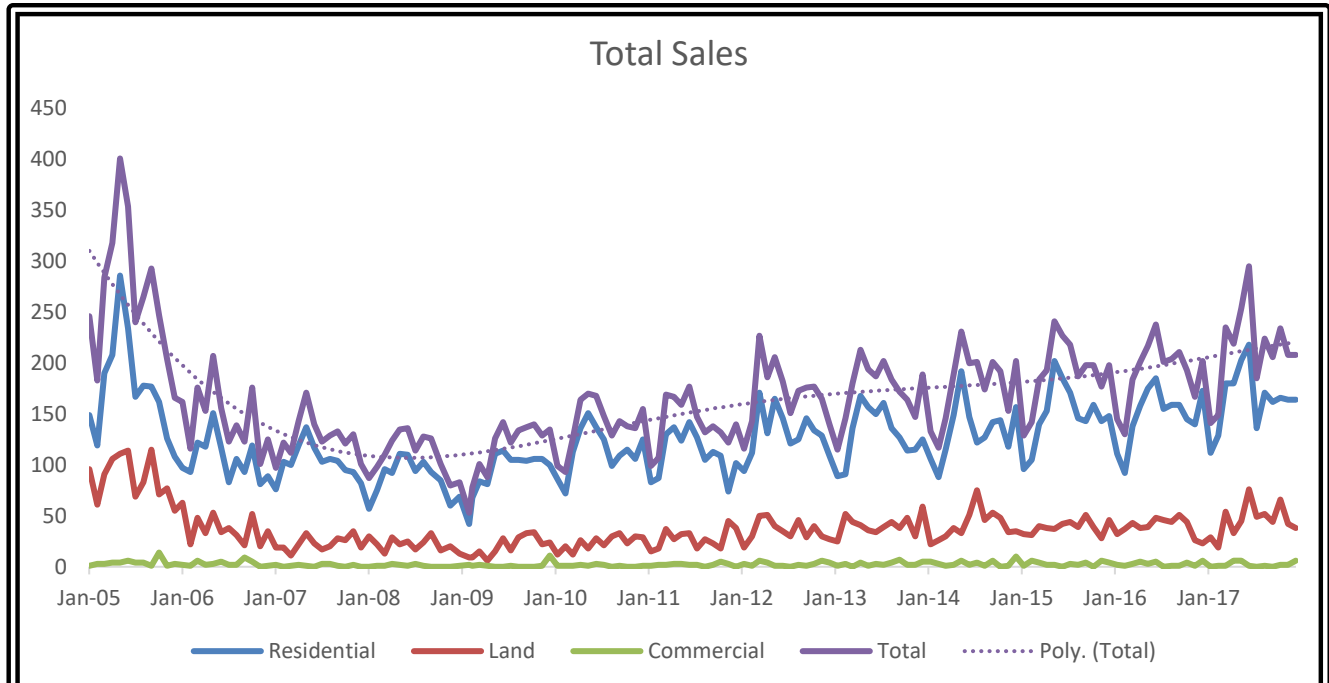




December 2017 – MLS Statistical Report



End of Year Report

Summary - The numbers don't lie. This has the been a banner year for sales

- **Total Unit Sales:** 2560 units sold! Best year since 2005!
- **Total Sales Volume:** \$766,057,072! Best year since 2005!
- **Average Home Price:** \$387,064 - highest average home sale price! Best year since 2014!
- **Median Home Price:** \$313,021 - highest median home price! Best year since 2014!
- **Inventories:** Lowest monthly inventory since 2010!
- **Days on the Market:** Rapidly declining Days on the market! Down 43% in December!

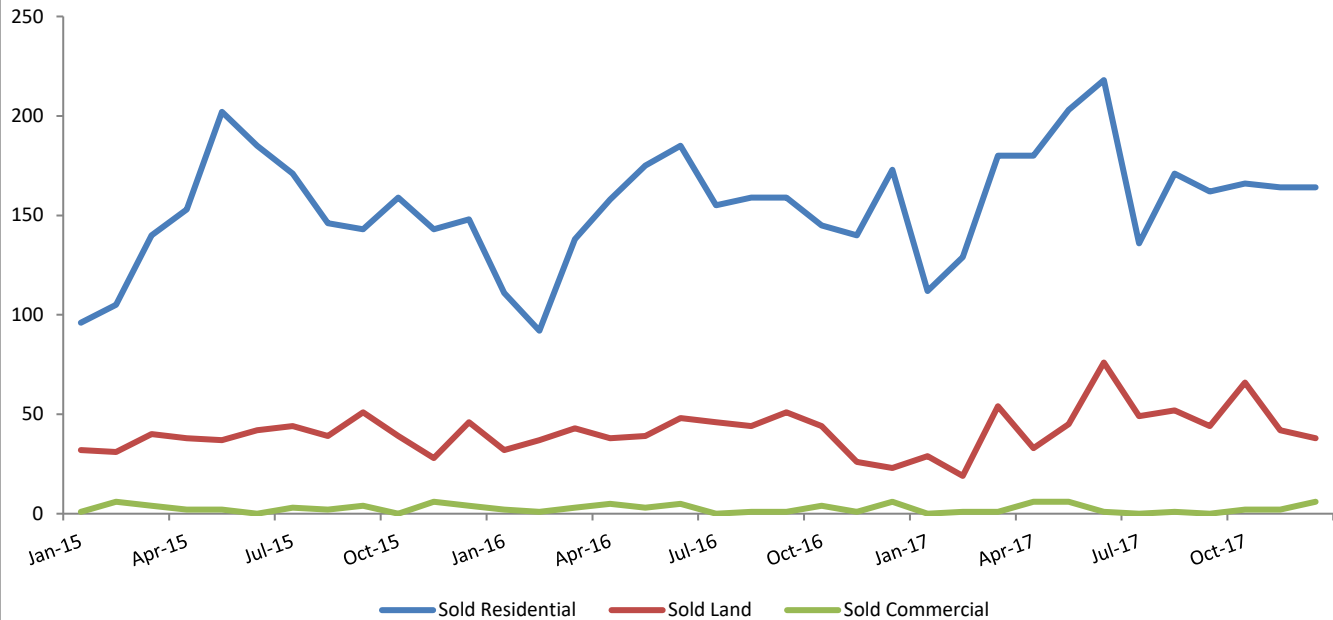
Data Obtained: January 12, 2018

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

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Total Property Sales

3 - Year Snapshot View

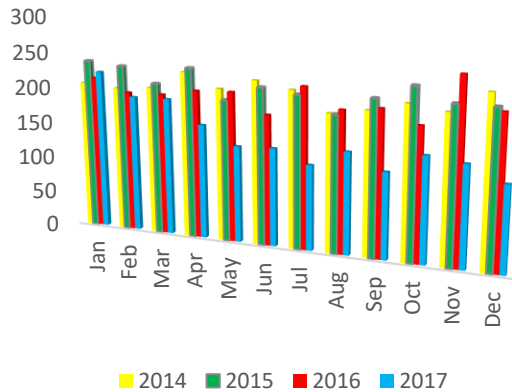


Year to Date Comparison										
	Qty Sold	% Chg	Volume Sold	% Chg	Average Sale	% Chg	Median Sale	% Chg	Qty Active	% Chg
Residential										
Current Period	1987		\$767,340,072		\$386,180		\$315,000		1354	
One year Ago	1794		\$666,154,169		\$371,323		\$298,450		1418	
Increase / (Decrease)	193	11%	\$101,185,903	15%	\$14,857	4%	\$16,550	6%	(64)	-5%
Lots / Land										
Current Period	547		\$61,888,805		\$113,142		\$75,000		679	
One Year Ago	472		\$62,016,559		\$131,391		\$72,250		764	
Increase / (Decrease)	75	16%	(\$127,754)	0%	(\$18,249)	-14%	\$2,750	4%	(85)	-11%
Commercial										
Current Period	26		\$9,803,400		\$377,053		\$298,375		58	
One Year Ago	32		\$17,521,017		\$547,531		\$320,000		69	
Increase / (Decrease)	(6)	-19%	(\$7,717,617)	-44%	(\$170,478)	-31%	(\$21,625)	-7%	(11)	-16%
All Classes										
Current Period	2560		\$839,032,277		\$327,762		\$279,000		2091	
One Year Ago	2298		\$745,691,745		\$324,495		\$268,000		2251	
Increase / (Decrease)	262	11%	\$93,340,532	13%	\$3,267	1%	\$11,000	4%	(160)	-7%

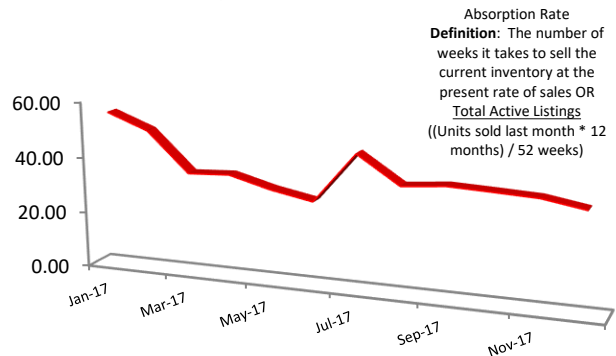
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Residential Property Sales

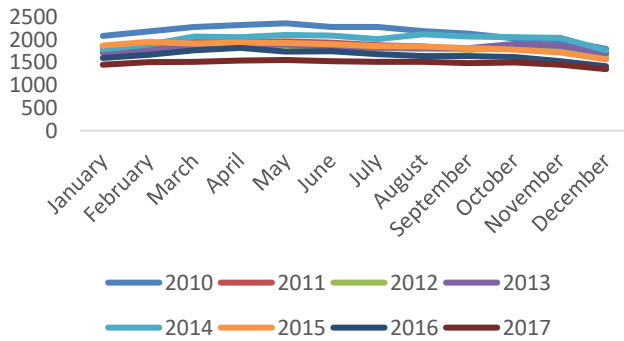
Average Days on Market



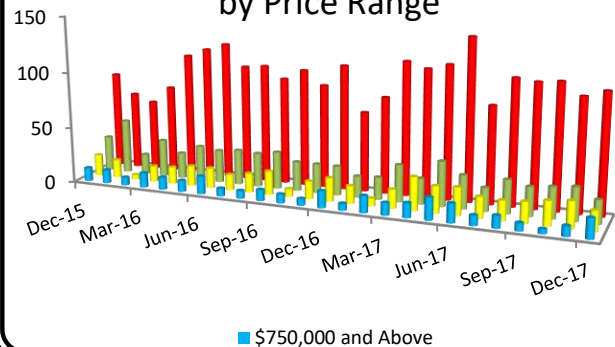
Absorption Rate in Weeks



Residential Inventory



Residential Sales by Price Range



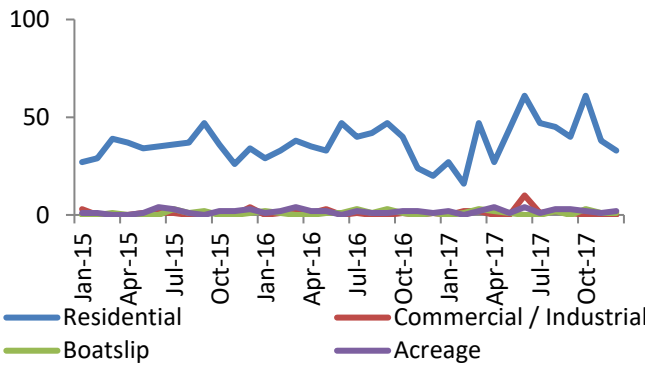
Year to Date Comparison - Residential Property

	Qty Sold	% Chg	Volume Sold	% Chg	Average Sale	% Chg	Median Sale	% Chg
Single Family Detached								
Current Period	1712		\$693,828,917		\$405,273		\$325,000	
One year Ago	1531		\$599,445,780		\$391,538		\$315,000	
Increase / (Decrease)	181	12%	\$94,383,137	16%	\$13,735	4%	\$10,000	3%
Condominium								
Current Period	193		\$50,500,766		\$261,832		\$258,000	
One Year Ago	177		\$45,097,102		\$254,785		\$235,000	
Increase / (Decrease)	16	9%	\$5,403,664	12%	\$7,047	3%	\$23,000	10%
All Residential								
Current Period	1987		\$767,340,072		\$386,180		\$315,000	
One Year Ago	1794		\$666,154,169		\$371,323		\$298,450	
Increase / (Decrease)	193	11%	\$101,185,903	15%	\$14,857	4%	\$16,550	6%

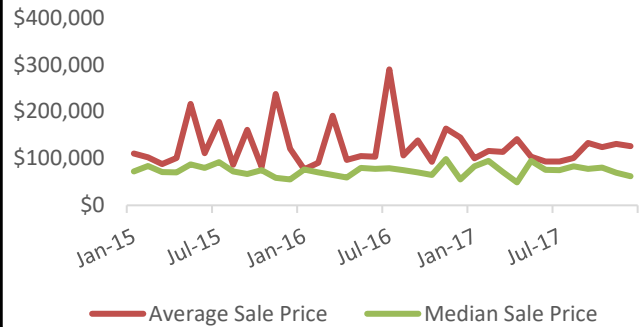
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Land Sales

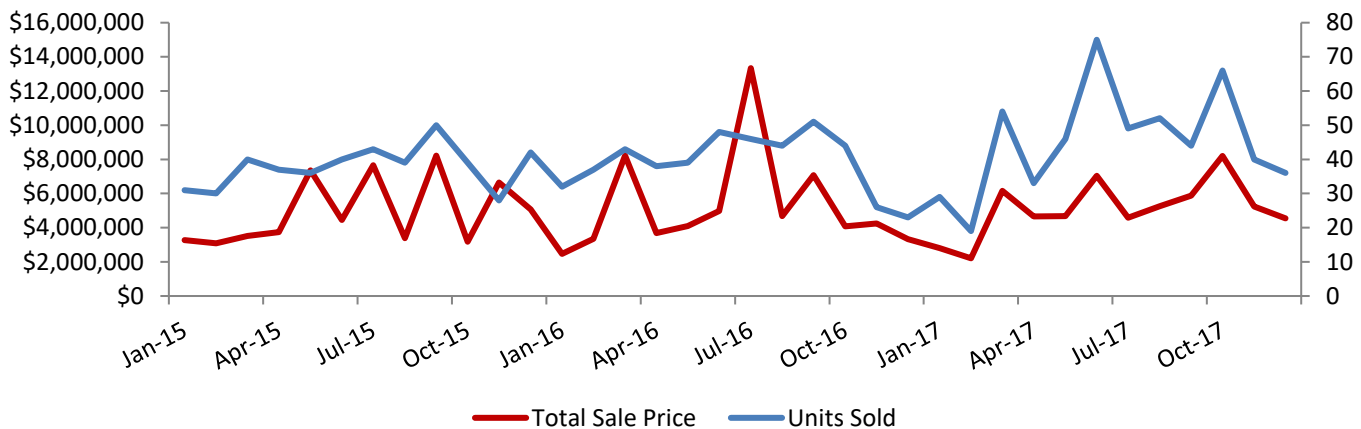
Land By Type



Lot / Land Ave vs Median Sale Price



Lots / Land Units Sold vs Total Sale Price

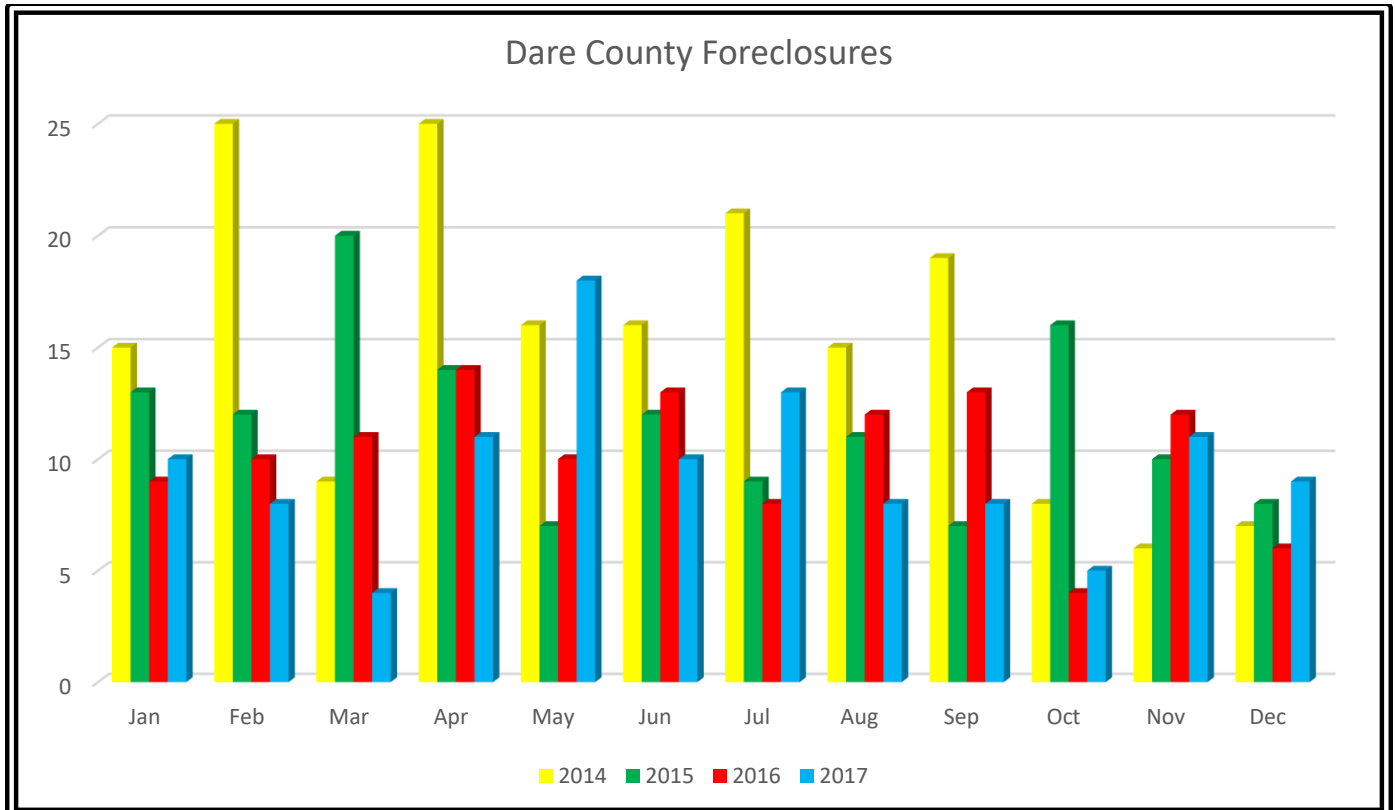


Year to Date Comparison - Land Listings

	Qty Sold	% Chg	Volume Sold	% Chg	Average Sale	% Chg	Median Sale	% Chg
Land - Residential								
Current Period	490		\$54,863,865		\$111,967		\$75,000	
One Year Ago	429		\$51,977,415		\$121,159		\$74,000	
Increase / Decrease	61	14%	\$2,886,450	6%	(\$9,192)	-8%	\$1,000	1%
All Land								
Current Period	547		\$61,888,805		\$113,142		\$75,000	
One year Ago	472		\$62,016,559		\$131,391		\$72,250	
Increase / (Decrease)	75	16%	(\$127,754)	0%	(\$18,249)	-14%	\$2,750	4%

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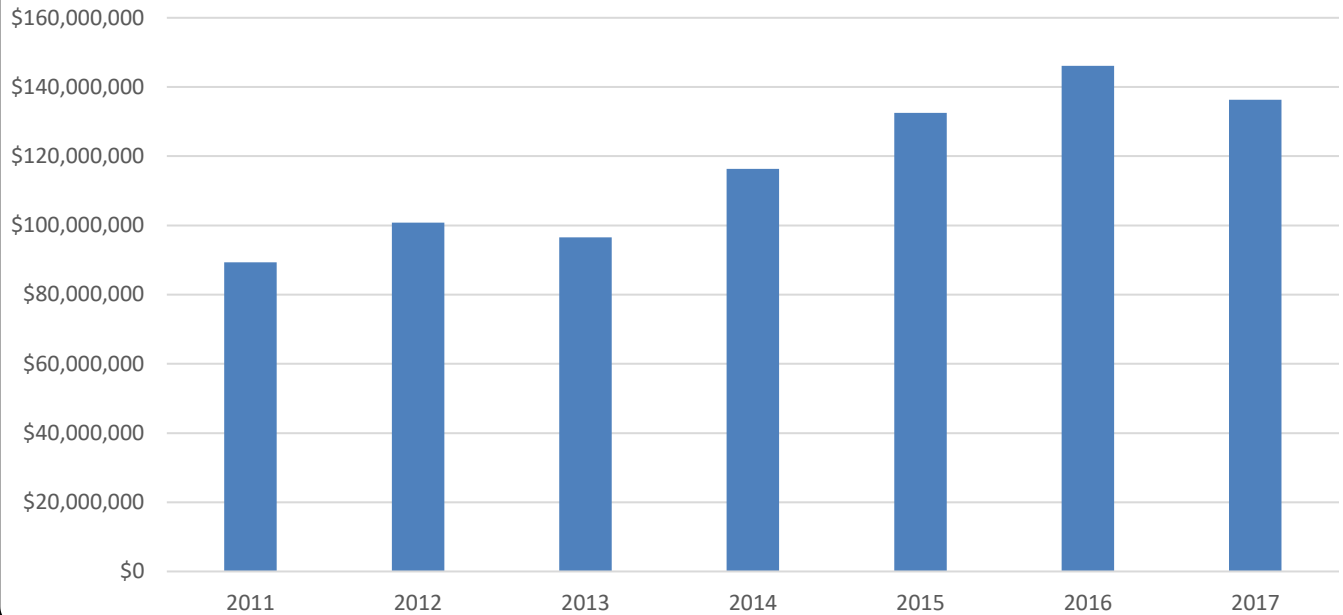
Distressed Properties (Residential)



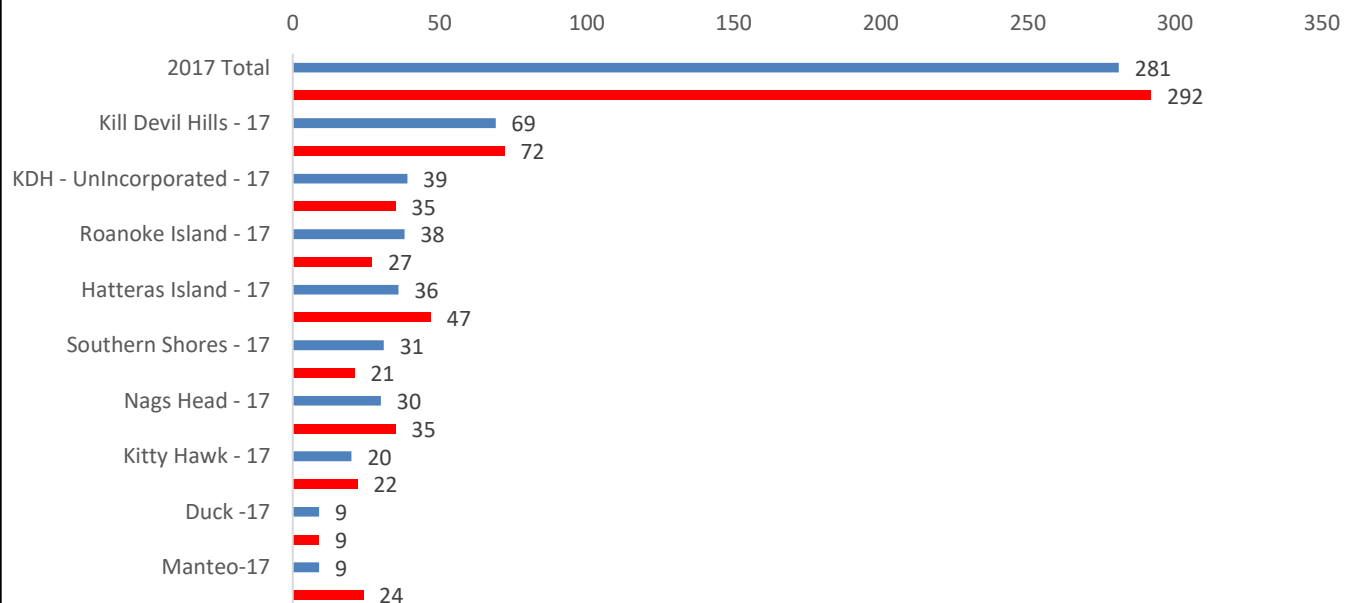
Year to Date Comparison - Distressed Properties								
	Qty Sold	% Chg	Volume Sold	% Chg	Average Sale	% Chg	Median Sale	% Chg
Residential - Short Sale								
Current Period	28		\$13,053,950		\$466,212		\$321,000	
One year Ago	31		\$14,173,900		\$457,222		\$295,000	
Increase / (Decrease)	(3)	-10%	(\$1,119,950)	-8%	\$8,990	2%	\$26,000	9%
Residential - Bank Owned								
Current Period	80		\$18,872,637		\$235,907		\$200,500	
One Year Ago	81		\$20,079,902		\$247,900		\$194,000	
Increase / (Decrease)	(1)	-1%	(\$1,207,265)	-6%	(\$11,993)	-5%	\$6,500	3%
All Residential - Distressed								
Current Period	108		\$31,926,587		\$702,119		\$521,500	
One Year Ago	112		\$34,253,802		\$705,122		\$489,000	
Increase / (Decrease)	(4)	-4%	(\$2,327,215)	-7%	(\$3,003)	0%	\$32,500	7%

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Y-O-Y Total Building Permit Comparison as of November 2017



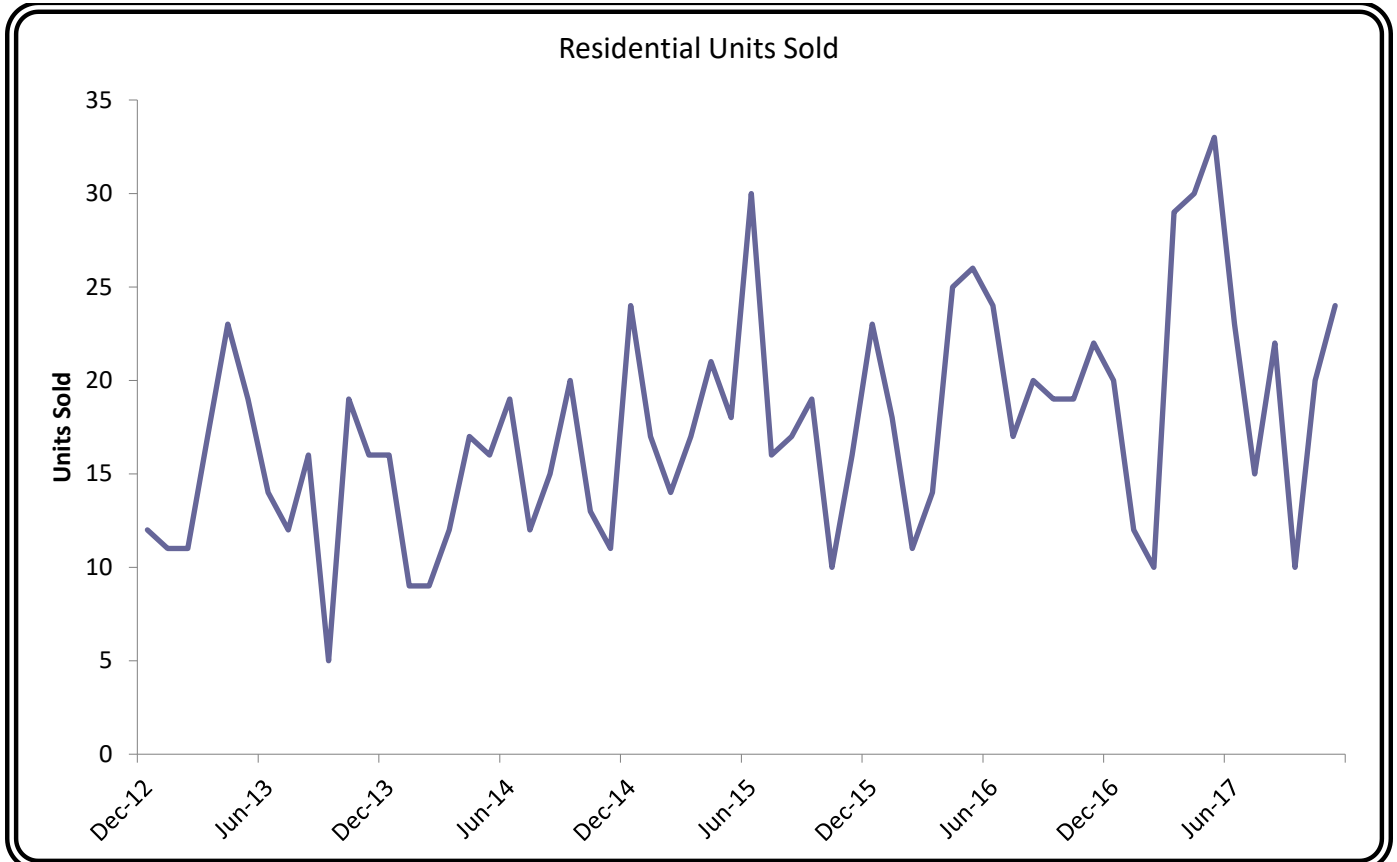
Total Building Permits



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Sales By Area

Corolla



Units Sold													
	Jan	Feb	Mar	April	May	June	July	Aug	Sept	Oct	Nov	Dec	YTD
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	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

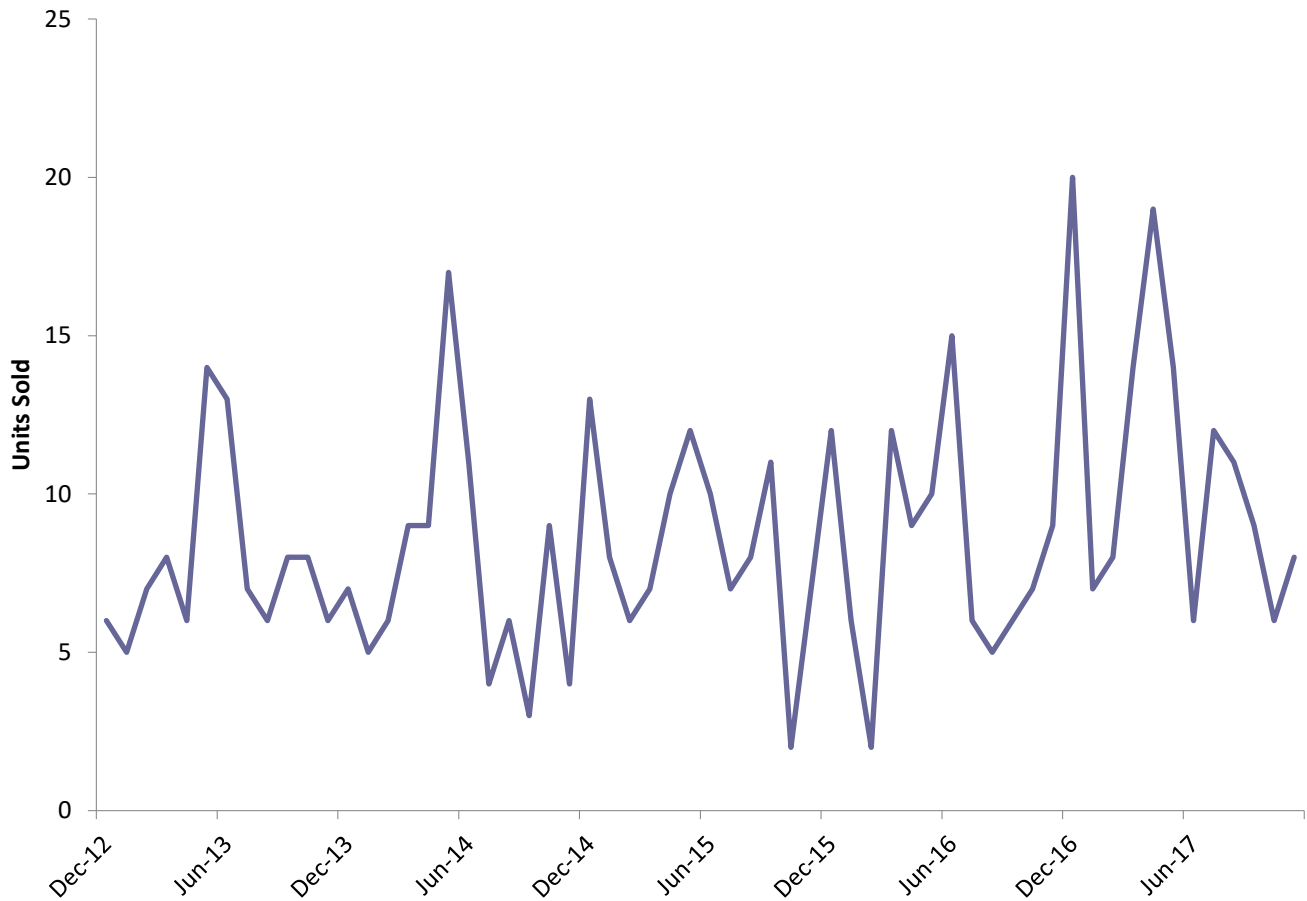
Year	Median Sale Price	Percent Change
2013	\$480,000	-4%
2014	\$470,000	-2%
2015	\$493,950	5%
2016	\$425,000	-14%
2017	\$477,500	12%

*2017 numbers reflect Year to Date values

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Town of Duck

Residential Units Sold



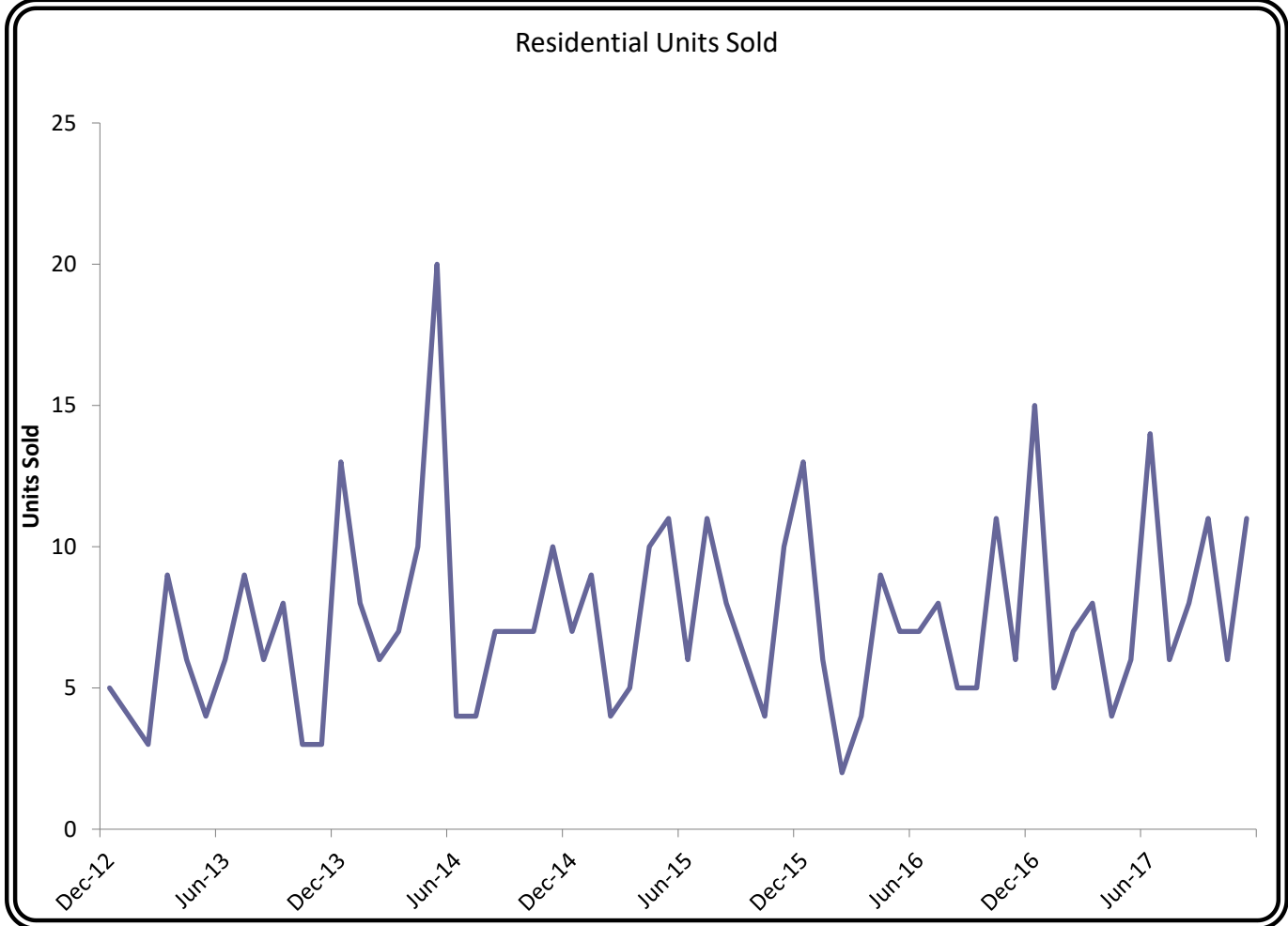
Units Sold													
	Jan	Feb	Mar	April	May	June	July	Aug	Sept	Oct	Nov	Dec	YTD
2013	5	7	8	6	14	13	7	6	8	8	6	7	95
2014	5	6	9	9	17	11	4	6	3	9	4	13	96
2015	8	6	7	10	12	10	7	8	11	2	7	12	100
2016	6	2	12	9	10	15	6	5	6	7	9	20	107
2017	7	8	14	19	14	6	12	11	9	6	8	13	127

Year	Median Sale Price	Percent Change
2013	\$499,900	4%
2014	\$511,250	2%
2015	\$442,000	-14%
2016	\$477,000	8%
2017	\$466,000	-2%

*2017 numbers reflect Year to Date values

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Town of Southern Shores



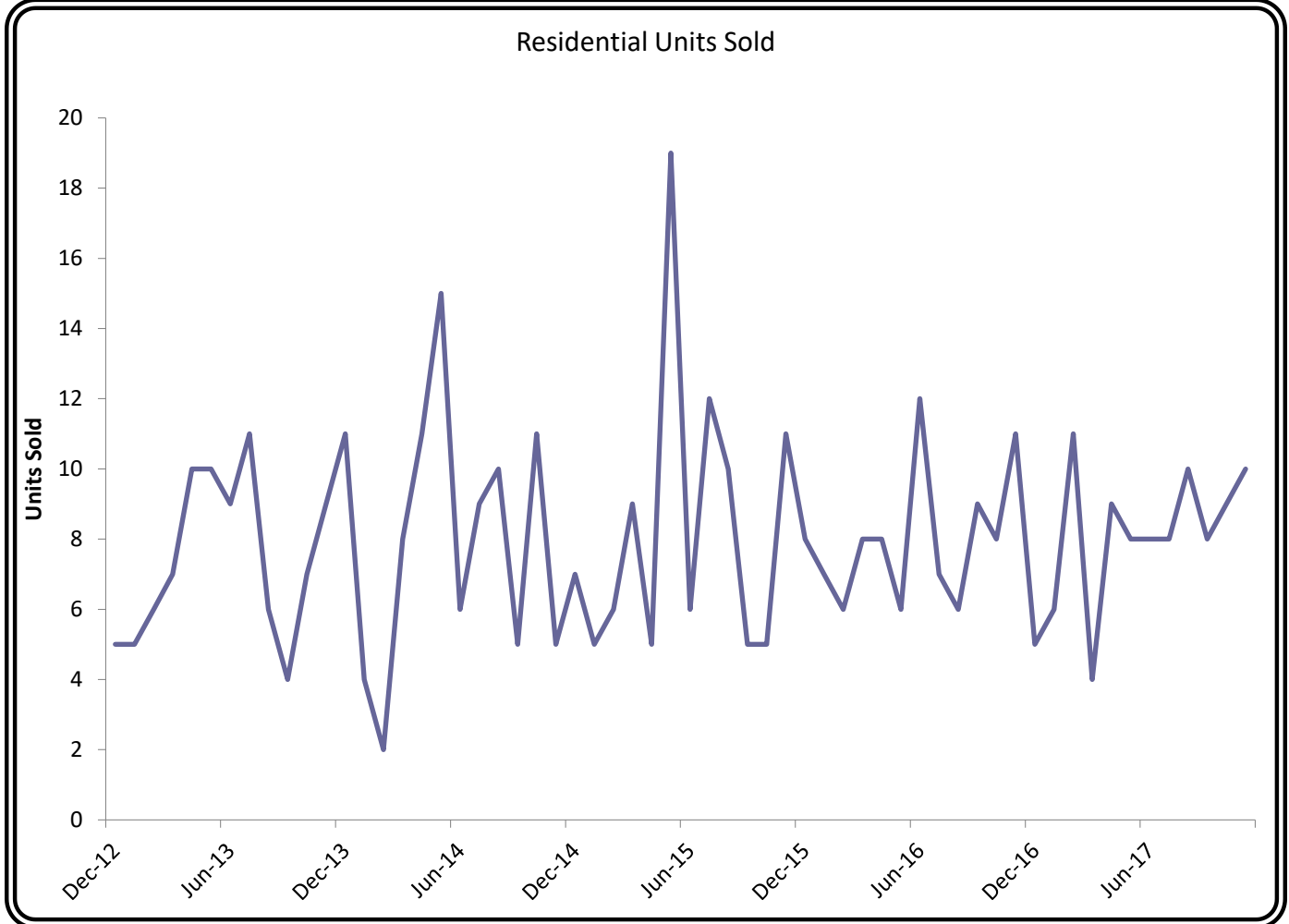
Units Sold													
	Jan	Feb	Mar	April	May	June	July	Aug	Sept	Oct	Nov	Dec	YTD
2013	4	3	9	6	4	6	9	6	8	3	3	13	74
2014	8	6	7	10	20	4	4	7	7	7	10	7	97
2015	9	4	5	10	11	6	11	8	6	4	10	13	97
2016	6	2	4	9	7	7	8	5	5	11	6	15	85
2017	5	7	8	4	6	14	6	8	11	6	11	6	92

Year	Median Sale Price	Percent Change
2013	\$420,000	5%
2014	\$430,000	2%
2015	\$360,000	-16%
2016	\$422,500	17%
2017	\$420,000	-1%

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Town of Kitty Hawk



Units Sold													
	Jan	Feb	Mar	April	May	June	July	Aug	Sept	Oct	Nov	Dec	YTD
2013	5	6	7	10	10	9	11	6	4	7	9	11	95
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

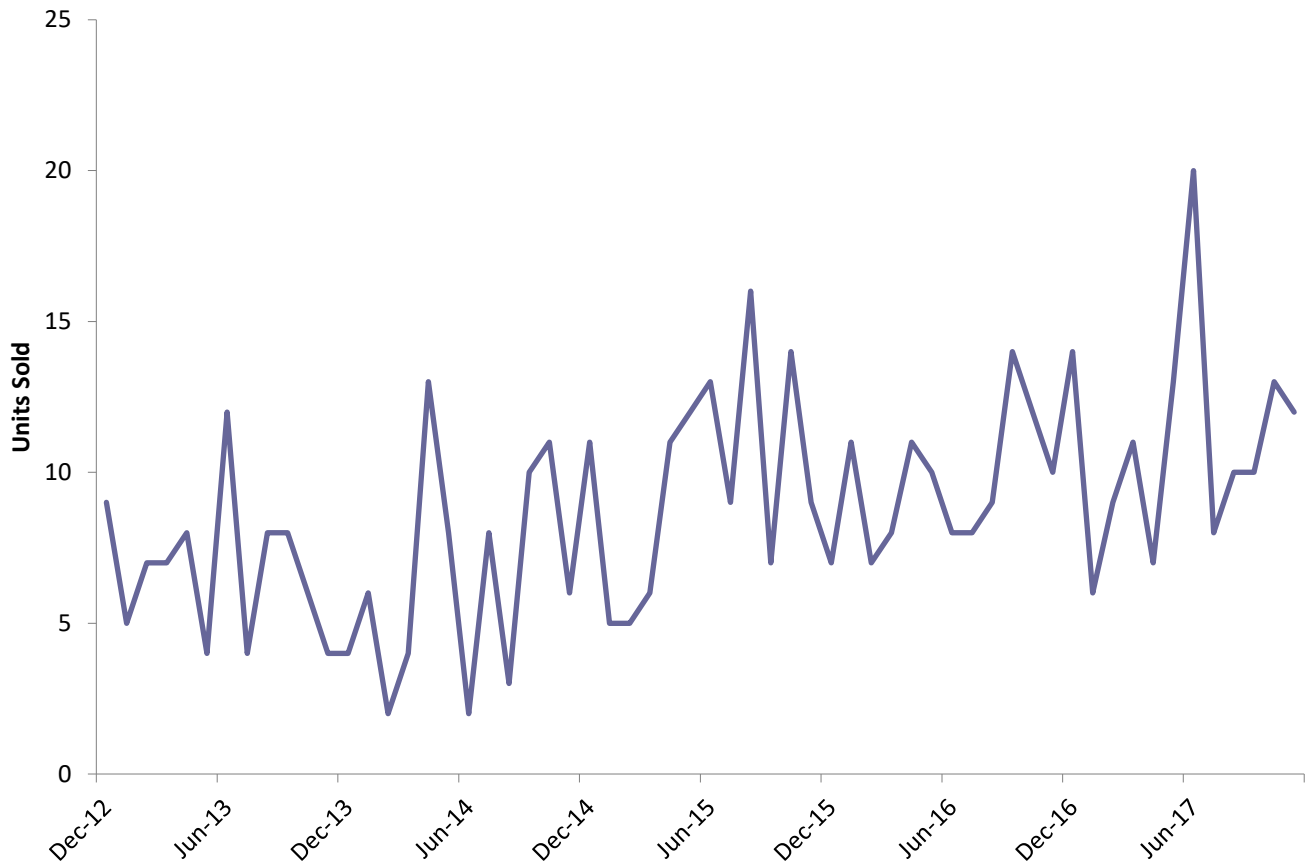
Year	Median Sale Price	Percent Change
2013	\$262,000	-10%
2014	\$285,000	9%
2015	\$309,000	8%
2016	\$305,000	-1%
2017	\$310,000	2%

*2017 numbers reflect Year to Date values

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Colington

Residential Units Sold



Units Sold

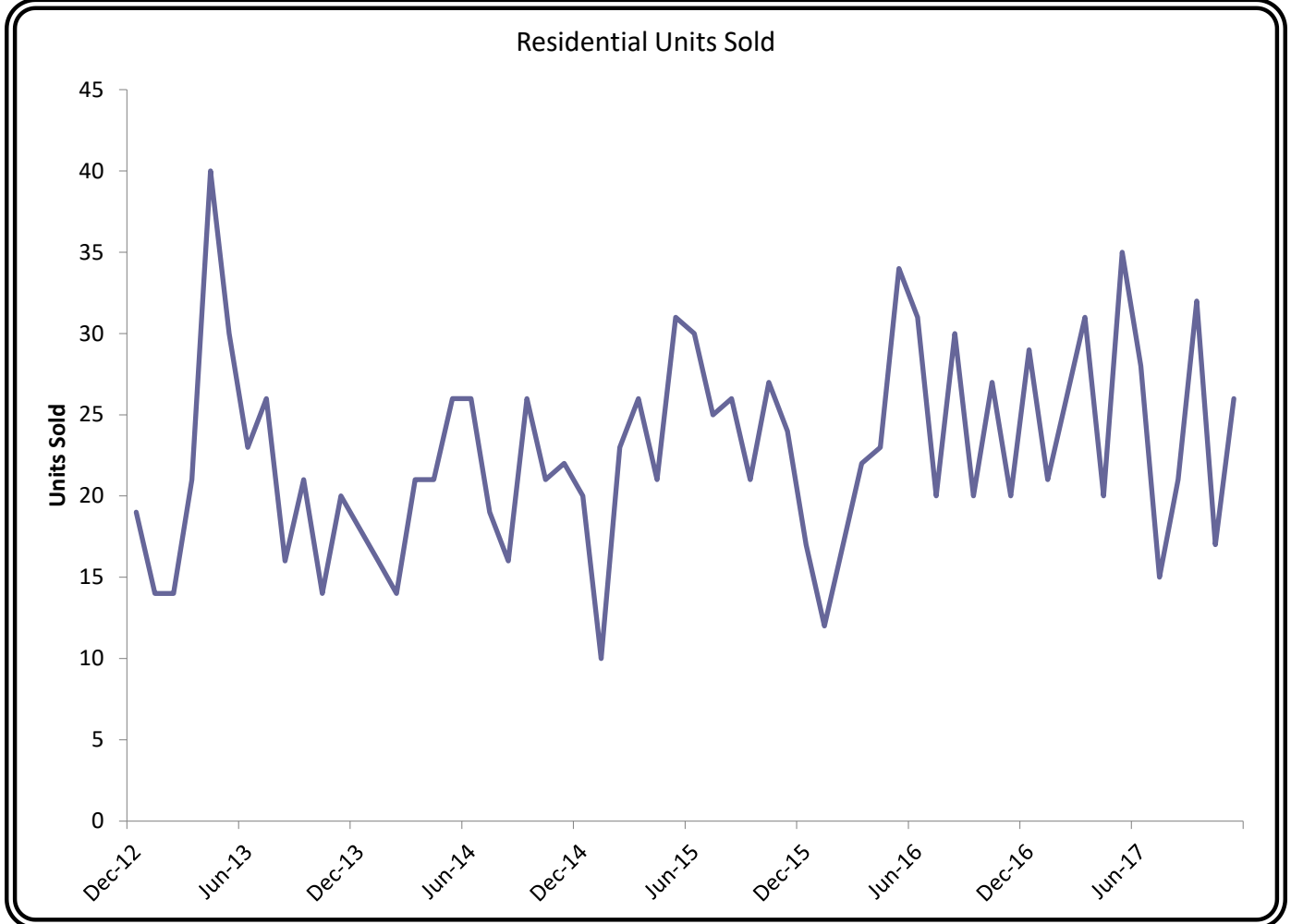
	Jan	Feb	Mar	April	May	June	July	Aug	Sept	Oct	Nov	Dec	YTD
2013	5	7	7	8	4	12	4	8	8	6	4	4	77
2014	6	2	4	13	8	2	8	3	10	11	6	11	84
2015	5	5	6	11	12	13	9	16	7	14	9	7	114
2016	11	7	8	11	10	8	8	9	14	12	10	14	122
2017	6	9	11	7	13	20	8	10	10	13	12	8	127

Year	Median Sale Price	Percent Change
2013	\$215,000	5%
2014	\$214,000	0%
2015	\$239,000	12%
2016	\$234,500	-2%
2017	\$255,000	9%

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Town of Kill Devil Hills



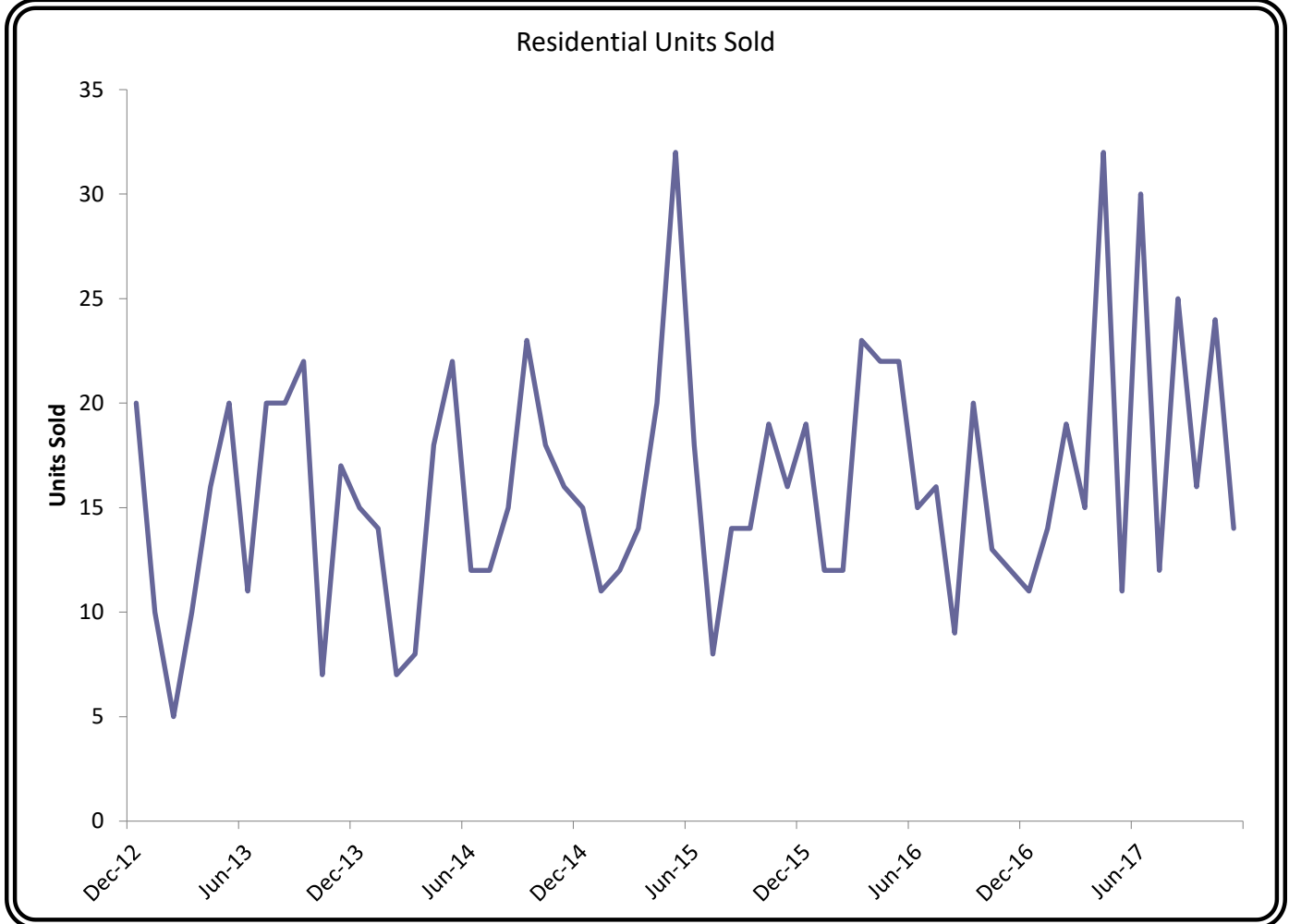
Units Sold													
	Jan	Feb	Mar	April	May	June	July	Aug	Sept	Oct	Nov	Dec	YTD
2013	14	14	21	40	30	23	26	16	21	14	19	19	257
2014	16	14	21	21	26	26	19	16	26	21	22	20	248
2015	10	23	26	21	31	30	25	26	21	27	24	17	281
2016	12	17	22	23	34	31	20	30	20	27	20	29	285
2017	21	26	31	20	35	28	15	21	32	17	26	35	307

Year	Median Sale Price	Percent Change
2013	\$214,500	No Change
2014	\$239,000	12%
2015	\$236,000	-1%
2016	\$268,500	14%
2017	\$275,000	2%

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Town of Nags Head



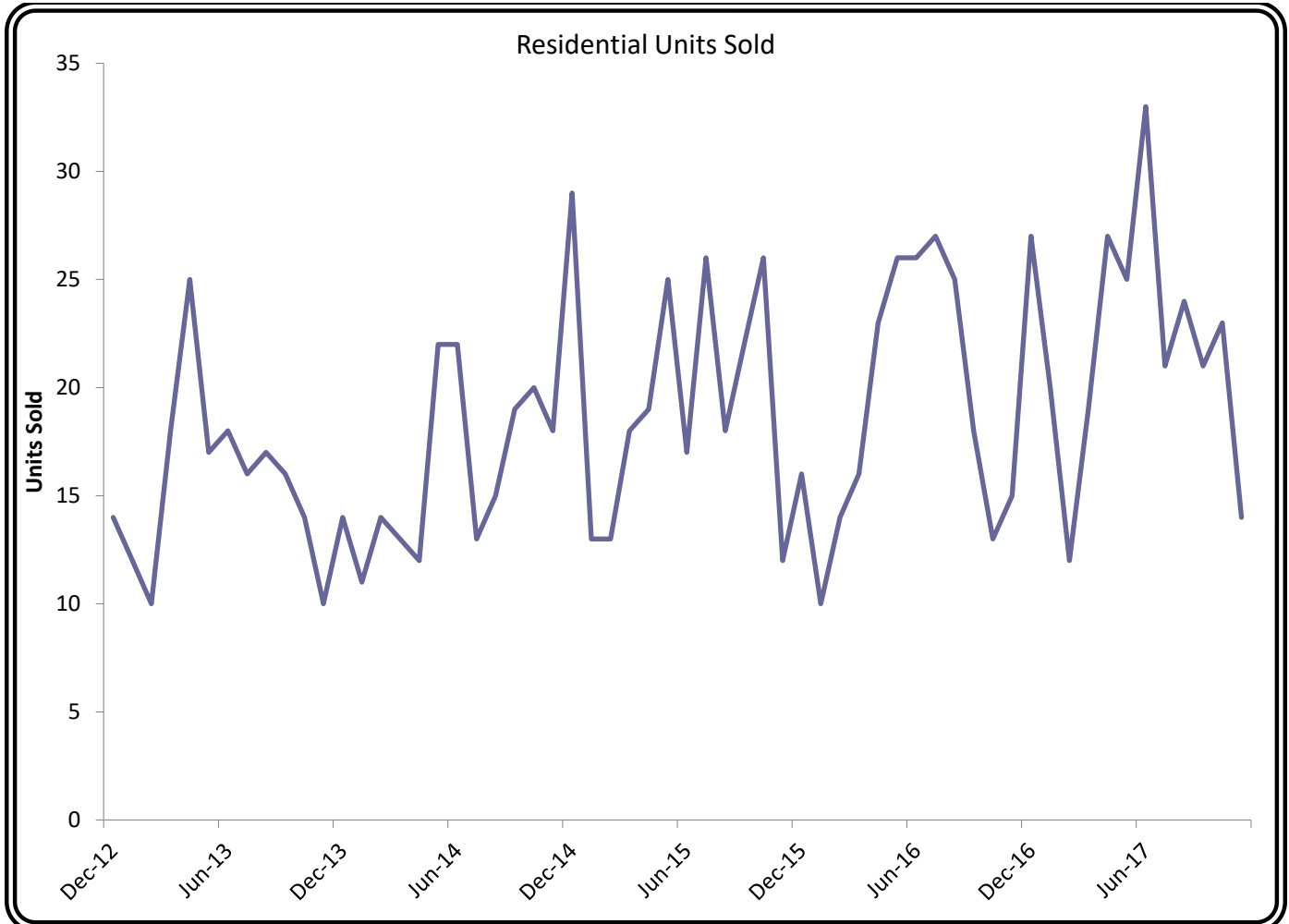
Units Sold													
	Jan	Feb	Mar	April	May	June	July	Aug	Sept	Oct	Nov	Dec	YTD
2013	10	5	10	16	20	11	20	20	22	7	17	15	173
2014	14	7	8	18	22	12	12	15	23	18	16	15	180
2015	11	12	14	20	32	18	8	14	14	19	16	19	197
2016	12	12	23	22	22	15	16	9	20	13	12	11	187
2017	14	19	15	32	11	30	12	25	16	24	14	21	233

Year	Median Sale Price	Percent Change
2013	\$335,000	-2%
2014	\$350,000	4%
2015	\$363,500	4%
2016	\$382,000	5%
2017	\$384,000	1%

*2017 numbers reflect Year to Date values

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Hatteras Island



Units Sold													
	Jan	Feb	Mar	April	May	June	July	Aug	Sept	Oct	Nov	Dec	YTD
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	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

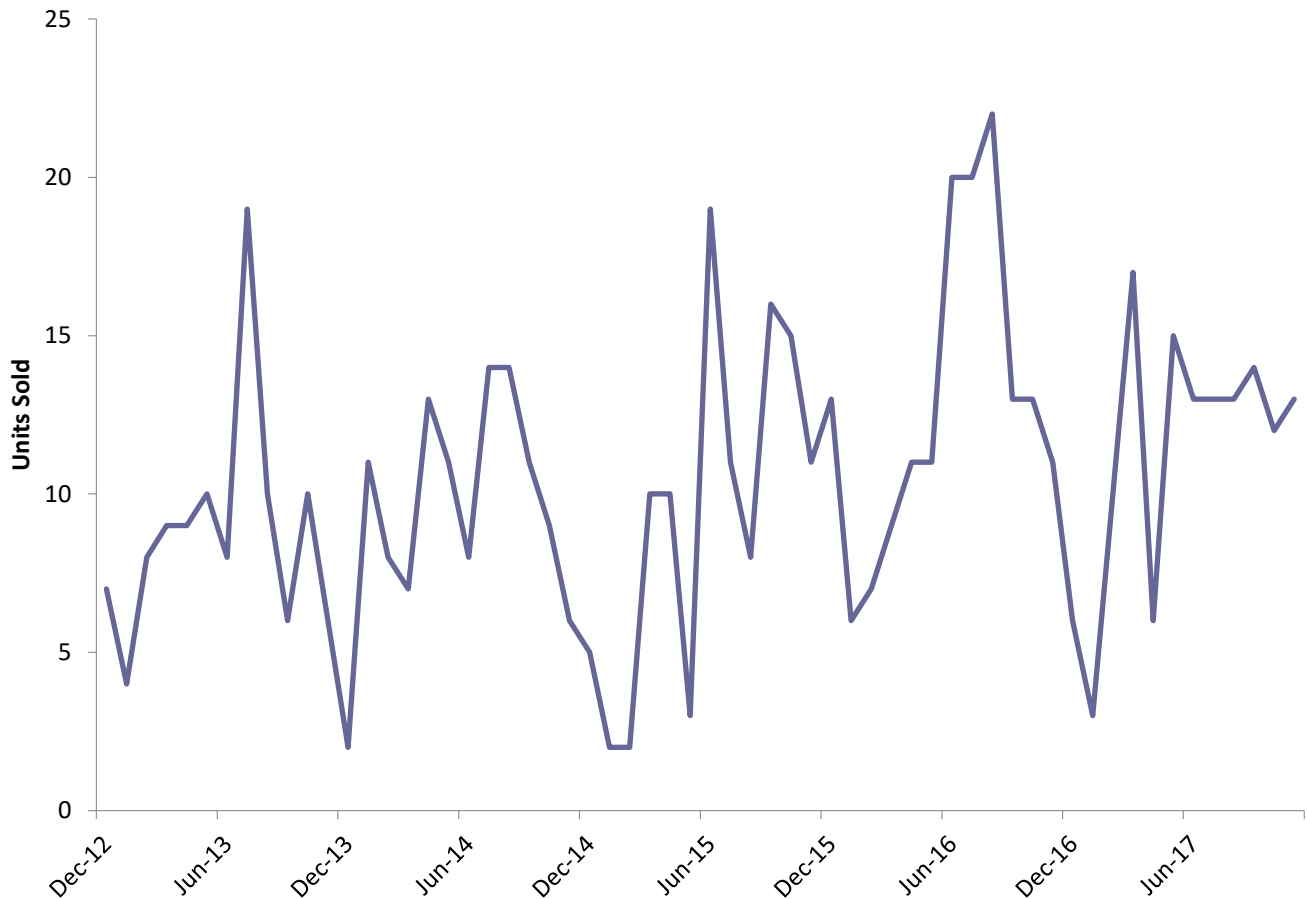
Year	Median Sale Price	Percent Change
2013	\$285,000	-3%
2014	\$263,775	-9%
2015	\$262,250	-1%
2016	\$271,000	3%
2017	\$305,000	13%

*2017 numbers reflect Year to Date values

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Roanoke Island

Residential Units Sold



Units Sold

	Jan	Feb	Mar	April	May	June	July	Aug	Sept	Oct	Nov	Dec	YTD
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	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

Year	Median Sale Price	Percent Change
2013	\$222,000	-14%
2014	\$260,000	17%
2015	\$245,100	-6%
2016	\$265,000	8%
2017	\$283,350	7%

*2017 numbers reflect Year to Date values

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Currituck Mainland



Units Sold													
	Jan	Feb	Mar	April	May	June	July	Aug	Sept	Oct	Nov	Dec	YTD
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	14	17	12	14	11	165
2017	9	10	15	16	23	16	14	22	15	20	18	5	186

Year	Median Sale Price	Percent Change
2013	\$197,000	9%
2014	\$210,000	7%
2015	\$221,200	5%
2016	\$238,000	8%
2017	\$239,950	1%

*2017 numbers reflect Year to Date values

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