



March 2021 MLS Statistical Report

The word of the day is actually two words - Sales and Inventory!

Sales - Month over month - sales are up 86%. Yearly - sales are up 80%

Inventory - Total inventory - down 55% Residential inventory - down 72% Land Inventory - down 26%

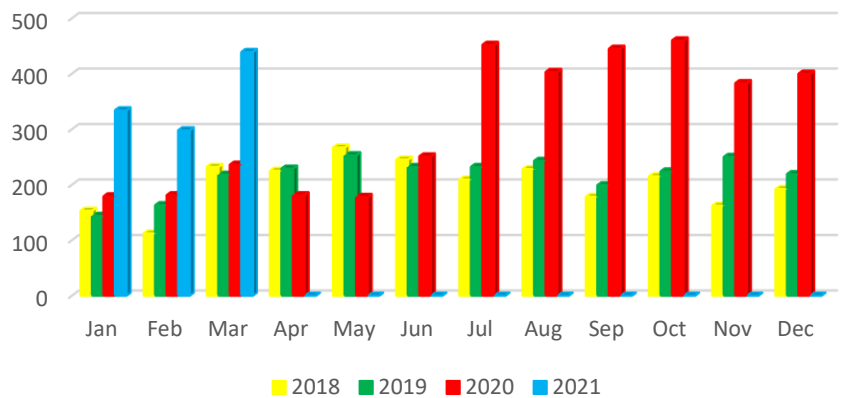
Sales - Residential sales are up 87% and lot / land sales are up 74%

Under Contracts - Up 100% over March of last year.

Total Monthly Sales

Month / Year	Count	%Chg
Mar'21	439	86%
Mar'20	236	8%
Mar'19	218	-6%

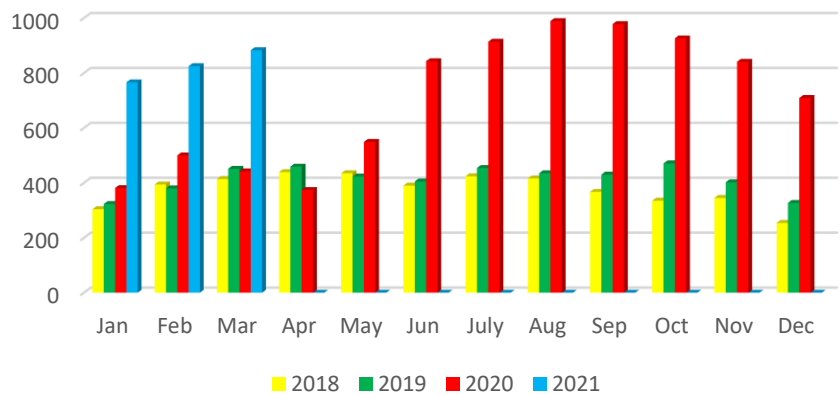
Year to Year Sales Total



Under Contract

Month / Year	Count	%Chg
Mar'21	883	100%
Mar'20	442	-2%
Mar'19	451	9%

Under Contract



Data Obtained: April 7, 2020

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

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Sales

Residential Sales

Month / Year	Count	%Chg
Mar'21	370	87%
Mar'20	198	8%
Mar'19	184	-2%

Residential Median Sale Price

Month / Year	Count	%Chg
Mar'21	\$475,000	37%
Mar'20	\$347,900	5%
Mar'19	\$332,500	2%

Lots / Land Sales

Month / Year	Count	%Chg
Mar'21	66	74%
Mar'20	38	27%
Mar'19	30	-30%

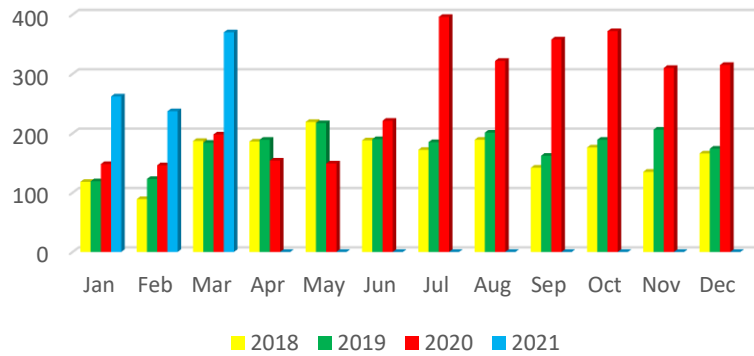
Lots / Land Median Sale Price

Month / Year	Count	%Chg
Mar'21	\$110,250	43%
Mar'20	\$77,000	54%
Mar'19	\$50,000	-50%

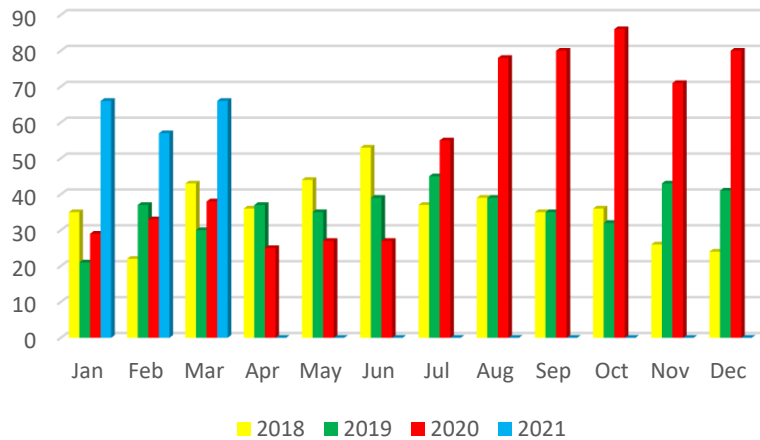
Average Days on the Market

Month / Year	Count	%Chg
Mar'21	69	-43%
Mar'20	121	14%
Mar'19	106	-14%

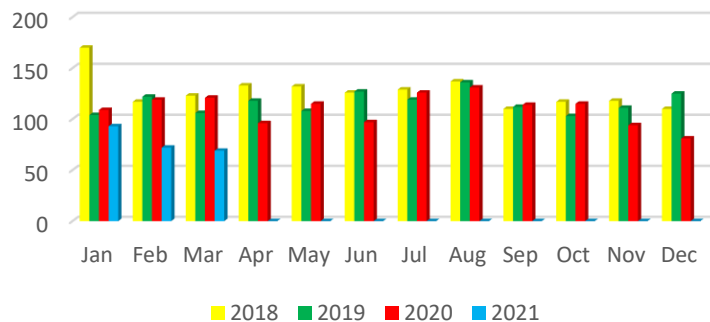
Residential Unit Sales



Lots / Land Units Sold



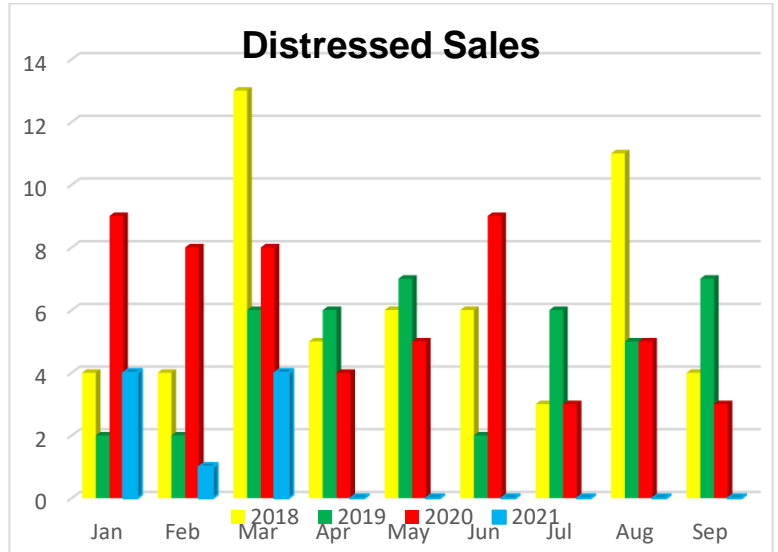
Average Days on Market



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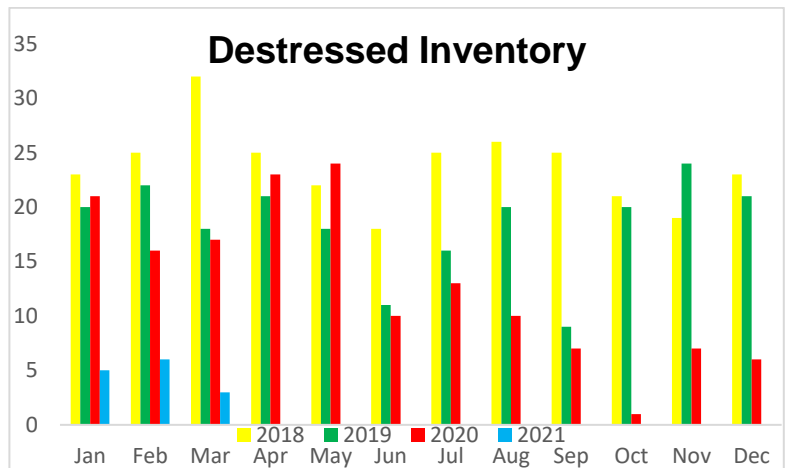
Distressed Sales

Distressed Sales		
Month / Year	Count	%Chg
Mar'21	4	-50%
Mar'20	8	33%
Mar'19	6	-54%

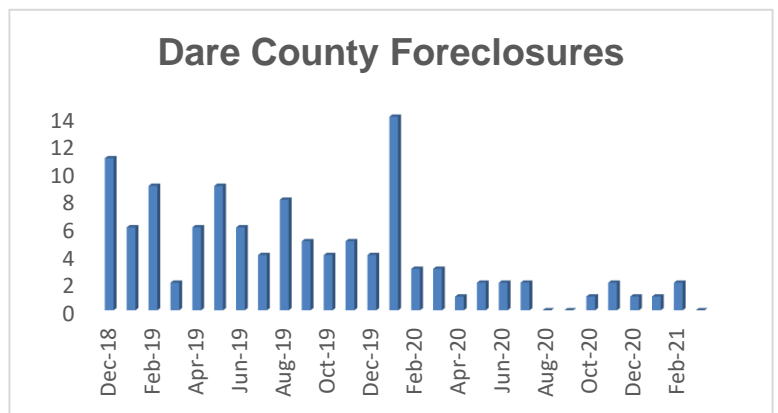


Distressed Inventory

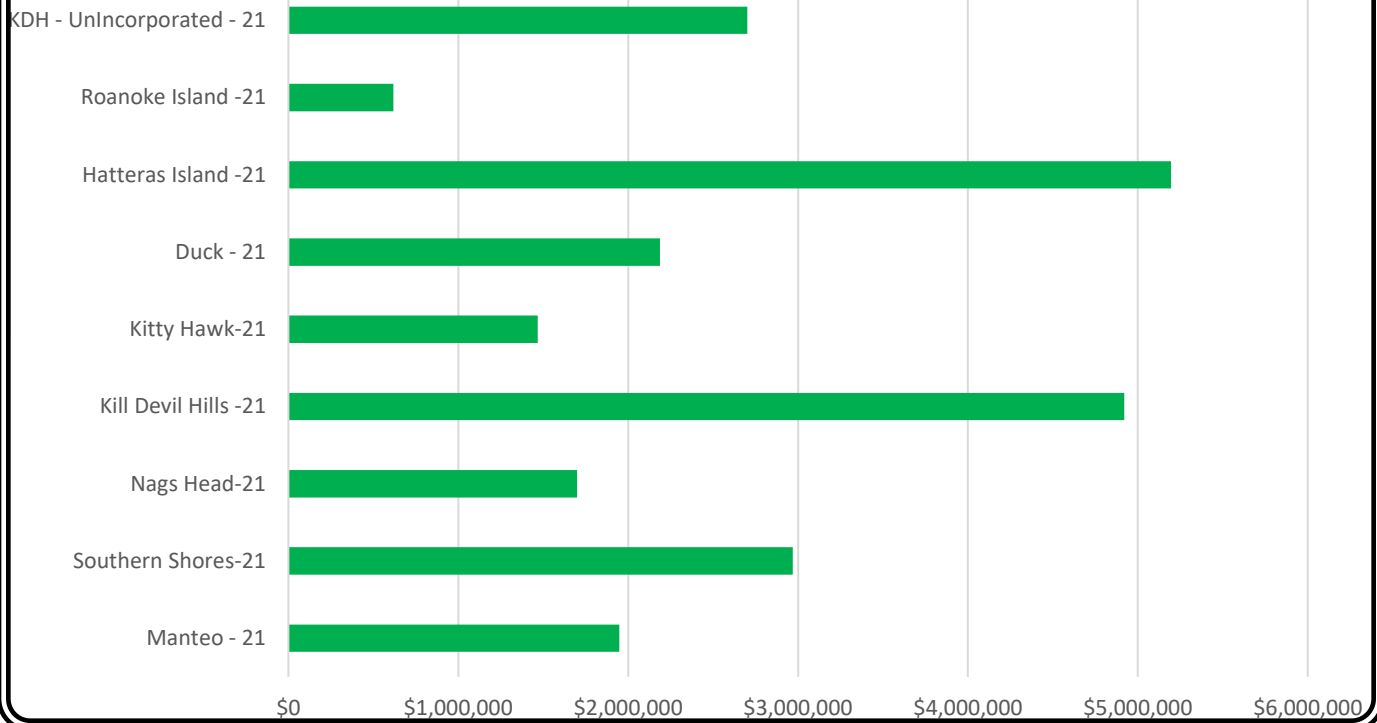
Units		
Month / Year	Count	%Chg
Mar'21	3	-82%
Mar'20	17	-6%
Mar'19	18	-44%



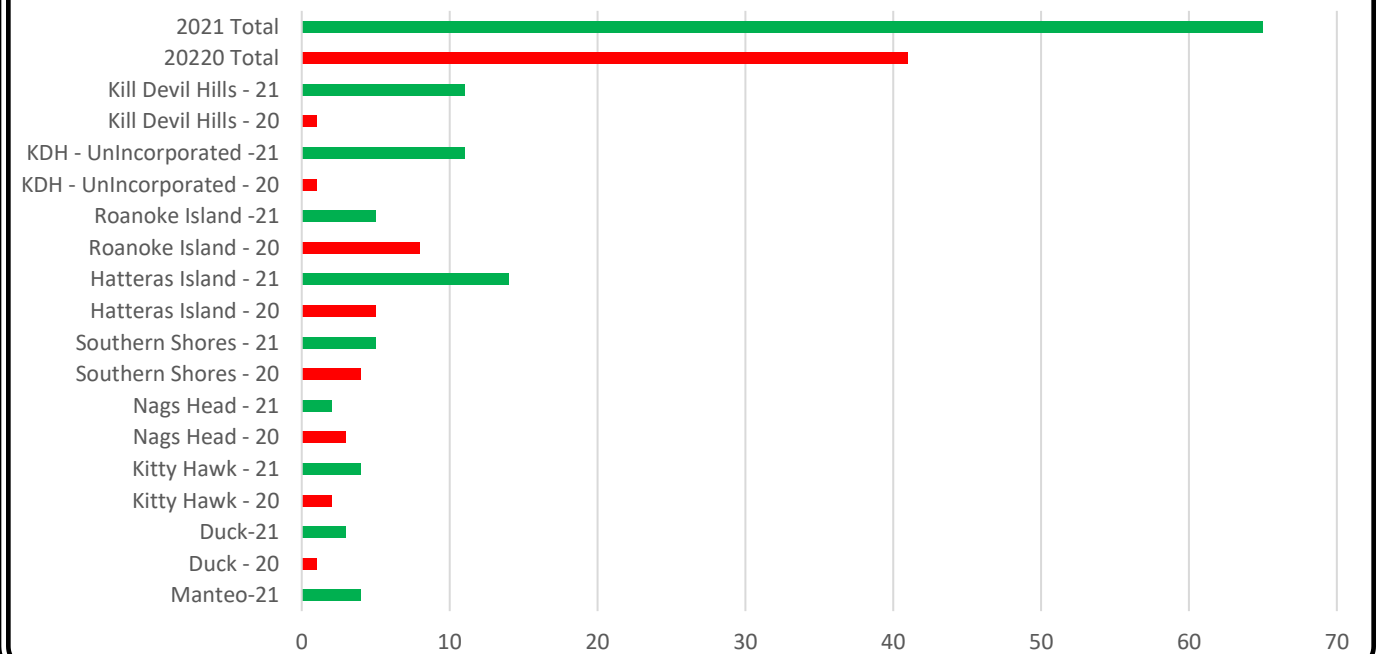
Dare County Foreclosures



2021 Building Permit Value



2021 Building Permits



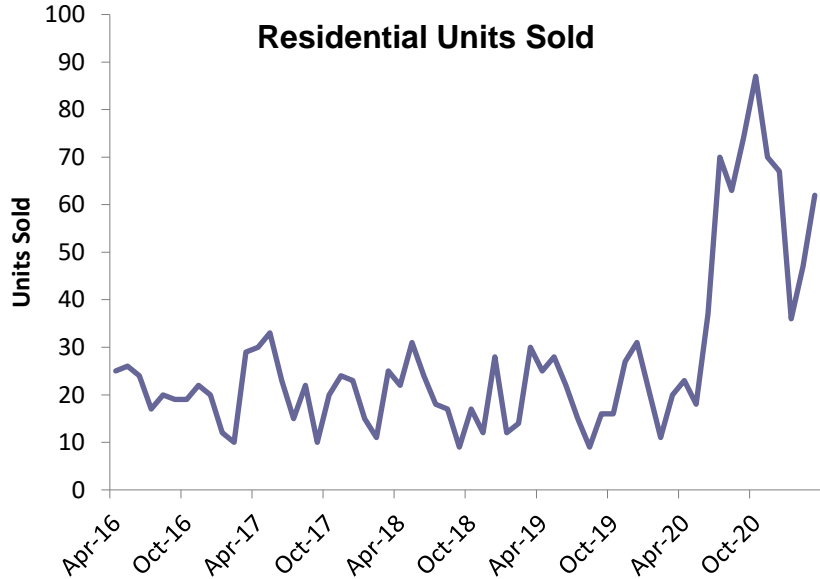
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Outer Banks Towns / Areas

Corolla

March Sales		
Month / Year	Count	%Chg
2021	62	210%
2020	20	-33%
2019	30	20%

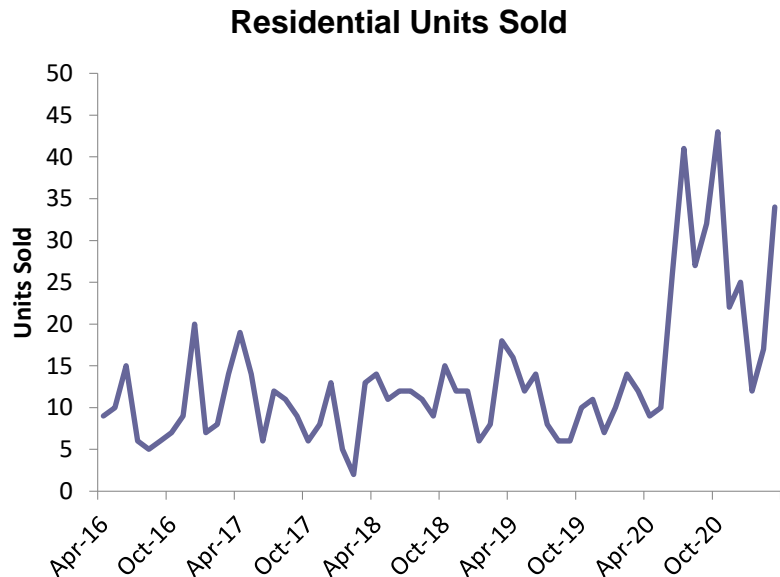
Median Sales Price		
Month / Year	MSP	%Chg
2021	\$727,500	30%
2020	\$560,000	14%
2019	\$490,000	-1%



Duck

March Sales		
Month / Year	Count	%Chg
2021	34	183%
2020	12	0%
2019	12	-8%

Median Sales Price		
Month / Year	MSP	%Chg
2021	\$609,200	17%
2020	\$520,000	5%
2019	\$497,500	16%



Southern Shores

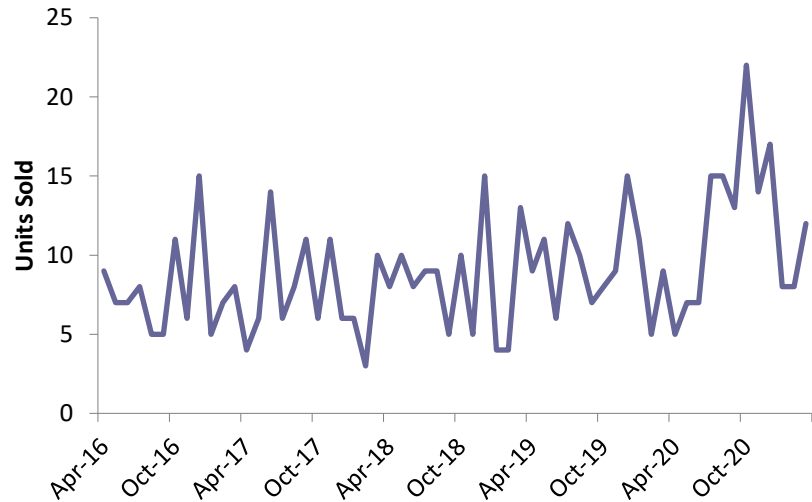
March Sales

Month / Year	Count	%Chg
2021	12	33%
2020	9	-31%
2019	13	30%

Median Sales Price

Month / Year	MSP	%Chg
2021	\$655,250	28%
2020	\$510,000	8%
2019	\$472,000	10%

Residential Units Sold



Kitty Hawk

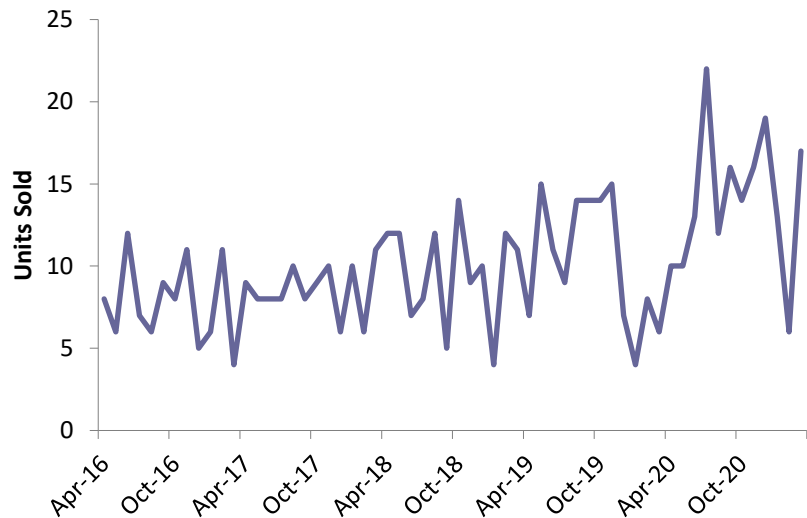
March Sales

Month / Year	Count	%Chg
2021	6	-25%
2020	8	-33%
2019	12	100%

Median Sales Price

Month / Year	MSP	%Chg
2021	\$480,000	22%
2020	\$394,032	5%
2019	\$375,000	7%

Residential Units Sold



Colington

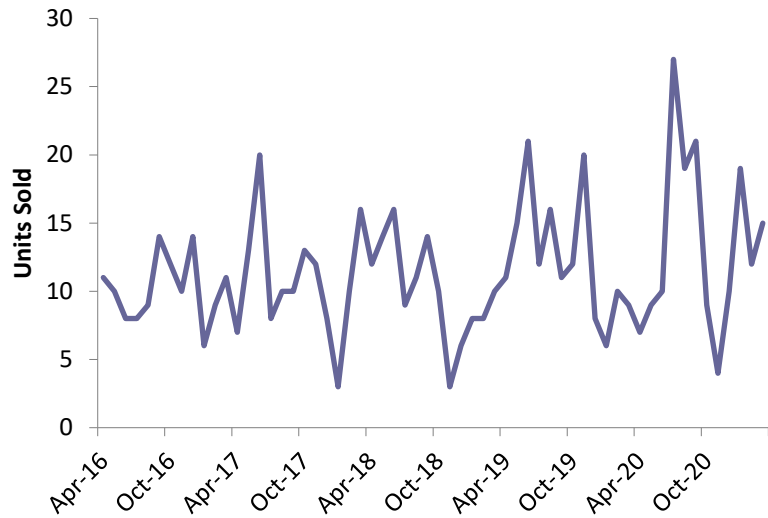
March Sales

Month / Year	Count	%Chg
2021	15	67%
2020	9	-10%
2019	10	-38%

Median Sales Price

Month / Year	MSP	%Chg
2021	\$361,500	21%
2020	\$299,000	10%
2019	\$271,375	-1%

Residential Units Sold



Kill Devil Hills

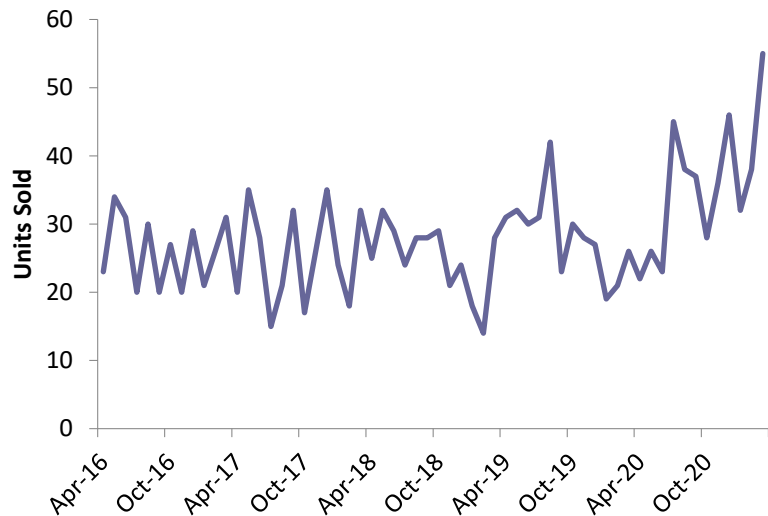
March Sales

Month / Year	Count	%Chg
2021	55	112%
2020	26	-7%
2019	28	-13%

Median Sales Price

Month / Year	MSP	%Chg
2021	\$370,000	12%
2020	\$330,000	16%
2019	\$285,000	4%

Residential Units Sold



Nags Head

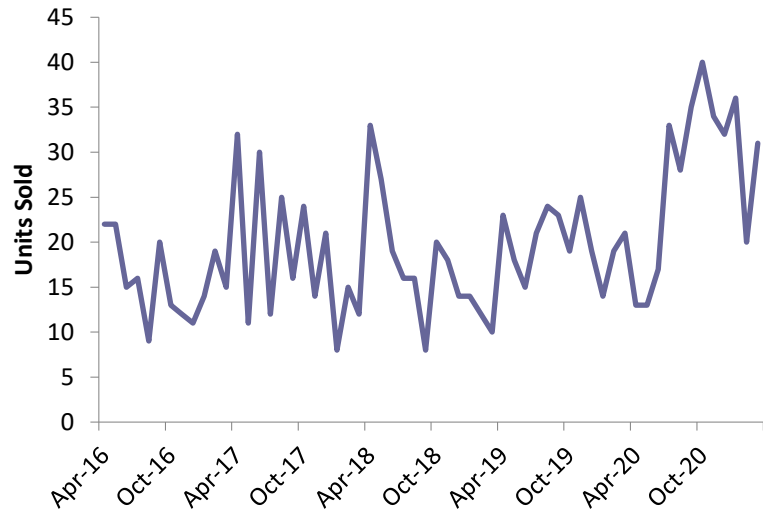
March Sales

Month / Year	Count	%Chg
2021	31	48%
2020	21	110%
2019	10	-17%

Median Sales Price

Month / Year	MSP	%Chg
2021	\$540,000	13%
2020	\$480,000	20%
2019	\$399,900	3%

Residential Units Sold



All Hatteras

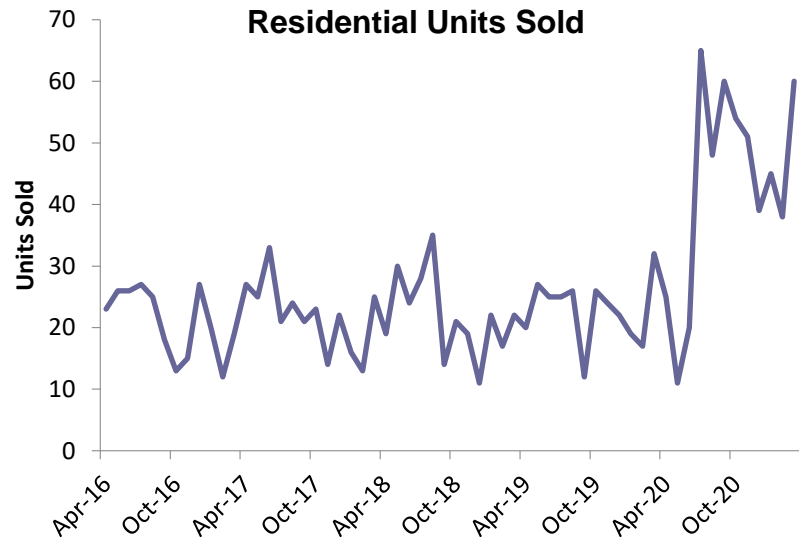
March Sales

Month / Year	Count	%Chg
2021	60	88%
2020	32	45%
2019	22	-12%

Median Sales Price

Month / Year	MSP	%Chg
2021	\$502,500	34%
2020	\$375,000	10%
2019	\$340,000	11%

Residential Units Sold



Roanoke Island

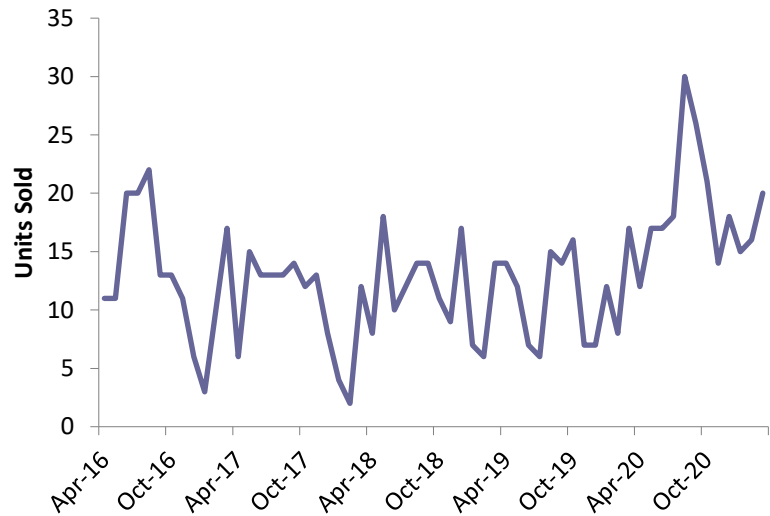
March Sales

Month / Year	Count	%Chg
2021	20	18%
2020	17	21%
2019	14	17%

Median Sales Price

Month / Year	MSP	%Chg
2021	\$537,500	51%
2020	\$354,925	12%
2019	\$315,619	13%

Residential Units Sold



Currituck Mainland

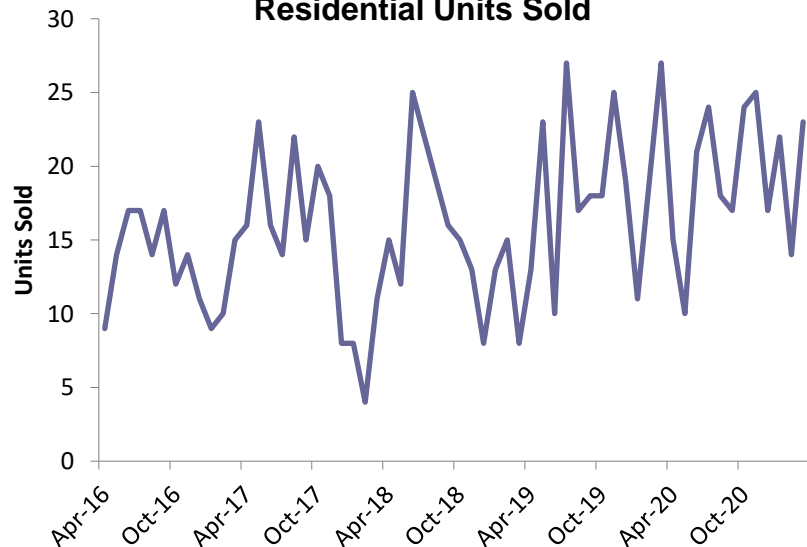
March Sales

Month / Year	Count	%Chg
2021	23	-15%
2020	27	238%
2019	8	-27%

Median Sales Price

Month / Year	MSP	%Chg
2021	\$319,000	15%
2020	\$276,260	5%
2019	\$263,250	8%

Residential Units Sold



Ocracoke Island

March Sales

Month / Year	Count	%Chg
2021	5	400%
2020	1	-67%
2019	3	200%

Median Sales Price

Month / Year	MSP	%Chg
2021	\$475,000	34%
2020	\$355,000	1%
2019	\$352,500	10%

Residential Units Sold

