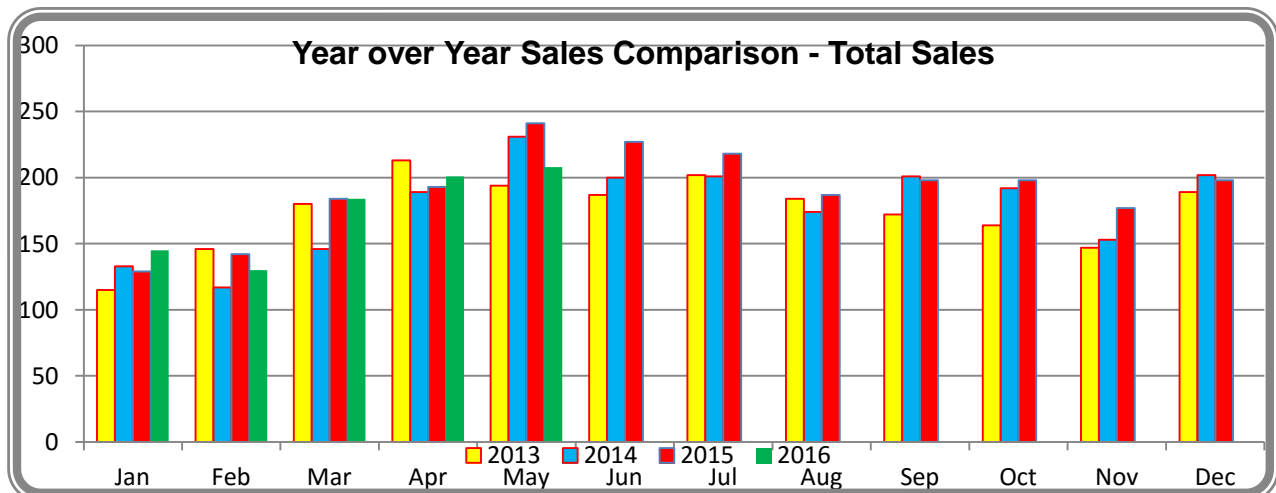




May 2016 – MLS Statistical Report REALTORS



Summary

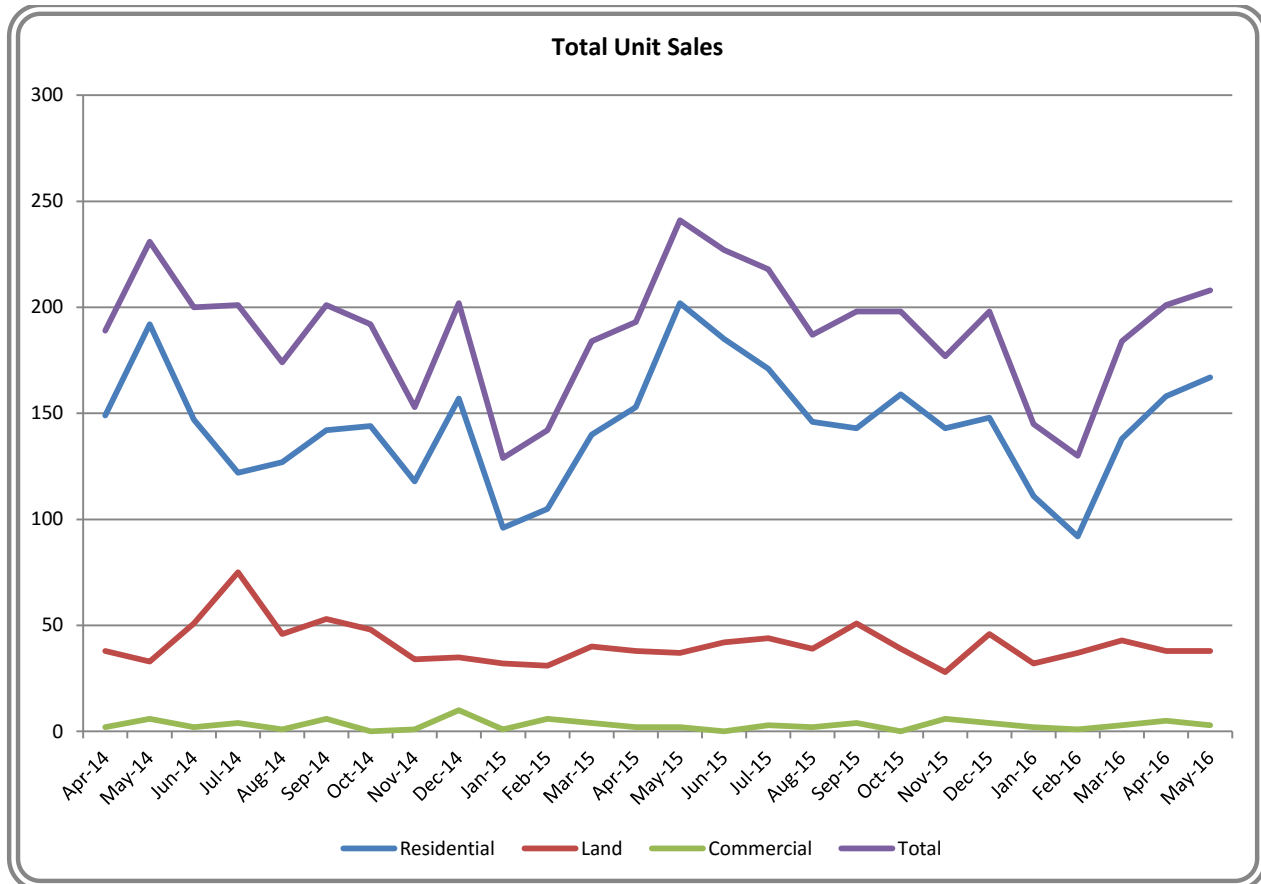
- **Overall** – Since the beginning of 2016, the MLS has reported that overall sales for 2016 were on par with 2015 (and 2015 was a good year). What the MLS is seeing this month is that although the number of sales has remained flat, the average sale price of all residential property has risen by 7% and the median sale price has risen by 5%. The MLS is also seeing that the number of listings placed in an Under Contract Status has also risen by 7% (1223 units vs 1143 units). This statistic bodes well for June closings. The details are listed below:
 - **Residential Sales** – For 2016, the bright spot in the residential class has been condominium sales. Condominium unit sales are up 16%, total volume sold is up 23% and the average sale price is up 6%. Single Family detached homes unit sales are down 6%, but the average sale price is up 7% and the median sale price is up 10%. Residential inventory is down 10%.
 - **Land Sales** – Lot / Land sales are up 4%, total volume sold is up 11%, and average sale price is up 4%. Lots / Land inventory is down 11%.
 - **Distressed Properties** – Unit sales of residential distressed properties are down 41% with only 48 units sold in 2016. Only 54 units have been foreclosed in Dare County during 2016 vs 66 in 2015.
 - **Commercial Sales** – Unit sales are down for commercial properties, but, due to several large sales, total volume sold is up 267% and average sale price is up 293%.

Data Obtained: June 6, 2016

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

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Total Property Sales

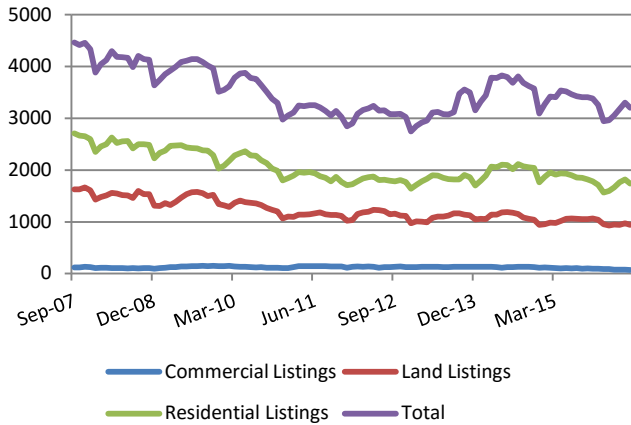


Year to Date Comparison										
	Qty Sold	% Chg	Volume Sold	% Chg	Average Sale	% Chg	Median Sale	% Chg	Qty Active	% Chg
Residential										
Current Period	666		\$253,266,857		\$380,280		\$299,900		1742	
One year Ago	697		\$248,026,357		\$355,848		\$286,400		1930	
Increase / (Decrease)	(31)	-4%	\$5,240,500	2%	\$24,432	7%	\$13,500	5%	(188)	-10%
Lots / Land										
Current Period	188		\$21,702,459		\$115,438		\$68,200		940	
One Year Ago	179		\$21,981,865		\$122,803		\$76,000		1058	
Increase / (Decrease)	9	5%	(\$279,406)	-1%	(\$7,365)	-6%	(\$7,800)	-10%	(118)	-11%
Commercial										
Current Period	14		\$11,763,897		\$840,278		\$564,500		74	
One Year Ago	15		\$3,208,100		\$213,873		\$130,000		105	
Increase / (Decrease)	(1)	-7%	\$8,555,797	267%	\$626,405	293%	\$434,500	334%	(31)	-30%
All Classes										
Current Period	868		\$286,733,213		\$330,337		\$268,700		2756	
One Year Ago	891		\$273,216,322		\$306,640		\$249,000		3093	
Increase / (Decrease)	(23)	-3%	\$13,516,891	5%	\$23,697	8%	\$19,700	8%	(337)	-11%

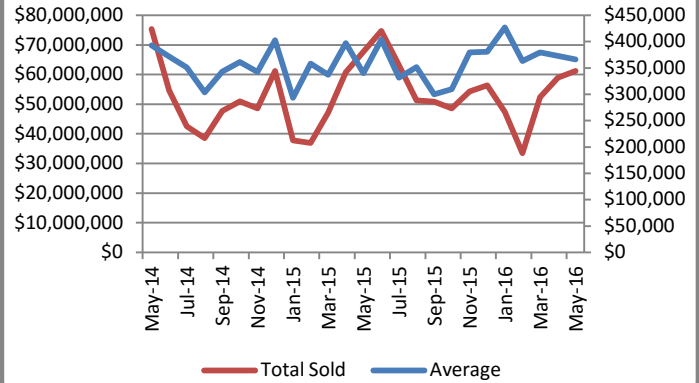
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Residential Property Sales

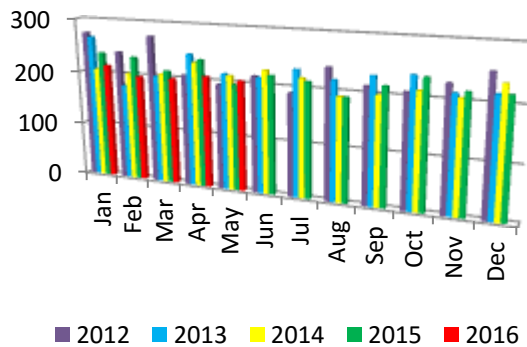
Total Active Inventory including UC / SH Listings



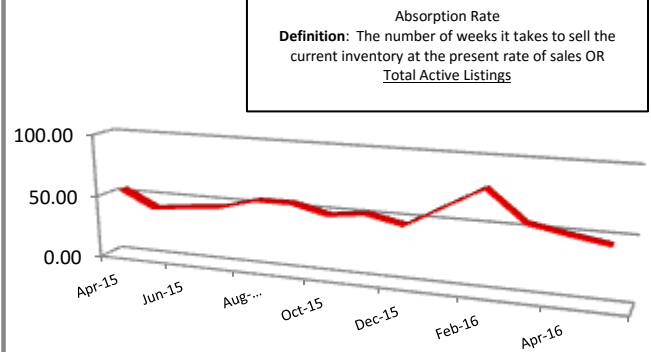
Residential Total Sold Price s Average Sold Price



Average Days on Market



Absorption Rate in Weeks

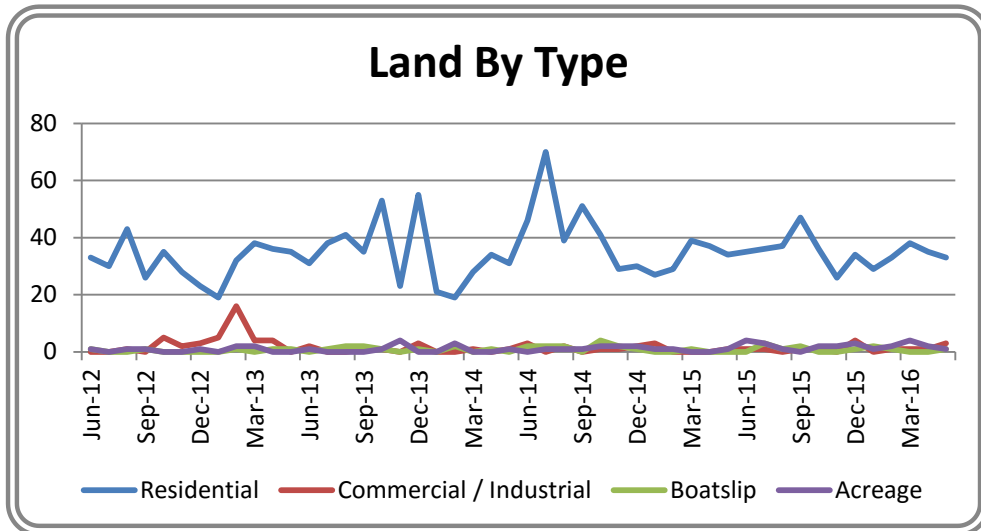
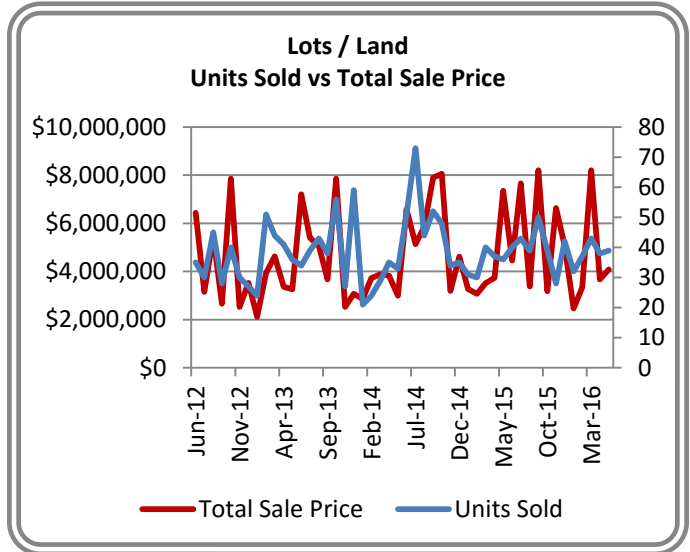
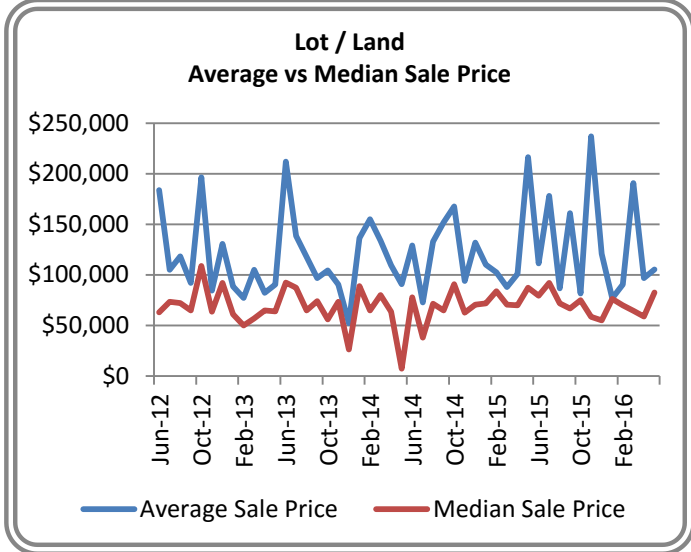


Year to Date Comparison - Residential Property

	Qty Sold	% Chg	Volume Sold	% Chg	Average Sale	% Chg	Median Sale	% Chg
Single Family Detached								
Current Period	573		\$231,493,187		\$404,002		\$325,000	
One year Ago	610		\$230,727,282		\$378,241		\$295,000	
Increase / (Decrease)	(37)	-6%	\$765,905	0%	\$25,761	7%	\$30,000	10%
Condominium								
Current Period	59		\$13,778,650		\$233,536		\$225,000	
One Year Ago	51		\$11,194,575		\$219,501		\$205,000	
Increase / (Decrease)	8	16%	\$2,584,075	23%	\$14,035	6%	\$20,000	10%
All Residential								
Current Period	666		\$253,266,857		\$380,280		\$299,900	
One Year Ago	697		\$248,026,357		\$355,848		\$286,400	
Increase / (Decrease)	(31)	-4%	\$5,240,500	2%	\$24,432	7%	\$13,500	5%

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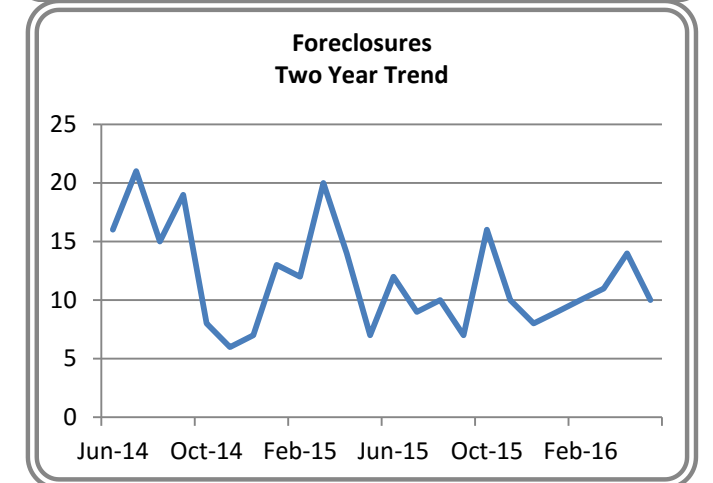
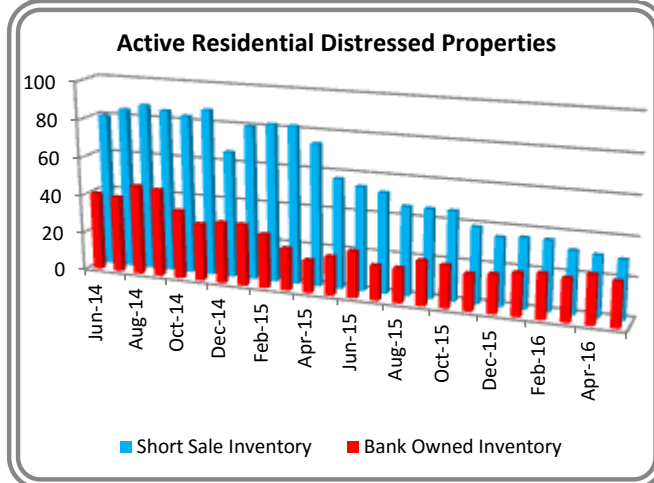
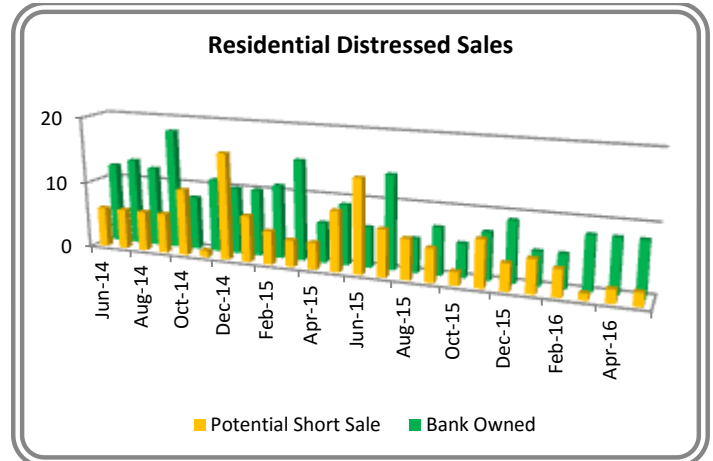
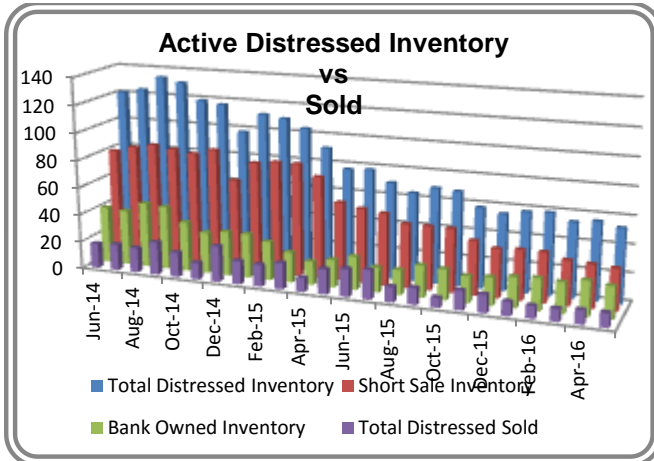
Land Sales



Year to Date Comparison - Land Listings								
	Qty Sold	% Chg	Volume Sold	% Chg	Average Sale	% Chg	Median Sale	% Chg
Land - Residential								
Current Period	168		\$19,383,715		\$115,379		\$68,200	
One Year Ago	170		\$20,165,365		\$118,619		\$76,500	
Increase / Decrease	(2)	-1%	(\$781,650)	-4%	(\$3,240)	-3%	(\$8,300)	-11%
All Land								
Current Period	188		\$21,702,459		\$115,438		\$68,200	
One year Ago	179		\$21,981,865		\$122,803		\$76,000	
Increase / (Decrease)	9	5%	(\$279,406)	-1%	(\$7,365)	-6%	(\$7,800)	-10%

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Distressed Properties (Residential)

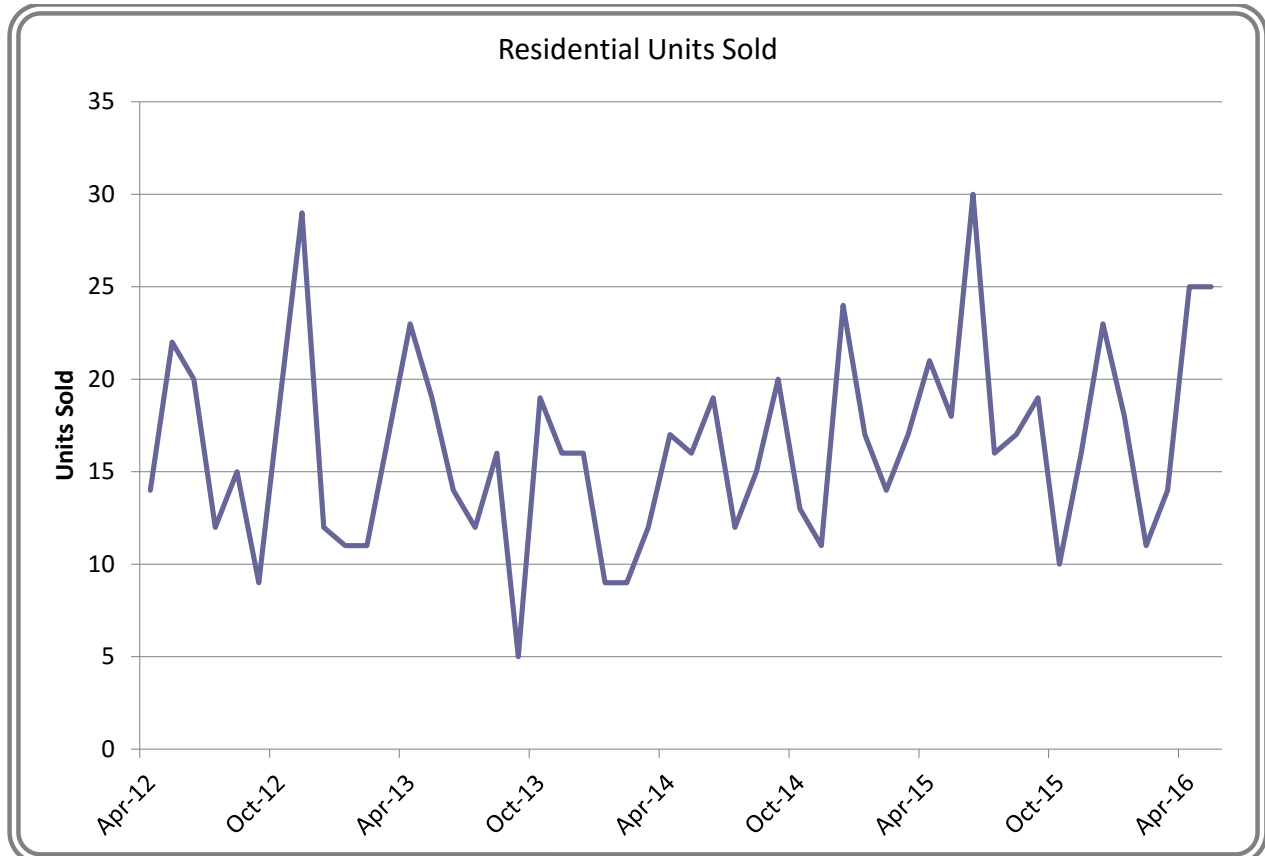


Year to Date Comparison - Distressed Properties								
	Qty Sold	% Chg	Volume Sold	% Chg	Average Sale	% Chg	Median Sale	% Chg
Residential - Short Sale								
Current Period	14		\$6,597,800		\$471,271		\$302,500	
One year Ago	29		\$11,673,558		\$402,536		\$324,500	
Increase / (Decrease)	(15)	-52%	(\$5,075,758)	-43%	\$68,735	17%	(\$22,000)	-7%
Residential - Bank Owned								
Current Period	34		\$8,619,359		\$253,510		\$166,501	
One Year Ago	52		\$11,941,479		\$229,643		\$172,724	
Increase / (Decrease)	(18)	-35%	(\$3,322,120)	-28%	\$23,867	10%	(\$6,223)	-4%
All Residential - Distressed								
Current Period	48		\$15,217,159		\$724,781		\$469,001	
One Year Ago	81		\$23,615,037		\$632,179		\$497,224	
Increase / (Decrease)	(33)	-41%	(\$8,397,878)	-36%	\$92,602	15%	(\$28,223)	-6%

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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	25								93

Year	Median Sale Price	Percent Change
2012	\$500,000	-5%
2013	\$480,000	-4%
2014	\$470,000	-2%
2015	\$493,950	5%
2016	\$480,000	-3%

*2016 numbers reflect Year to Date values

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Town of Duck



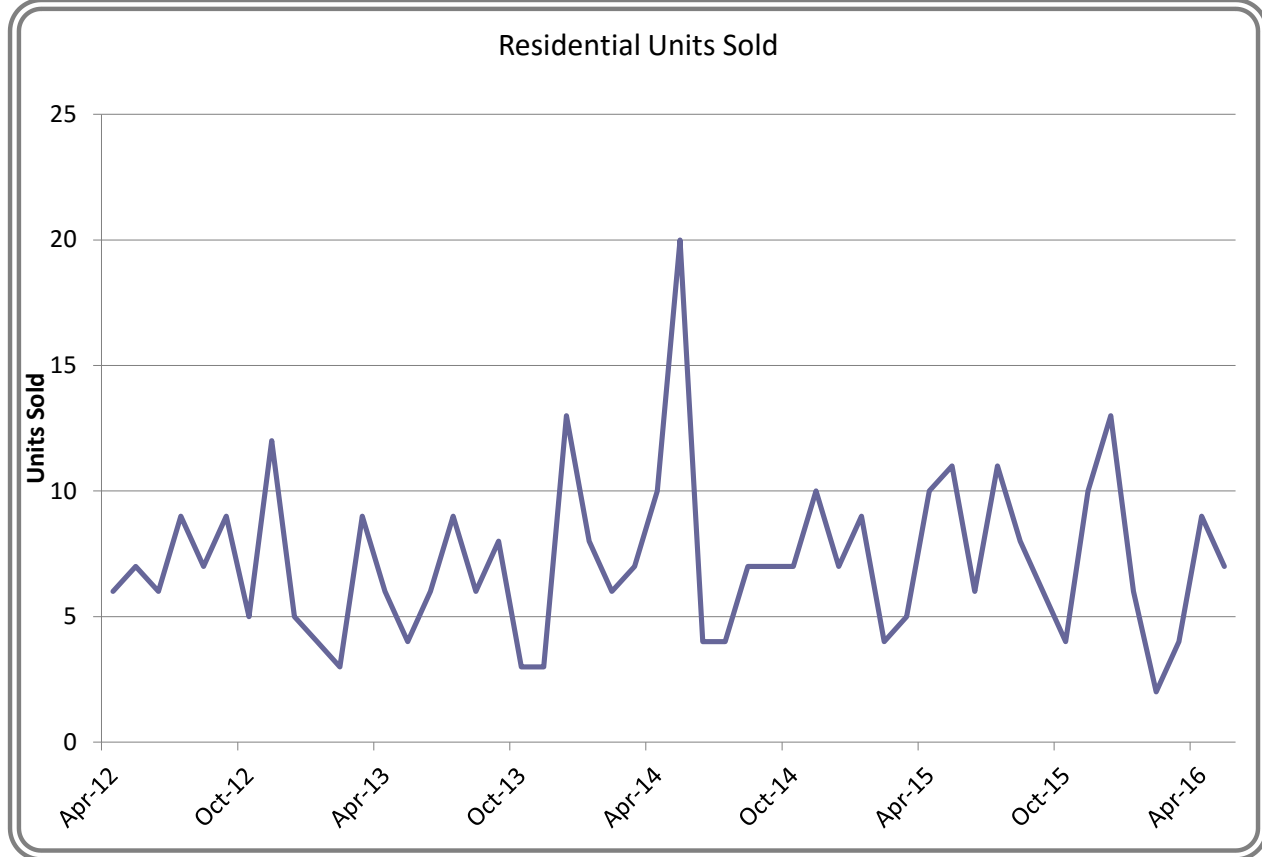
Units Sold													
	Jan	Feb	Mar	April	May	June	July	Aug	Sept	Oct	Nov	Dec	YTD
2012	11	8	9	6	8	7	9	8	10	12	6	6	100
2013	5	7	8	6	14	13	7	6	8	8	6	7	95
2014	5	6	9	9	17	11	4	6	3	9	4	13	96
2015	8	6	7	10	12	10	7	8	11	2	7	12	100
2016	6	2	12	8	9								37

Year	Median Sale Price	Percent Change
2012	\$479,500	-18%
2013	\$499,900	4%
2014	\$511,250	2%
2015	\$442,000	-14%
2016	\$502,000	14%

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Town of Southern Shores



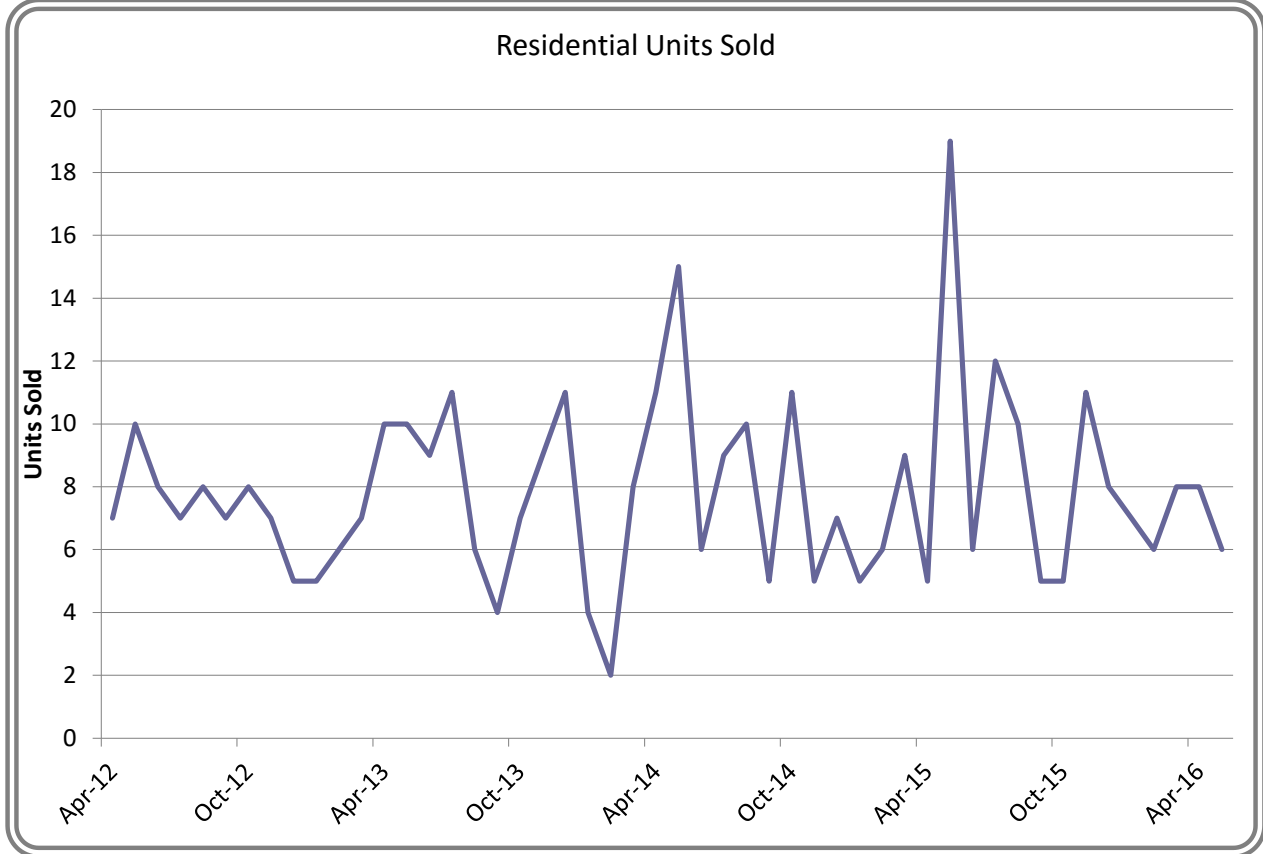
Units Sold													
	Jan	Feb	Mar	April	May	June	July	Aug	Sept	Oct	Nov	Dec	YTD
2011	2	4	7	9	7	3	6	4	7	4	3	2	58
2012	10	5	9	6	7	6	9	7	9	5	12	5	90
2013	4	3	9	6	4	6	9	6	8	3	3	13	74
2014	8	6	7	10	20	4	4	7	7	7	10	7	97
2015	9	4	5	10	11	6	11	8	6	4	10	13	97
2016	6	2	4	9	7								28

Year	Median Sale Price	Percent Change
2012	\$400,000	-6%
2013	\$420,000	5%
2014	\$430,000	2%
2015	\$360,000	-16%
2016	\$372,450	3%

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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								35

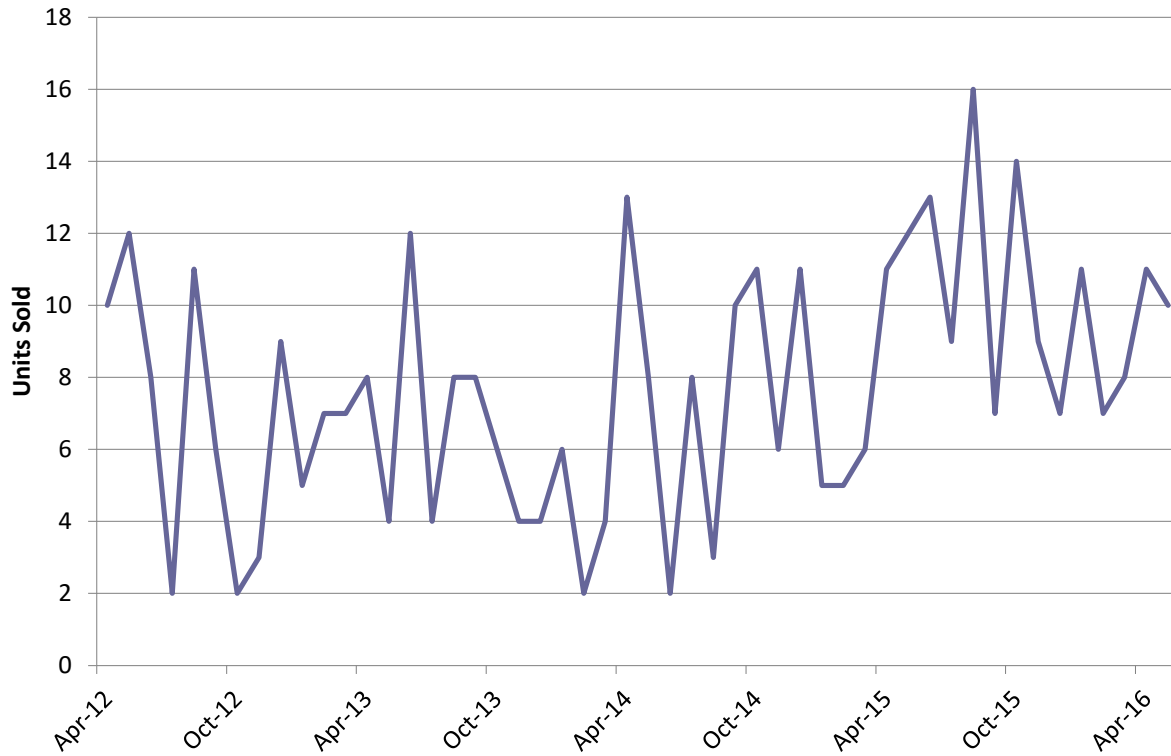
Year	Median Sale Price	Percent Change
2012	\$291,500	11%
2013	\$262,000	-10%
2014	\$285,000	9%
2015	\$309,000	8%
2016	\$280,000	-9%

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Colington

Residential Units Sold



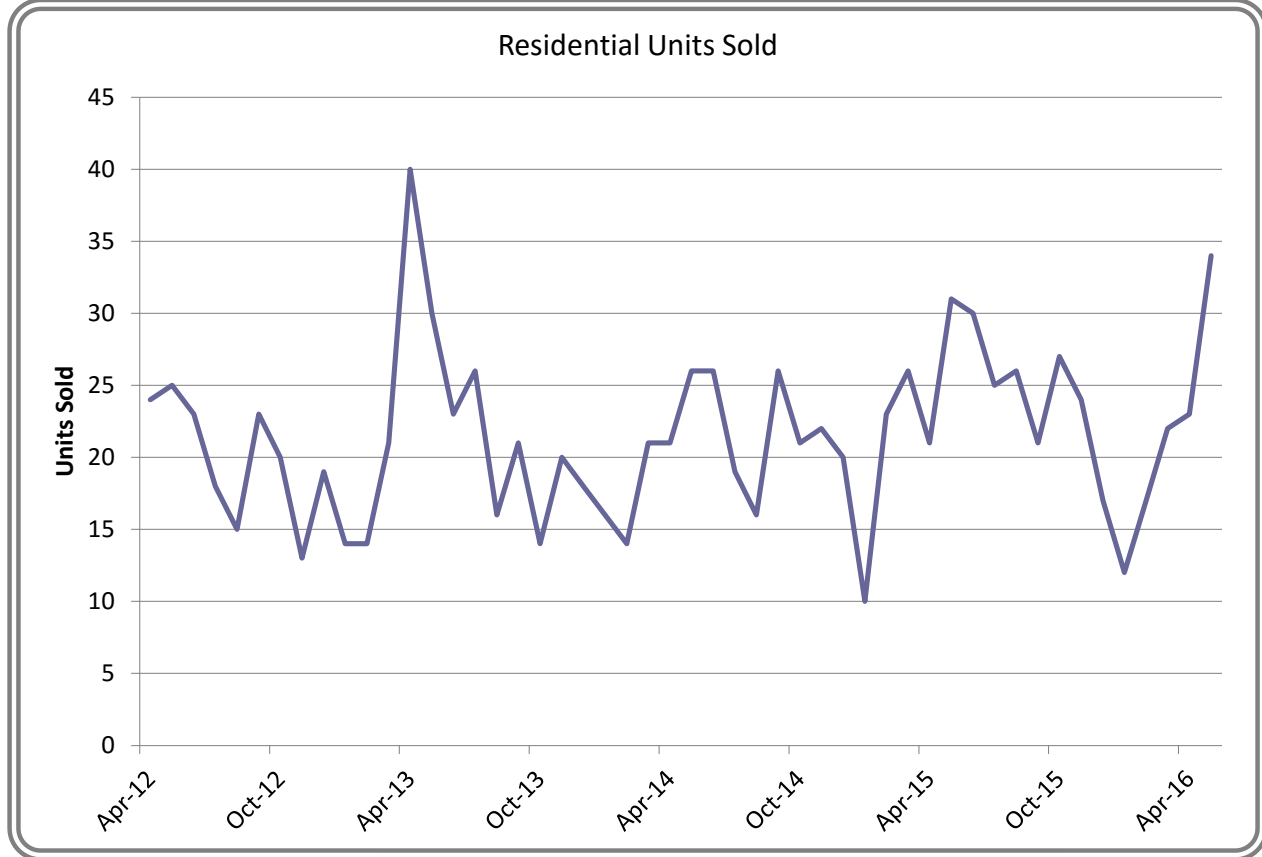
Units Sold													
	Jan	Feb	Mar	April	May	June	July	Aug	Sept	Oct	Nov	Dec	YTD
2012	1	7	13	10	12	8	2	11	6	2	3	9	84
2013	5	7	7	8	4	12	4	8	8	6	4	4	77
2014	6	2	4	13	8	2	8	3	10	11	6	11	84
2015	5	5	6	11	12	13	9	16	7	14	9	7	114
2016	11	7	8	11	10								47

Year	Median Sale Price	Percent Change
2012	\$204,500	11%
2013	\$215,000	5%
2014	\$214,000	0%
2015	\$239,000	12%
2016	\$234,000	-2%

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Town of Kill Devil Hills



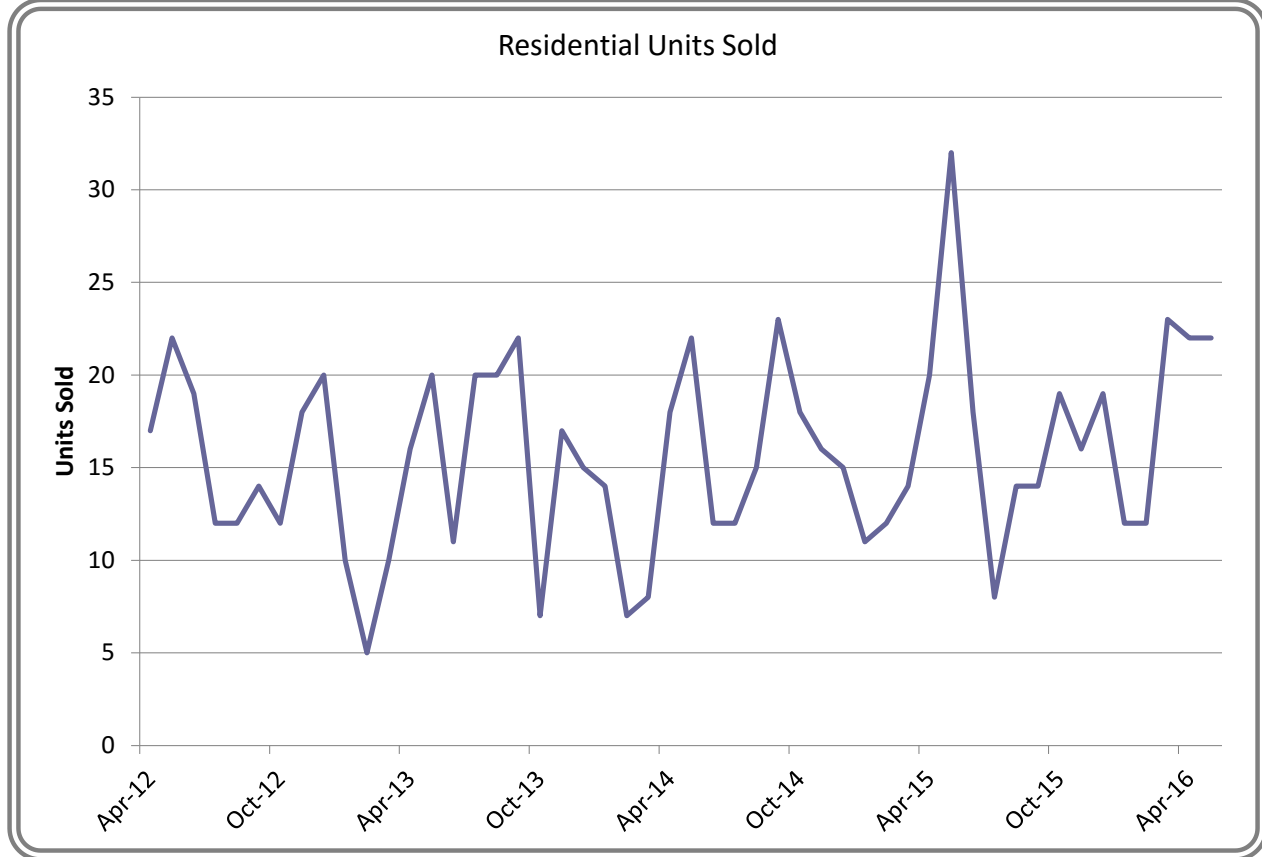
Units Sold													
	Jan	Feb	Mar	April	May	June	July	Aug	Sept	Oct	Nov	Dec	YTD
2012	7	12	24	24	25	23	18	15	23	20	13	19	223
2013	14	14	21	40	30	23	26	16	21	14	19	19	257
2014	16	14	21	21	26	26	19	16	26	21	22	20	248
2015	10	23	26	21	31	30	25	26	21	27	24	16	280
2016	12	17	22	23	34								108

Year	Median Sale Price	Percent Change
2012	\$215,000	2%
2013	\$214,500	No Change
2014	\$239,000	11%
2015	\$236,000	-1%
2016	\$269,500	14%

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Town of Nags Head



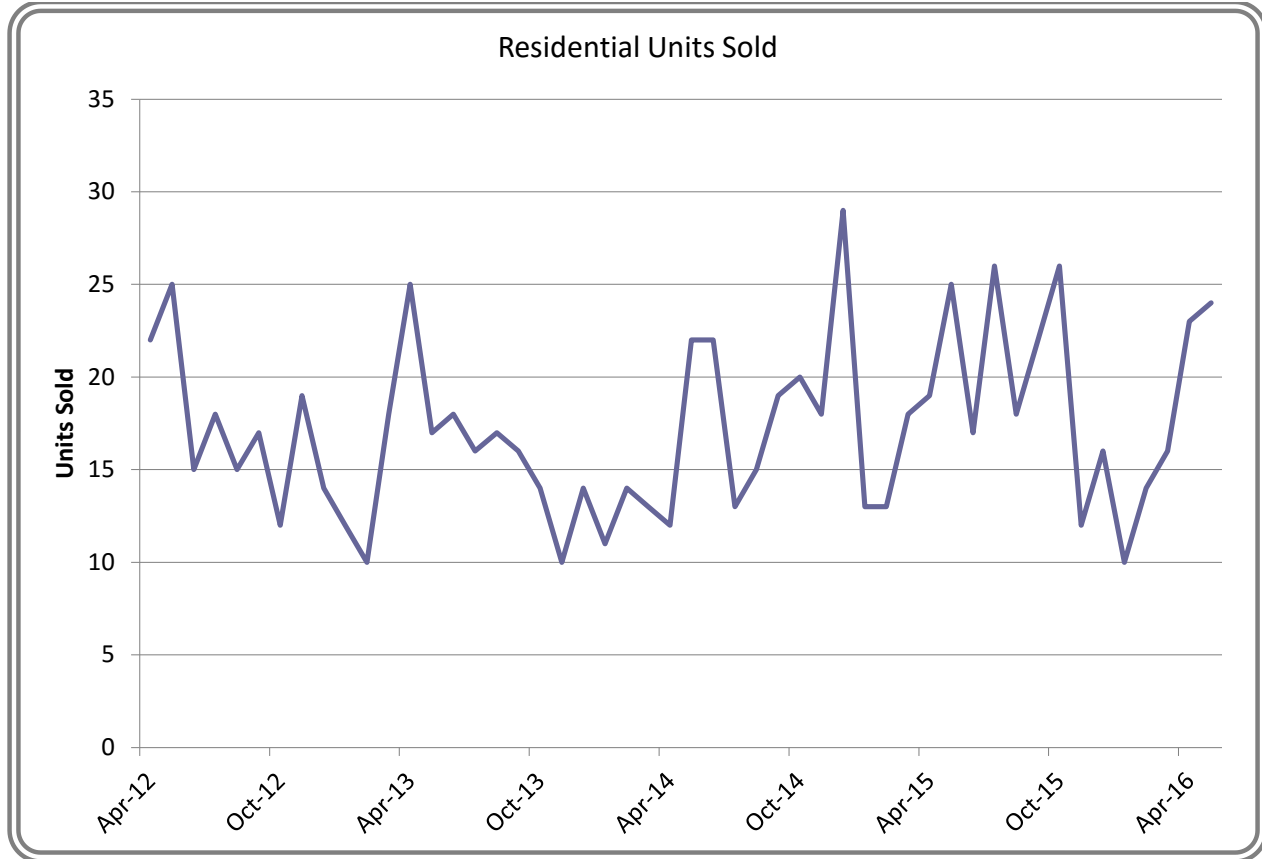
Units Sold													
	Jan	Feb	Mar	April	May	June	July	Aug	Sept	Oct	Nov	Dec	YTD
2012	10	11	17	17	22	19	12	12	14	12	18	20	184
2013	10	5	10	16	20	11	20	20	22	7	17	15	173
2014	14	7	8	18	22	12	12	15	23	18	16	15	180
2015	11	12	14	20	32	18	8	14	14	19	16	19	197
2016	12	12	23	22	22								91

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



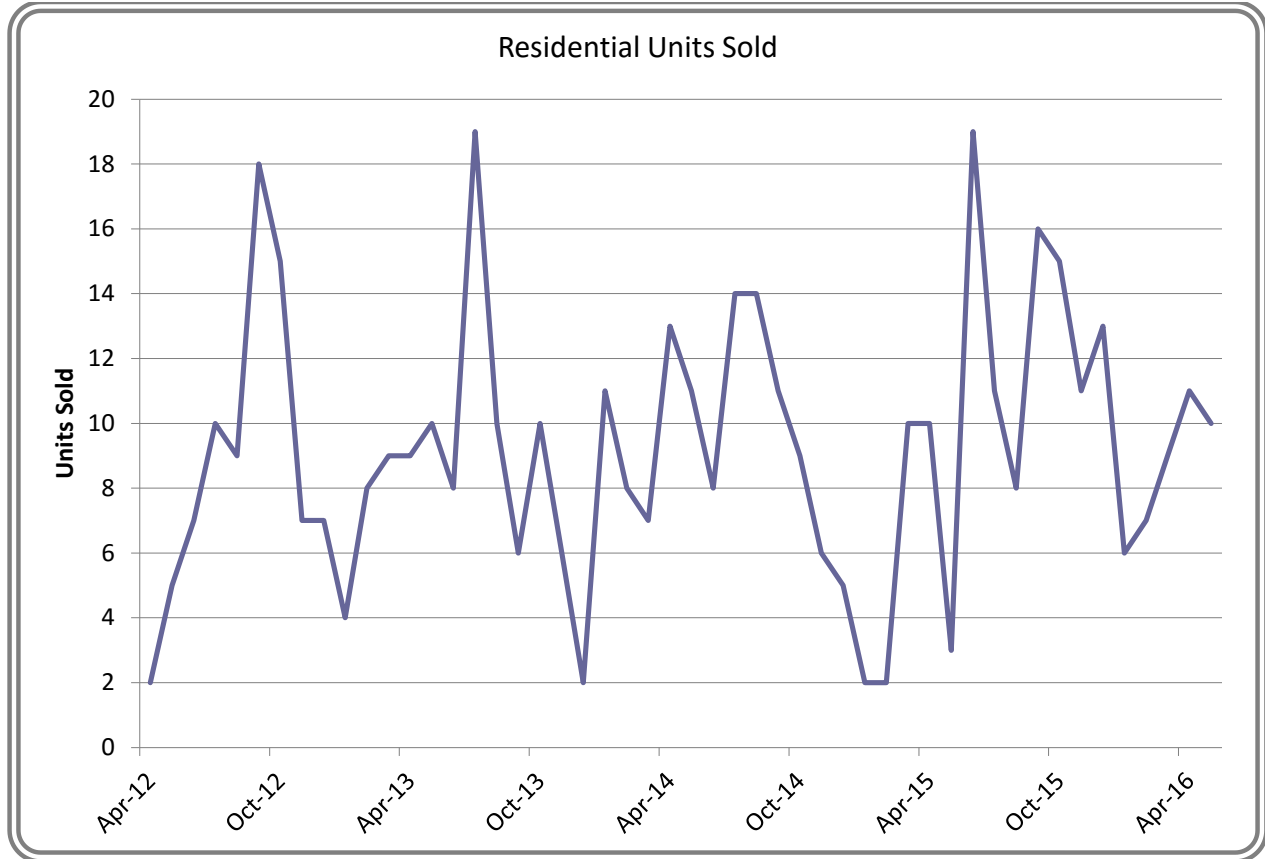
Units Sold													
	Jan	Feb	Mar	April	May	June	July	Aug	Sept	Oct	Nov	Dec	YTD
2012	14	19	27	22	25	15	18	15	17	12	19	14	217
2013	12	10	18	25	17	18	16	17	16	14	10	14	187
2014	11	14	13	12	22	22	13	15	19	20	18	27	208
2015	13	13	18	19	25	17	26	18	22	26	12	15	224
2016	10	14	16	23	24								87

Year	Median Sale Price	Percent Change
2012	\$292,500	2%
2013	\$285,000	-3%
2014	\$263,775	-9%
2015	\$262,250	-1%
2016	\$268,900	2%

*2016 numbers reflect Year to Date values

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Roanoke Island



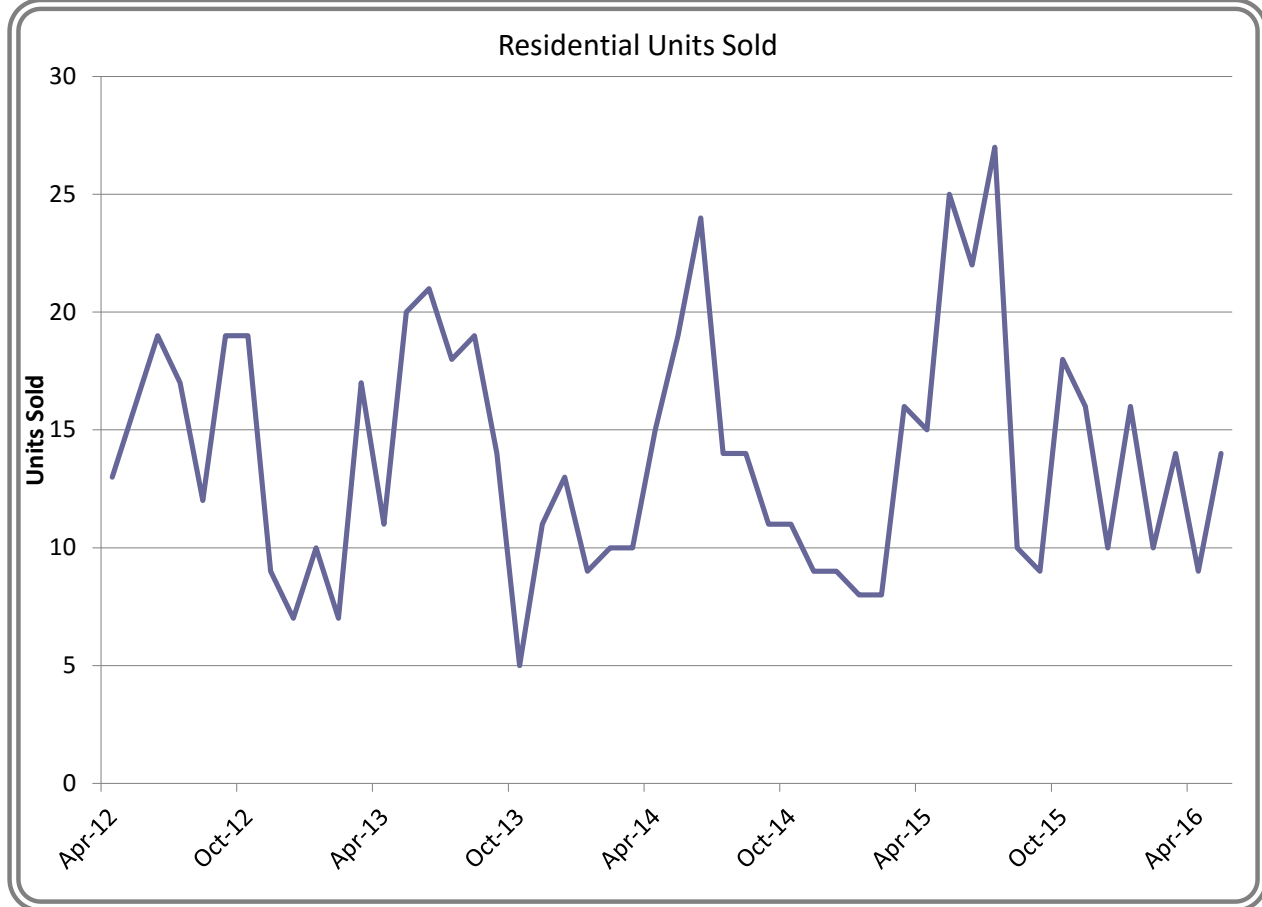
Units Sold													
	Jan	Feb	Mar	April	May	June	July	Aug	Sept	Oct	Nov	Dec	YTD
2012	4	7	7	2	5	7	10	9	17	15	7	7	98
2013	4	8	9	9	10	8	19	10	6	10	6	2	101
2014	11	8	7	13	11	8	14	14	11	9	6	5	117
2015	2	2	10	10	3	19	11	8	16	15	10	13	119
2016	6	7	9	11	10								43

Year	Median Sale Price	Percent Change
2012	\$258,000	3%
2013	\$222,000	-14%
2014	\$260,000	17%
2015	\$245,100	-6%
2016	\$261,000	7%

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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								63

Year	Median Sale Price	Percent Change
2012	\$180,000	1%
2013	\$197,000	9%
2014	\$210,000	7%
2015	\$221,200	5%
2016	\$239,123	8%

*2016 numbers reflect Year to Date values

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