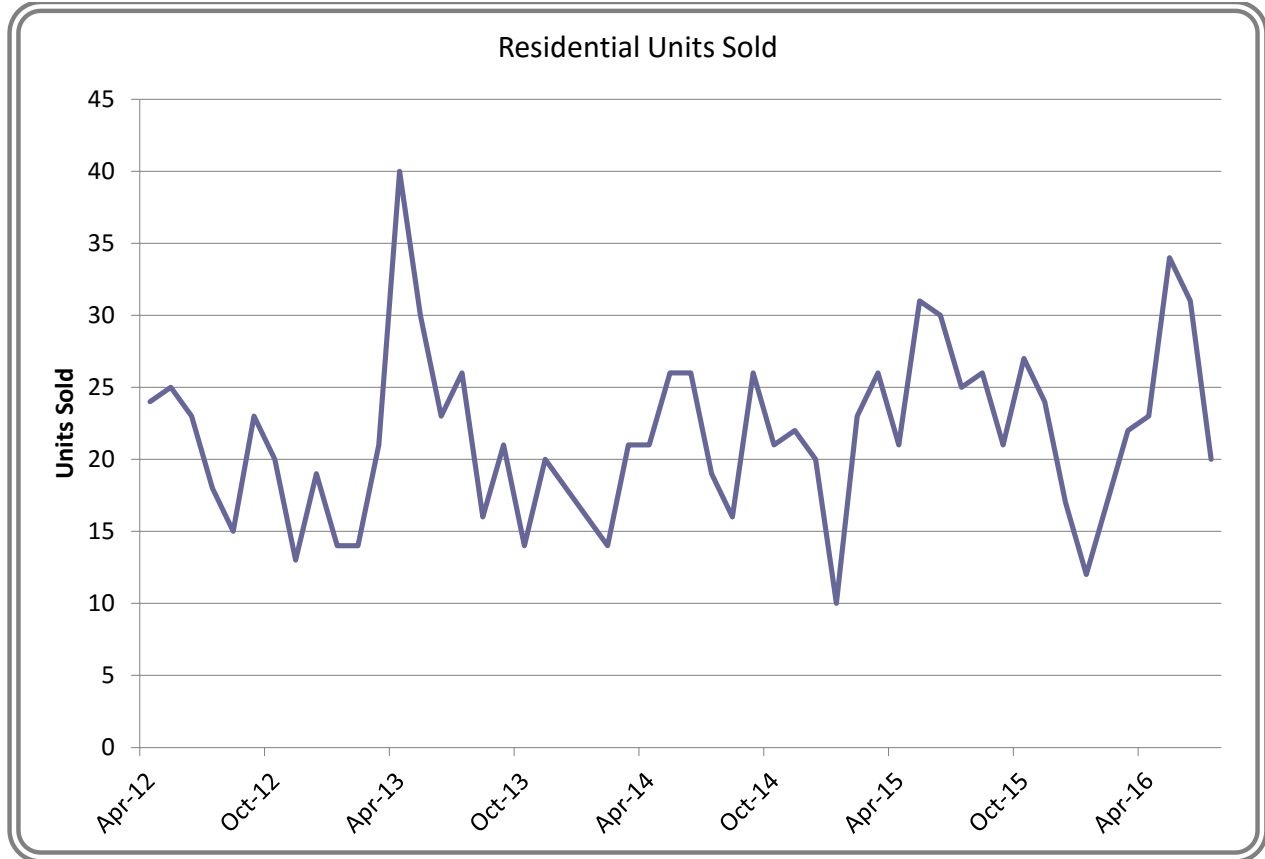
Units Sold													
	Jan	Feb	Mar	April	May	June	July	Aug	Sept	Oct	Nov	Dec	YTD
2012	1	7	13	10	12	8	2	11	6	2	3	9	84
2013	5	7	7	8	4	12	4	8	8	6	4	4	77
2014	6	2	4	13	8	2	8	3	10	11	6	11	84
2015	5	5	6	11	12	13	9	16	7	14	9	7	114
2016	11	7	8	11	10	7	8						62

Year	Median Sale Price	Percent Change
2012	\$204,500	11%
2013	\$215,000	5%
2014	\$214,000	0%
2015	\$239,000	12%
2016	\$226,500	-5%

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Town of Kill Devil Hills



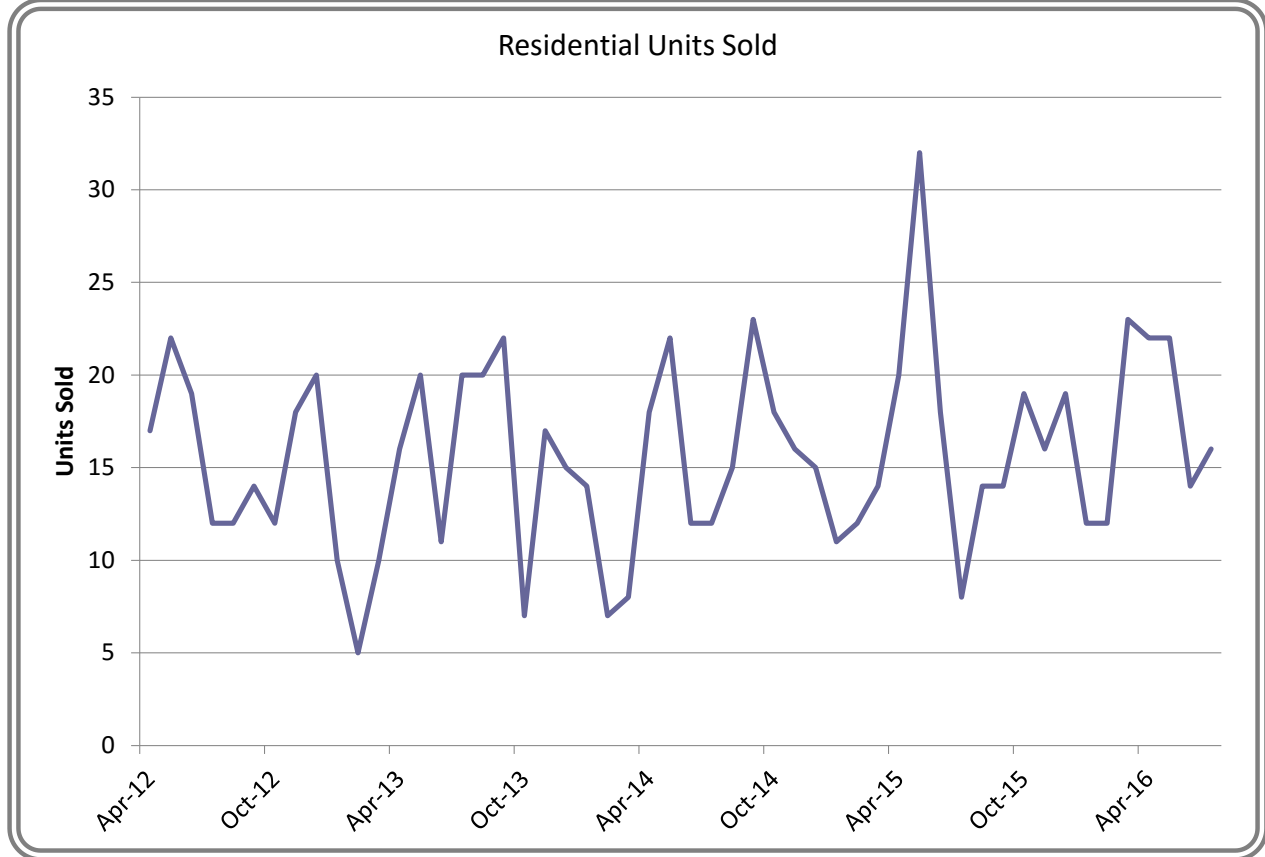
Units Sold													
	Jan	Feb	Mar	April	May	June	July	Aug	Sept	Oct	Nov	Dec	YTD
2012	7	12	24	24	25	23	18	15	23	20	13	19	223
2013	14	14	21	40	30	23	26	16	21	14	19	19	257
2014	16	14	21	21	26	26	19	16	26	21	22	20	248
2015	10	23	26	21	31	30	25	26	21	27	24	16	280
2016	12	17	22	23	34	31	20						159

Year	Median Sale Price	Percent Change
2012	\$215,000	2%
2013	\$214,500	No Change
2014	\$239,000	11%
2015	\$236,000	-1%
2016	\$270,000	14%

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Town of Nags Head



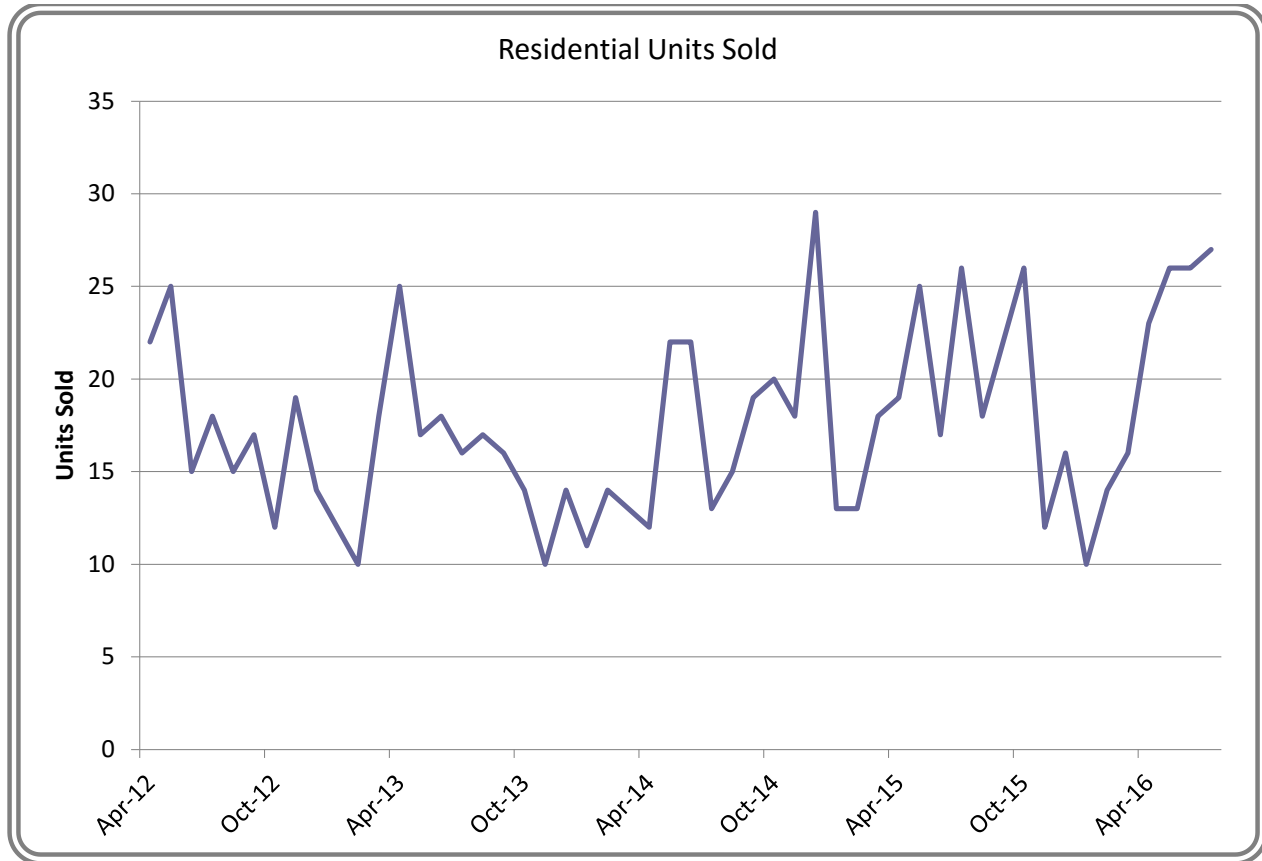
Units Sold													
	Jan	Feb	Mar	April	May	June	July	Aug	Sept	Oct	Nov	Dec	YTD
2012	10	11	17	17	22	19	12	12	14	12	18	20	184
2013	10	5	10	16	20	11	20	20	22	7	17	15	173
2014	14	7	8	18	22	12	12	15	23	18	16	15	180
2015	11	12	14	20	32	18	8	14	14	19	16	19	197
2016	12	12	23	22	22	14	16						121

Year	Median Sale Price	Percent Change
2012	\$342,500	7%
2013	\$335,000	-2%
2014	\$350,000	4%
2015	\$363,500	4%
2016	\$385,000	6%

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Hatteras Island



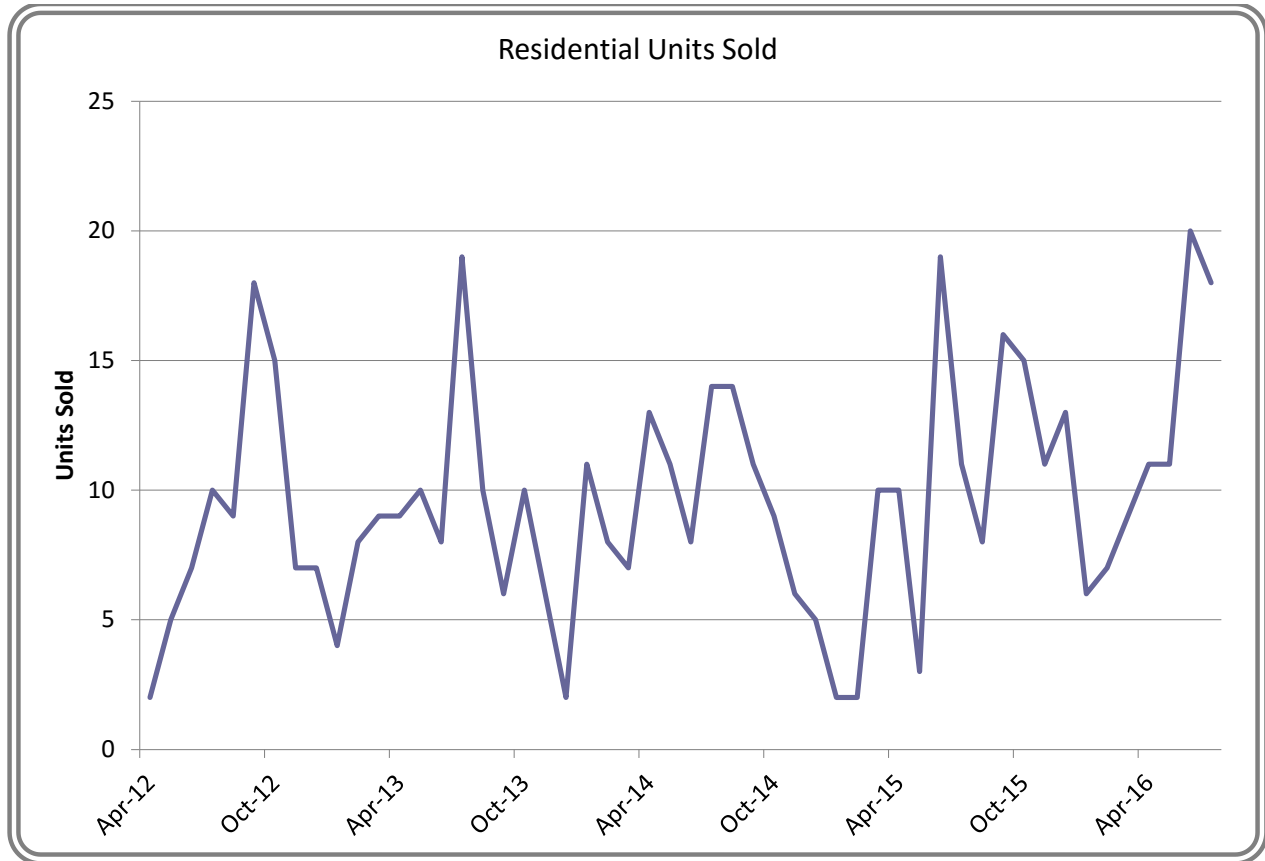
Units Sold													
	Jan	Feb	Mar	April	May	June	July	Aug	Sept	Oct	Nov	Dec	YTD
2012	14	19	27	22	25	15	18	15	17	12	19	14	217
2013	12	10	18	25	17	18	16	17	16	14	10	14	187
2014	11	14	13	12	22	22	13	15	19	20	18	27	208
2015	13	13	18	19	25	17	26	18	22	26	12	15	224
2016	10	14	16	23	26	26	27						142

Year	Median Sale Price	Percent Change
2012	\$292,500	2%
2013	\$285,000	-3%
2014	\$263,775	-9%
2015	\$262,250	-1%
2016	\$264,500	1%

*2016 numbers reflect Year to Date values

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Roanoke Island



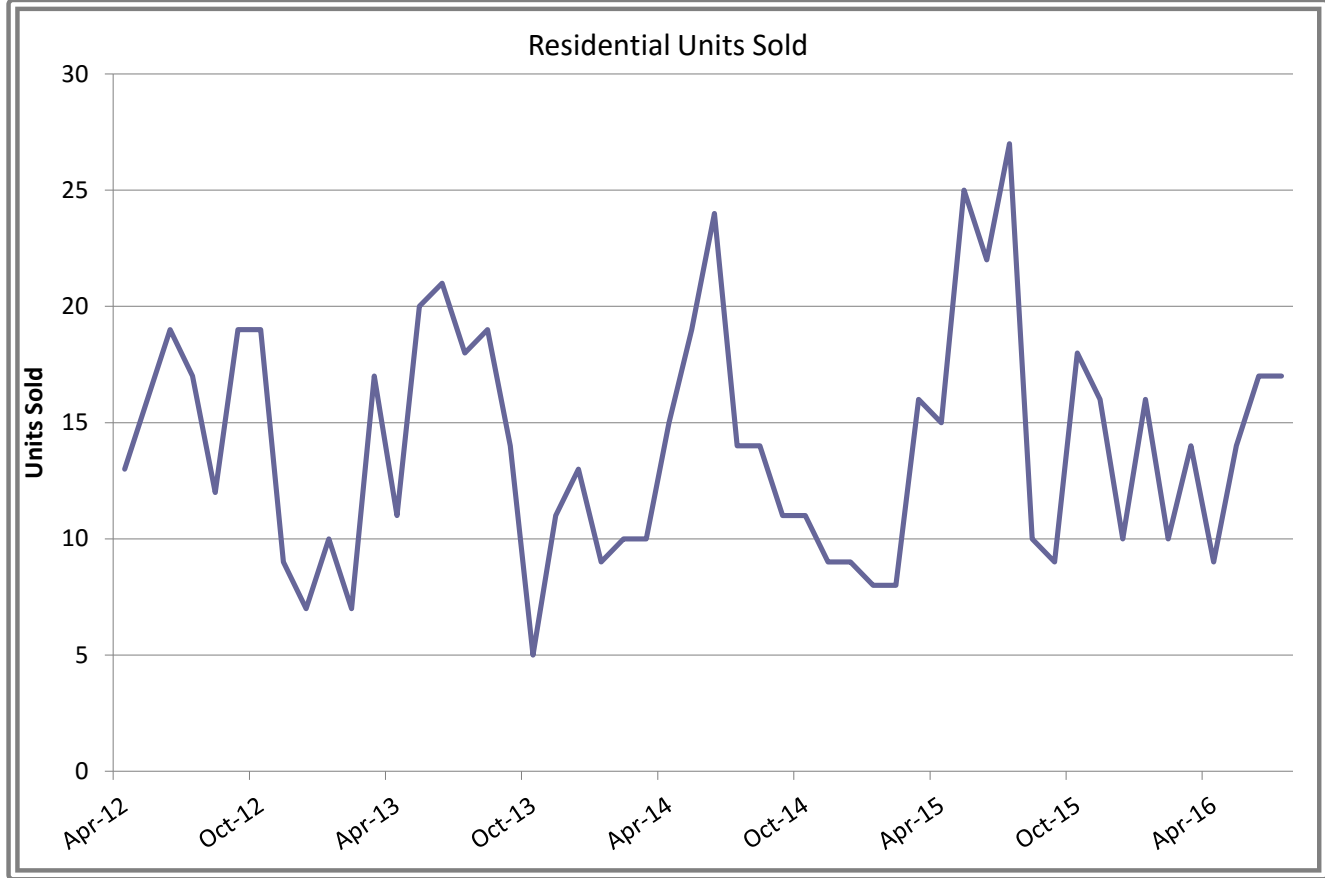
Units Sold													
	Jan	Feb	Mar	April	May	June	July	Aug	Sept	Oct	Nov	Dec	YTD
2012	4	7	7	2	5	7	10	9	17	15	7	7	98
2013	4	8	9	9	10	8	19	10	6	10	6	2	101
2014	11	8	7	13	11	8	14	14	11	9	6	5	117
2015	2	2	10	10	3	19	11	8	16	15	10	13	119
2016	6	7	9	11	11	20	18						82

Year	Median Sale Price	Percent Change
2012	\$258,000	3%
2013	\$222,000	-14%
2014	\$260,000	17%
2015	\$245,100	-6%
2016	\$268,250	9%

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Currituck Mainland



Units Sold													
	Jan	Feb	Mar	April	May	June	July	Aug	Sept	Oct	Nov	Dec	YTD
2012	14	13	17	13	16	19	17	12	19	19	9	7	175
2013	10	7	17	11	20	21	18	19	14	5	11	13	166
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						97

Year	Median Sale Price	Percent Change
2012	\$180,000	1%
2013	\$197,000	9%
2014	\$210,000	7%
2015	\$221,200	5%
2016	\$244,900	11%

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