



September 2021 MLS Statistical Report

The MLS seems to be in a lull where inventory and sales are relatively flat. The only statistic of note is that the number of days on the market for Residential properties has dropped significantly. See data below for the details.

- Inventory - not much change to inventory over the last 3 months.
 - Residential inventory 2020 - 723 units. Residential inventory 2021 - 501 units - down 31%
 - Lot / land inventory 2020 - 664 units. Lot / Land inventory 2021 - 568 units - down 14%
- Sales
 - Residential sales 2020 - 2092 units. Residential sales 2021- 2340 units - up by 12%
 - Lot / land sales 2020 - 392 units. Lot / land sales 2021 - 746 units - up by 90%

All Inventory

| Month / Year | Count | %Chg |
|--------------|-------|------|
| Sept'21 | 1085 | -23% |
| Sept'20 | 1400 | -41% |
| Sept'19 | 2371 | 3% |

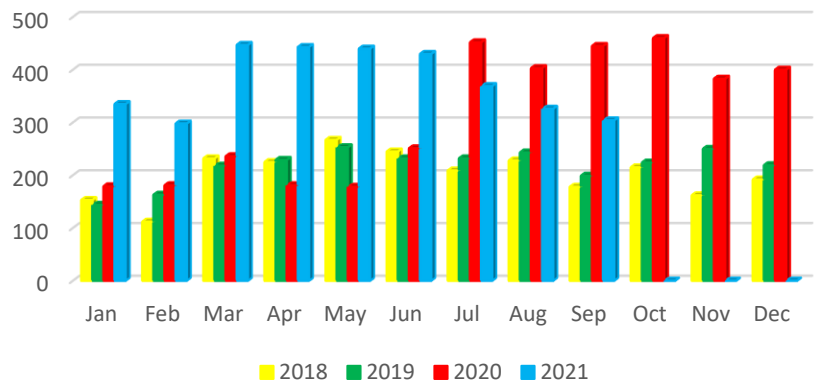
Total Inventory



All Property Sales

| Month / Year | Count | %Chg |
|--------------|-------|------|
| Sept'21 | 3392 | 35% |
| Sept'20 | 2506 | 31% |
| Sept'19 | 1913 | 3% |

All Property Sales



Data Obtained: October 5, 2021

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

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Residential

YTD Residential Sales

| Month / Year | Count | %Chg |
|--------------|-------|------|
| 2021 | 2340 | 12% |
| 2020 | 2092 | 33% |
| 2019 | 1570 | 5% |

Residential Median Sale Price

| Month / Year | Count | %Chg |
|--------------|-----------|------|
| Sept'21 | \$495,000 | 17% |
| Sept'20 | \$423,200 | 33% |
| Sept'19 | \$318,750 | 8% |

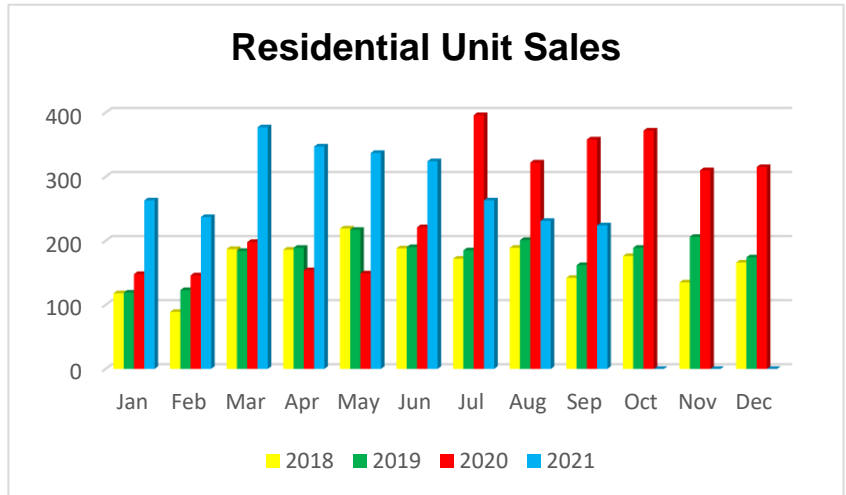
Residential Inventory

| Month / Year | Count | %Chg |
|--------------|-------|------|
| Sept'21 | 497 | -27% |
| Sept'20 | 679 | -54% |
| Sept'19 | 1465 | -3% |

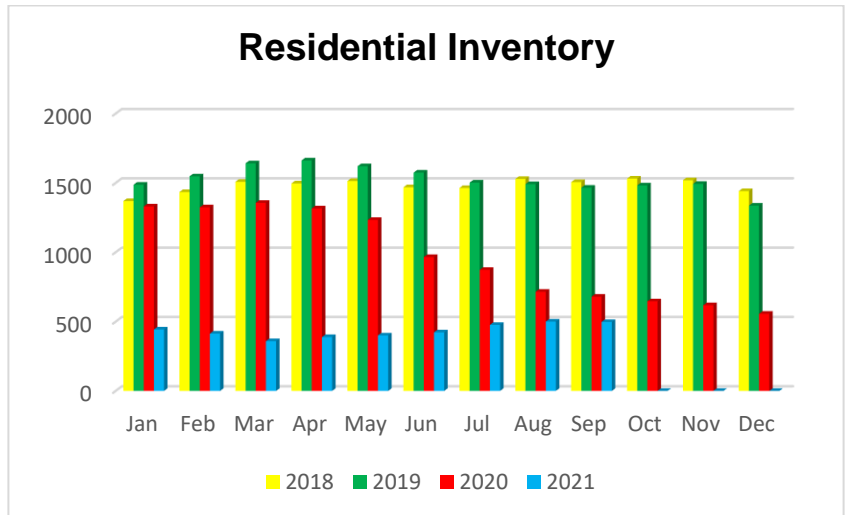
Residential Average Days on Market

| YTD | 2020 | 2021 |
|-----|------|------|
| | 114 | 55 |

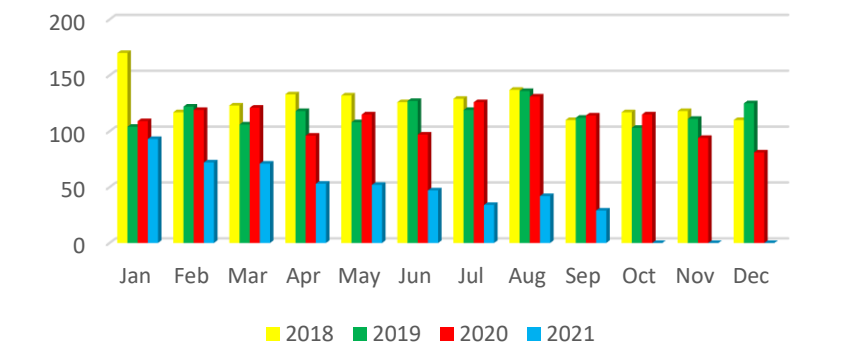
Residential Unit Sales



Residential Inventory



Residential Average Days on Market



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Lots / Land

Lots / Land Yearly Sales

| Month / Year | Count | %Chg |
|--------------|-------|------|
| 2021 | 746 | 90% |
| 2020 | 392 | 23% |
| 2019 | 318 | -8% |

Lots / Land Median Price

| Month / Year | Count | %Chg |
|--------------|-----------|------|
| Sept'21 | \$112,500 | 13% |
| Sept'20 | \$99,900 | 11% |
| Sept'19 | \$90,000 | 6% |

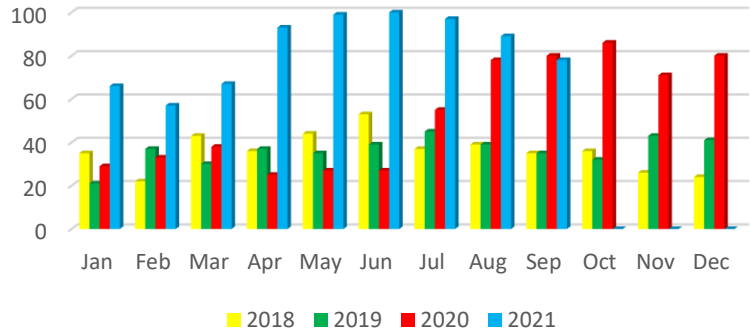
Los / Land Inventory

| Month / Year | Count | %Chg |
|--------------|-------|------|
| Aug'21 | 568 | -14% |
| Aug'20 | 664 | -22% |
| Aug'19 | 854 | 14% |

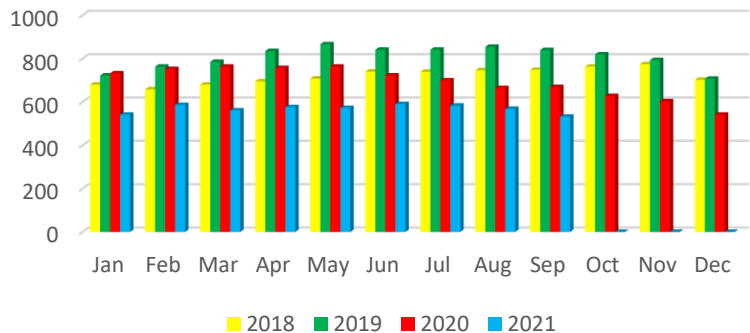
Lots / Land Average Days on Market

| YTD | 2020 | 2021 |
|-----|------|------|
| | 194 | 170 |

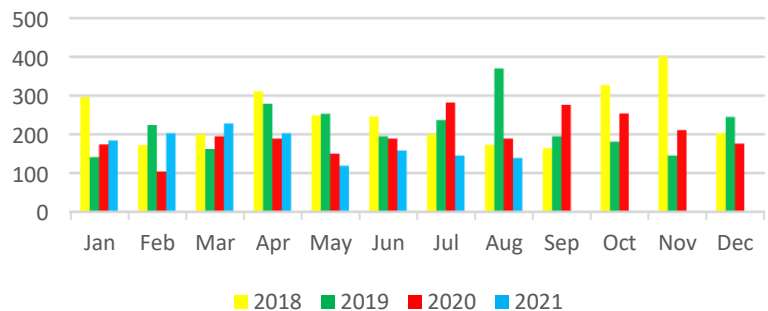
Lots / Land Units Sold



Lots / Land Inventory



Lots / Land Average Days on the Market

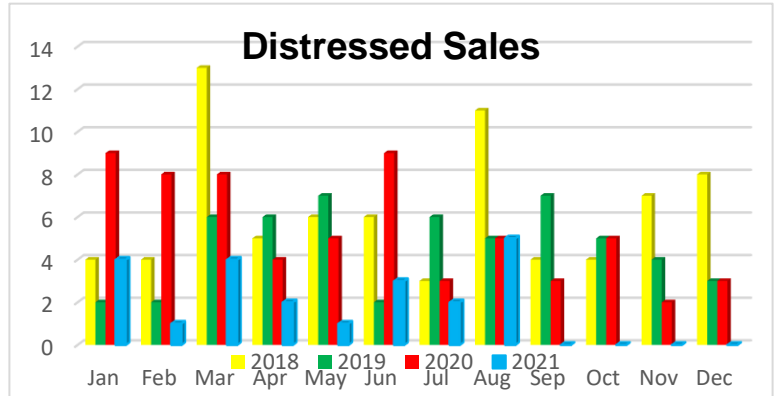


Distressed Sales

MLS Listed Short Sales / Bank Owned Properties

Dare County & Surrounding Areas Year to Date Distressed Sales

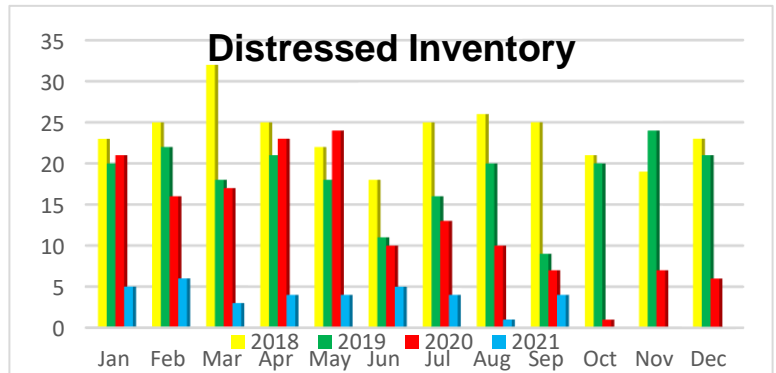
| Month / Year | Count | %Chg |
|--------------|-------|------|
| 2021 | 22 | -59% |
| 2020 | 54 | 26% |
| 2019 | 43 | -23% |



Distressed Inventory

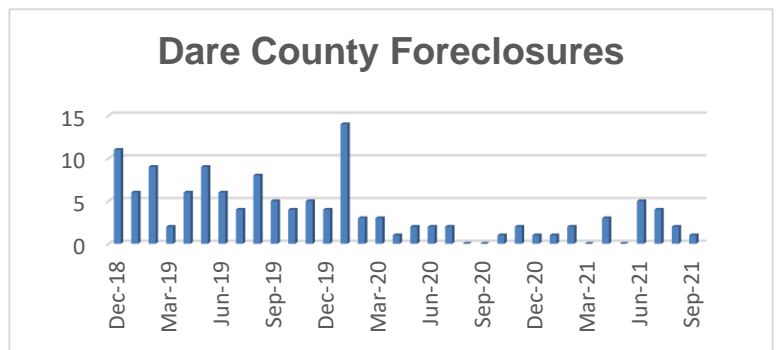
Dare County & Surrounding Areas Year to Date Distressed Inventory

| Month / Year | Count | %Chg |
|--------------|-------|------|
| Sept'21 | 4 | -43% |
| Sept'20 | 7 | -22% |
| Sept'19 | 9 | -64% |

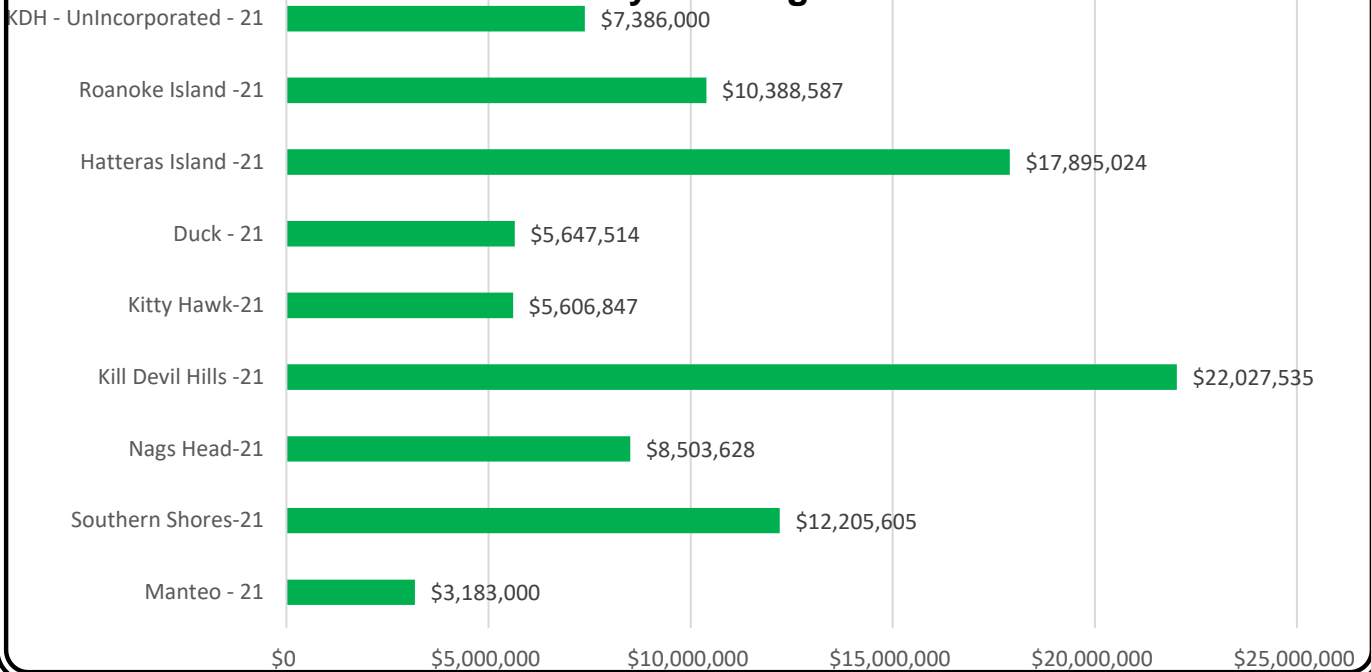


Dare County Only Foreclosures

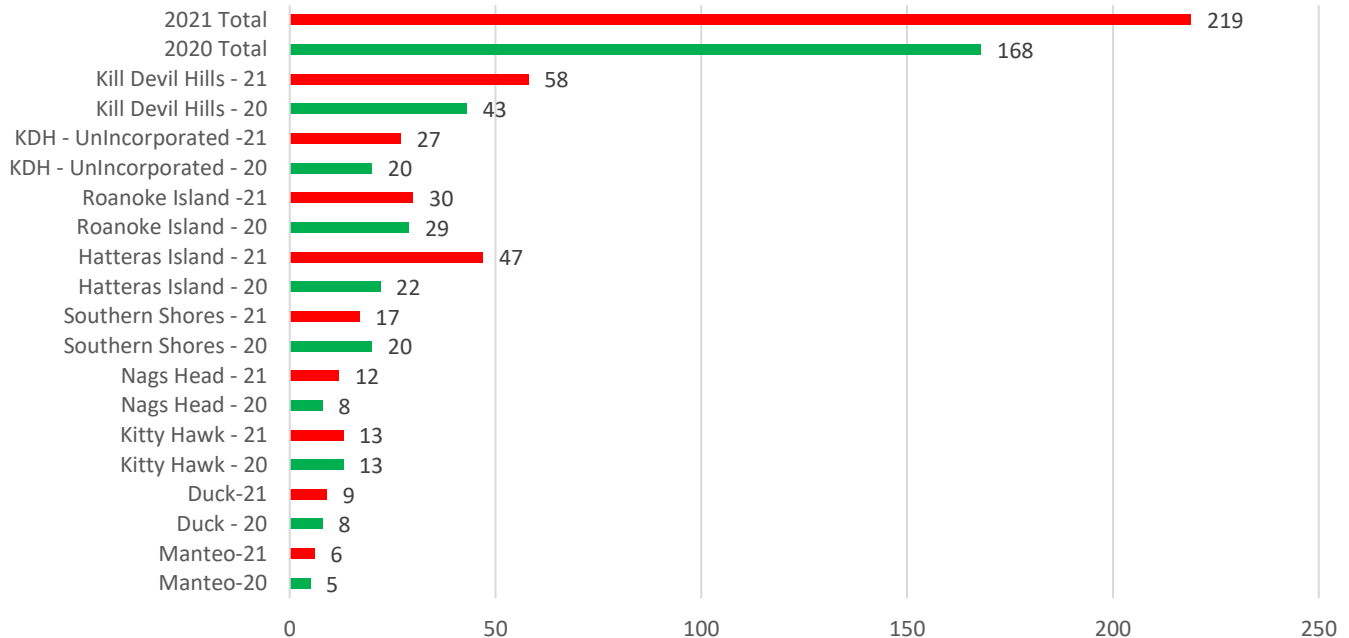
*Court Ordered Foreclosures



2021 Dare County Building Permit Value

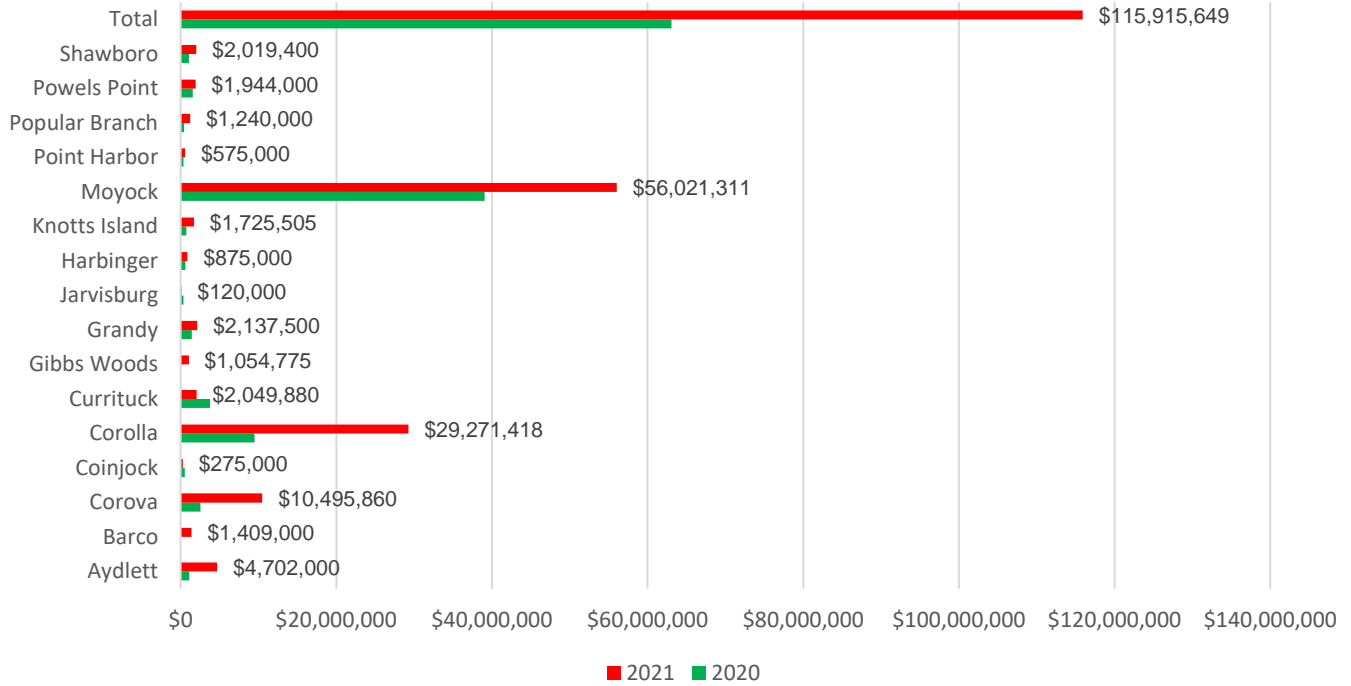


2021 Dare County Building Permits

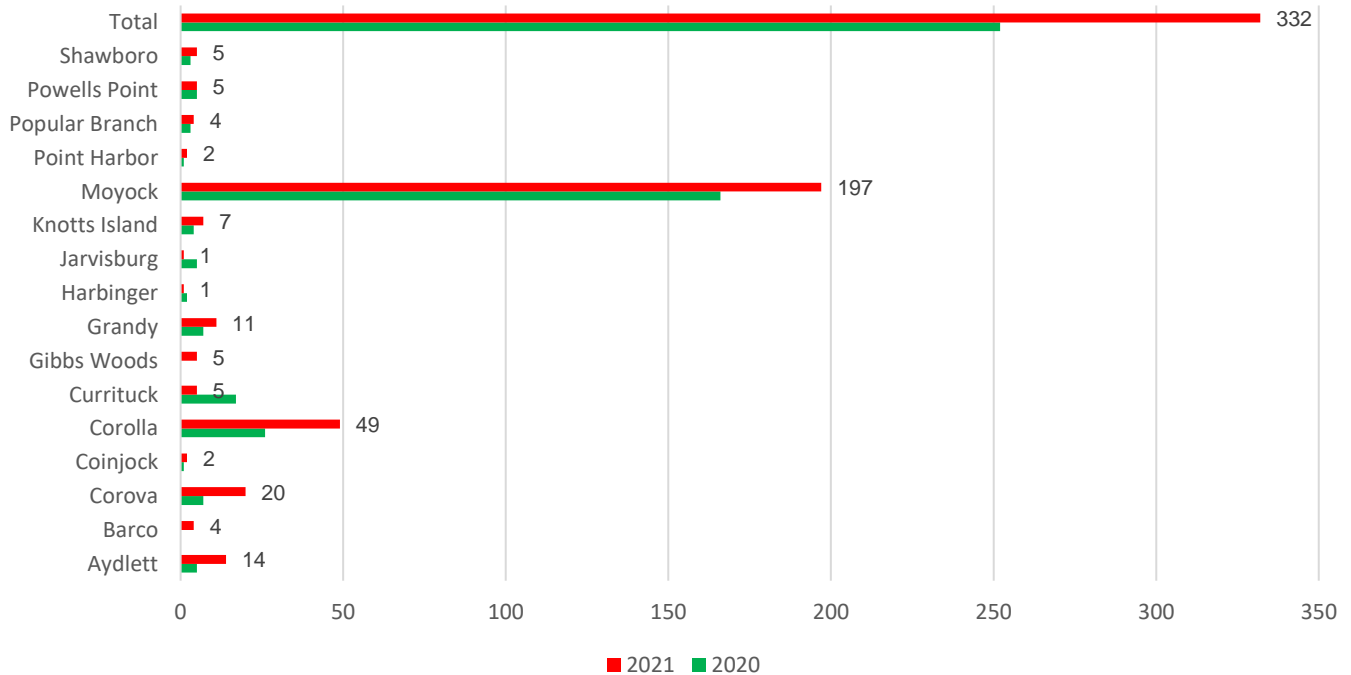


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Currituck County Building Permit Value



Currituck County Building Permits



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Outer Banks Towns / Areas

Corolla

| Average DOM - YTD | |
|-------------------|------|
| 2020 | 2021 |
| 141 | 46 |

| Year to Date Sales | | |
|--------------------|-------|------|
| Month / Year | Count | %Chg |
| 2021 | 408 | 21% |
| 2020 | 337 | 97% |
| 2019 | 171 | -1% |

| Median Sales Price | | |
|--------------------|-----------|------|
| Month / Year | MSP | %Chg |
| 2021 | \$719,500 | 28% |
| 2020 | \$560,000 | 14% |
| 2019 | \$490,000 | -1% |



Duck

| Average DOM - YTD | |
|-------------------|------|
| 2020 | 2021 |
| 155 | 90 |

| Year to Date Sales | | |
|--------------------|-------|------|
| Month / Year | Count | %Chg |
| 2021 | 183 | 1% |
| 2020 | 181 | 93% |
| 2019 | 94 | 6% |

| Median Sales Price | | |
|--------------------|-----------|------|
| Month / Year | MSP | %Chg |
| 2021 | \$563,300 | 8% |
| 2020 | \$520,000 | 5% |
| 2019 | \$497,500 | 16% |

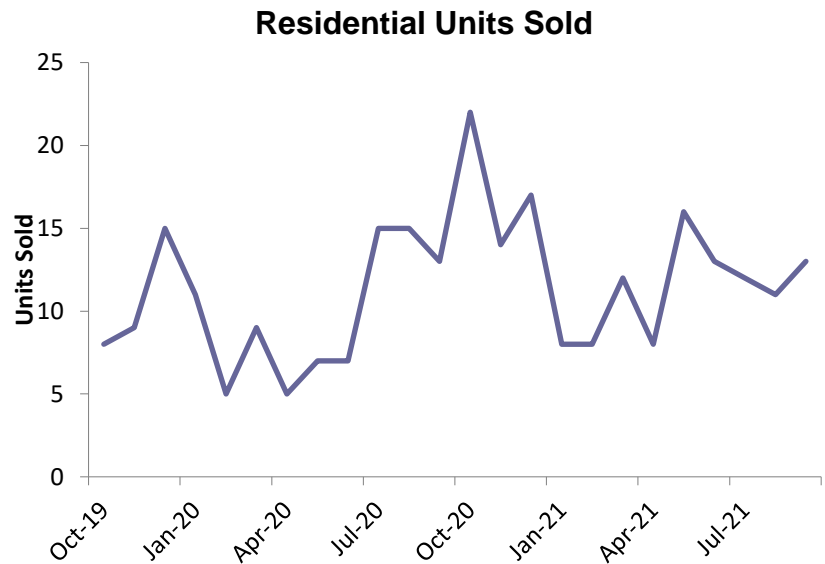


Southern Shores

| Average DOM - YTD | |
|-------------------|------|
| 2020 | 2021 |
| 109 | 38 |

| Year to Date Sales | | |
|--------------------|-------|------|
| Month / Year | Count | %Chg |
| 2021 | 101 | 16% |
| 2020 | 87 | 14% |
| 2019 | 76 | 12% |

| Median Sales Price | | |
|--------------------|-----------|------|
| Month / Year | MSP | %Chg |
| 2021 | \$760,152 | 49% |
| 2020 | \$510,000 | 8% |
| 2019 | \$472,000 | 10% |

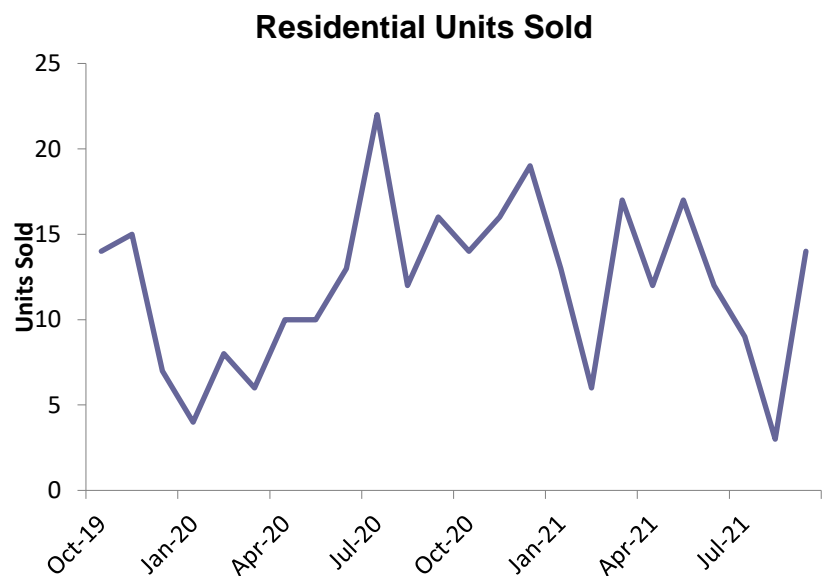


Kitty Hawk

| Average DOM - YTD | |
|-------------------|------|
| 2020 | 2021 |
| 56 | 23 |

| Year to Date Sales | | |
|--------------------|-------|------|
| Month / Year | Count | %Chg |
| 2021 | 103 | 2% |
| 2020 | 101 | 4% |
| 2019 | 97 | 17% |

| Median Sales Price | | |
|--------------------|-----------|------|
| Month / Year | MSP | %Chg |
| 2021 | \$500,000 | 27% |
| 2020 | \$394,032 | 5% |
| 2019 | \$375,000 | 7% |



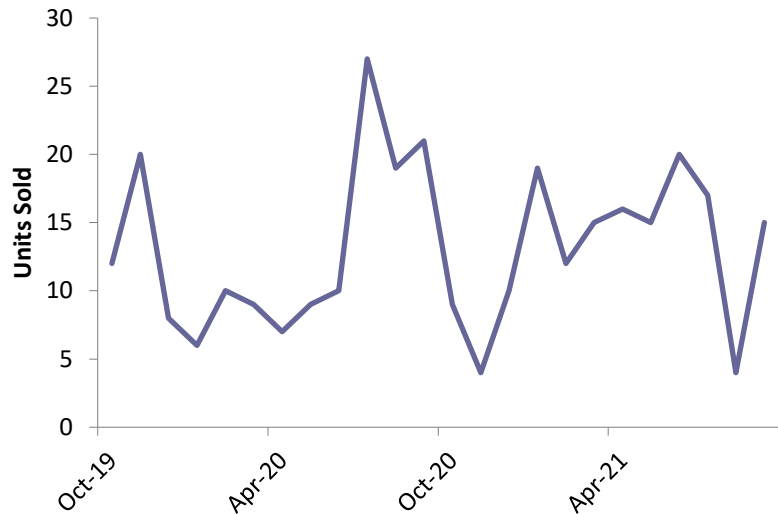
Colington

| Average DOM - YTD | |
|-------------------|------|
| 2020 | 2021 |
| 99 | 32 |

| Year to Date Sales | | |
|--------------------|-------|------|
| Month / Year | Count | %Chg |
| 2021 | 133 | 13% |
| 2020 | 118 | 5% |
| 2019 | 112 | 7% |

| Median Sales Price | | |
|--------------------|-----------|------|
| Month / Year | MSP | %Chg |
| 2021 | \$349,900 | 17% |
| 2020 | \$299,000 | 10% |
| 2019 | \$271,375 | -1% |

Residential Units Sold



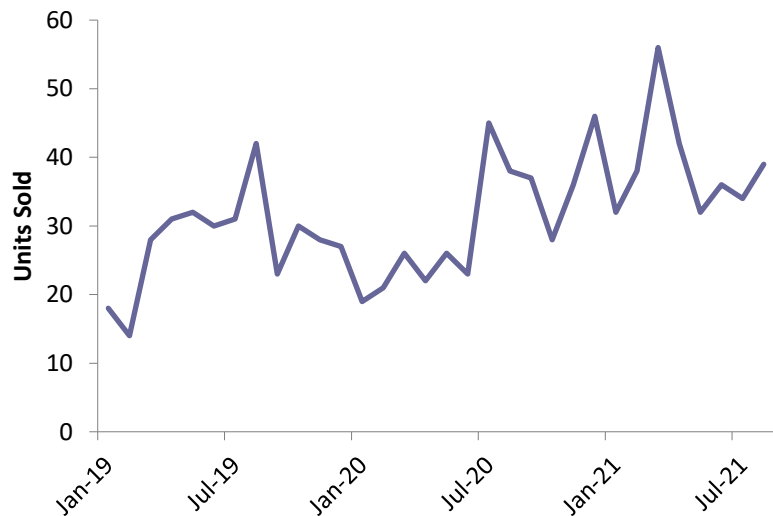
Kill Devil Hills

| Average DOM - YTD | |
|-------------------|------|
| 2020 | 2021 |
| 65 | 25 |

| Year to Date Sales | | |
|--------------------|-------|------|
| Month / Year | Count | %Chg |
| 2021 | 338 | 32% |
| 2020 | 257 | 3% |
| 2019 | 249 | 4% |

| Median Sales Price | | |
|--------------------|-----------|------|
| Month / Year | MSP | %Chg |
| 2021 | \$397,000 | 20% |
| 2020 | \$330,000 | 16% |
| 2019 | \$285,000 | 4% |

Residential Units Sold



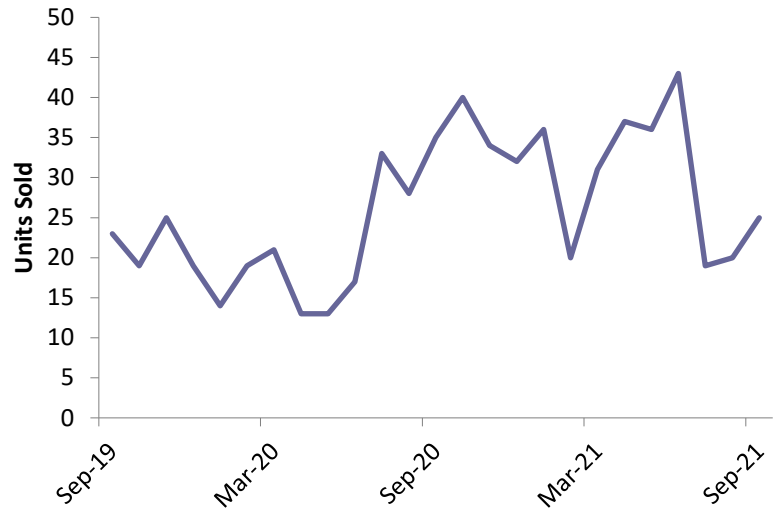
Nags Head

| Average DOM - YTD | |
|-------------------|------|
| 2020 | 2021 |
| 88 | 46 |

| Year to Date Sales | | |
|--------------------|-------|------|
| Month / Year | Count | %Chg |
| 2021 | 267 | 38% |
| 2020 | 193 | 21% |
| 2019 | 160 | 4% |

| Median Sales Price | | |
|--------------------|-----------|------|
| Month / Year | MSP | %Chg |
| 2021 | \$613,000 | 28% |
| 2020 | \$480,000 | 20% |
| 2019 | \$399,900 | 3% |

Residential Units Sold



All Hatteras

| Average DOM - YTD | |
|-------------------|------|
| 2020 | 2021 |
| 183 | 99 |

| Year to Date Sales | | |
|--------------------|-------|------|
| Month / Year | Count | %Chg |
| 2021 | 452 | 52% |
| 2020 | 297 | 52% |
| 2019 | 196 | -4% |

| Median Sales Price | | |
|--------------------|-----------|------|
| Month / Year | MSP | %Chg |
| 2021 | \$518,250 | 38% |
| 2020 | \$375,000 | 10% |
| 2019 | \$340,000 | 11% |

Residential Units Sold



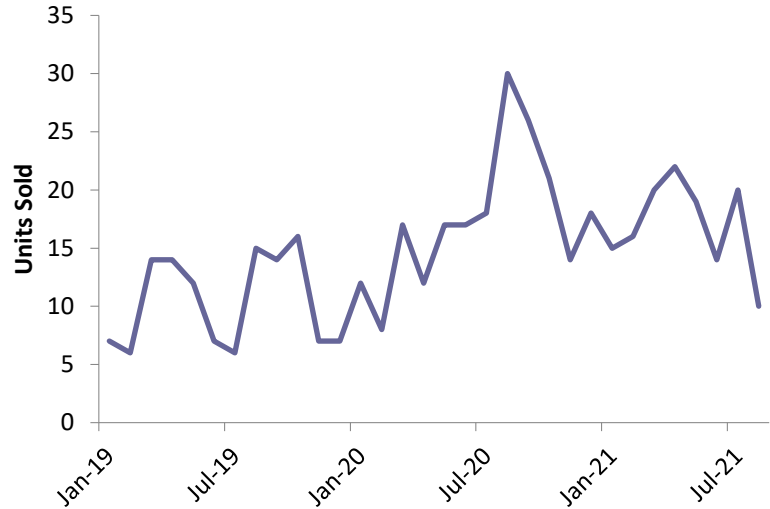
Roanoke Island

| Average DOM - YTD | |
|-------------------|------|
| 2020 | 2021 |
| 94 | 50 |

| Year to Date Sales | | |
|--------------------|-------|------|
| Month / Year | Count | %Chg |
| 2021 | 154 | -2% |
| 2020 | 157 | 65% |
| 2019 | 95 | 1% |

| Median Sales Price | | |
|--------------------|-----------|------|
| Month / Year | MSP | %Chg |
| 2021 | \$433,000 | 22% |
| 2020 | \$354,925 | 12% |
| 2019 | \$315,619 | 13% |

Residential Units Sold



Currituck Mainland

| Average DOM - YTD | |
|-------------------|------|
| 2020 | 2021 |
| 92 | 33 |

| Year to Date Sales | | |
|--------------------|-------|------|
| Month / Year | Count | %Chg |
| 2021 | 199 | 23% |
| 2020 | 162 | 13% |
| 2019 | 144 | 9% |

| Median Sales Price | | |
|--------------------|-----------|------|
| Month / Year | MSP | %Chg |
| 2021 | \$320,550 | 16% |
| 2020 | \$276,260 | 5% |
| 2019 | \$263,250 | 8% |

Residential Units Sold



Ocracoke Island

| Average DOM - YTD | |
|-------------------|------|
| 2020 | 2021 |
| 308 | 216 |

| Year to Date Sales | | |
|--------------------|-------|------|
| Month / Year | Count | %Chg |
| 2021 | 35 | 169% |
| 2020 | 13 | -32% |
| 2019 | 19 | 46% |

| Median Sales Price | | |
|--------------------|-----------|------|
| Month / Year | MSP | %Chg |
| 2021 | \$432,500 | 22% |
| 2020 | \$355,000 | 1% |
| 2019 | \$352,500 | 10% |

Residential Units Sold

