

June — July 2014

# Scott Market Report



## Brisk Sales In Late Spring

Sales of real estate through the Outer Banks Association of Realtors MLS system for last month were very good. Buyers who were delayed by the late winter came to the Outer Banks and were rewarded with purchasing some fantastic values. The number of sales are now virtually identical to last year. Contracts are up again this month so the number of sales compared to last year should increase again in our next report. If these trends continue then this will be the best year for sales since 2005.

Lenders continue to foreclose on Outer Banks properties but at a slower pace than the last five or six years. Short sales are also becoming less common. Some other indicators that point towards a better market is an increase in average sales prices, median sales prices and price per square foot. These positive indicators do not necessarily guarantee that prices are going up. Buyers could be purchasing more expensive homes or homes closer to the beach. A study will be reported next month better quantifying what property values are doing.

One indicator that continues to point towards a buyers market is the absorption rate. This is the rate in which it would take to sell all the properties currently on the market at the current sales pace. For most of the year this number has been higher than last year and continues to be higher at this time. The abundance of property for sale is the one last indicator that may be having an effect on property values.

Interest rates and vacation rental income are still very good. People who have been thinking about a purchase should take a closer look. This might be as good as it gets for this Real estate cycle. For more information on anything to do with Outer Banks real estate please contact Scott Team Realty.



Sincerely,

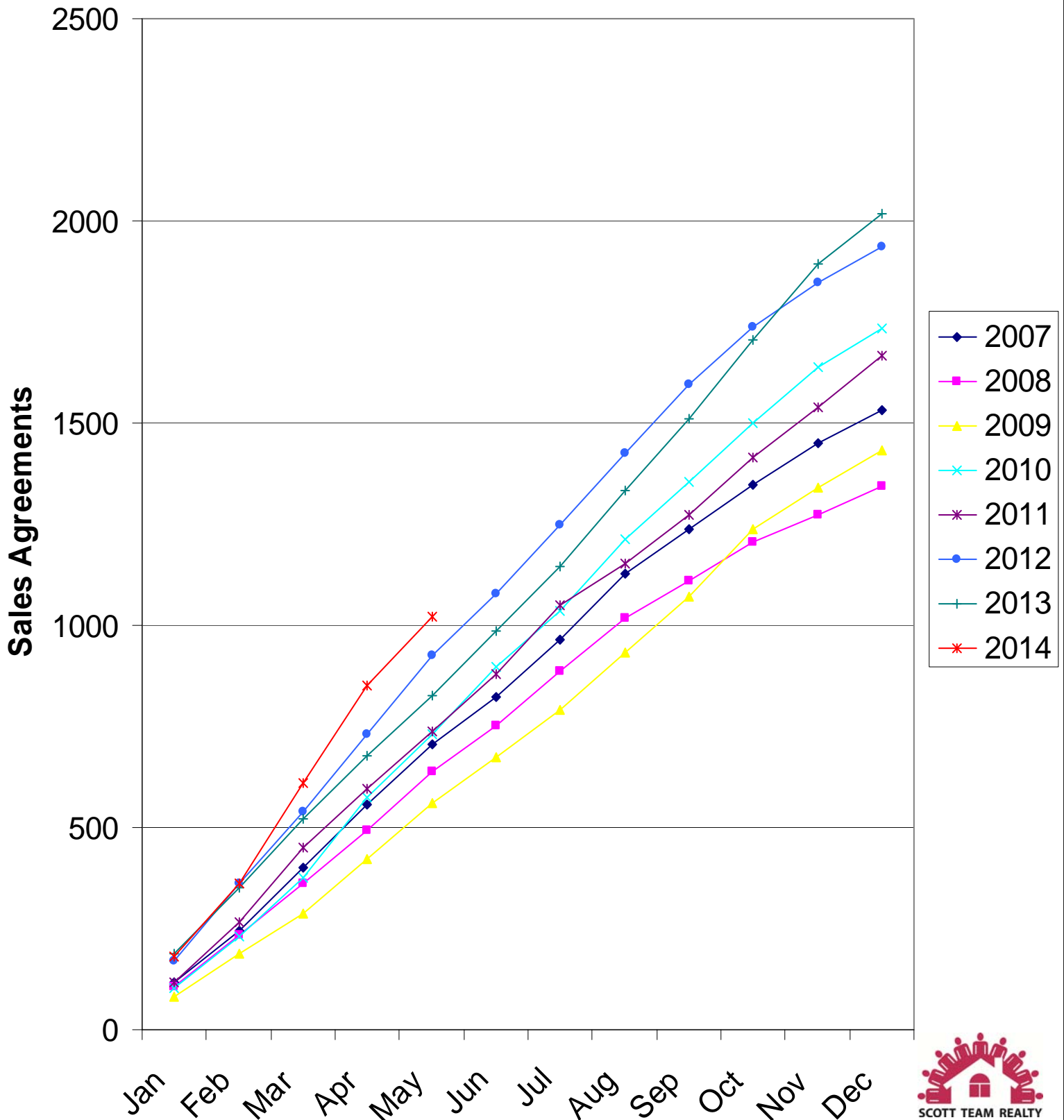
President ABRM,CRB,RRS,e-Pro,SRES  
Scott Team Realty

Request a custom market snapshot for any OBX market segment here:

[http://scottrealtyobx.com/market\\_snapshot](http://scottrealtyobx.com/market_snapshot)

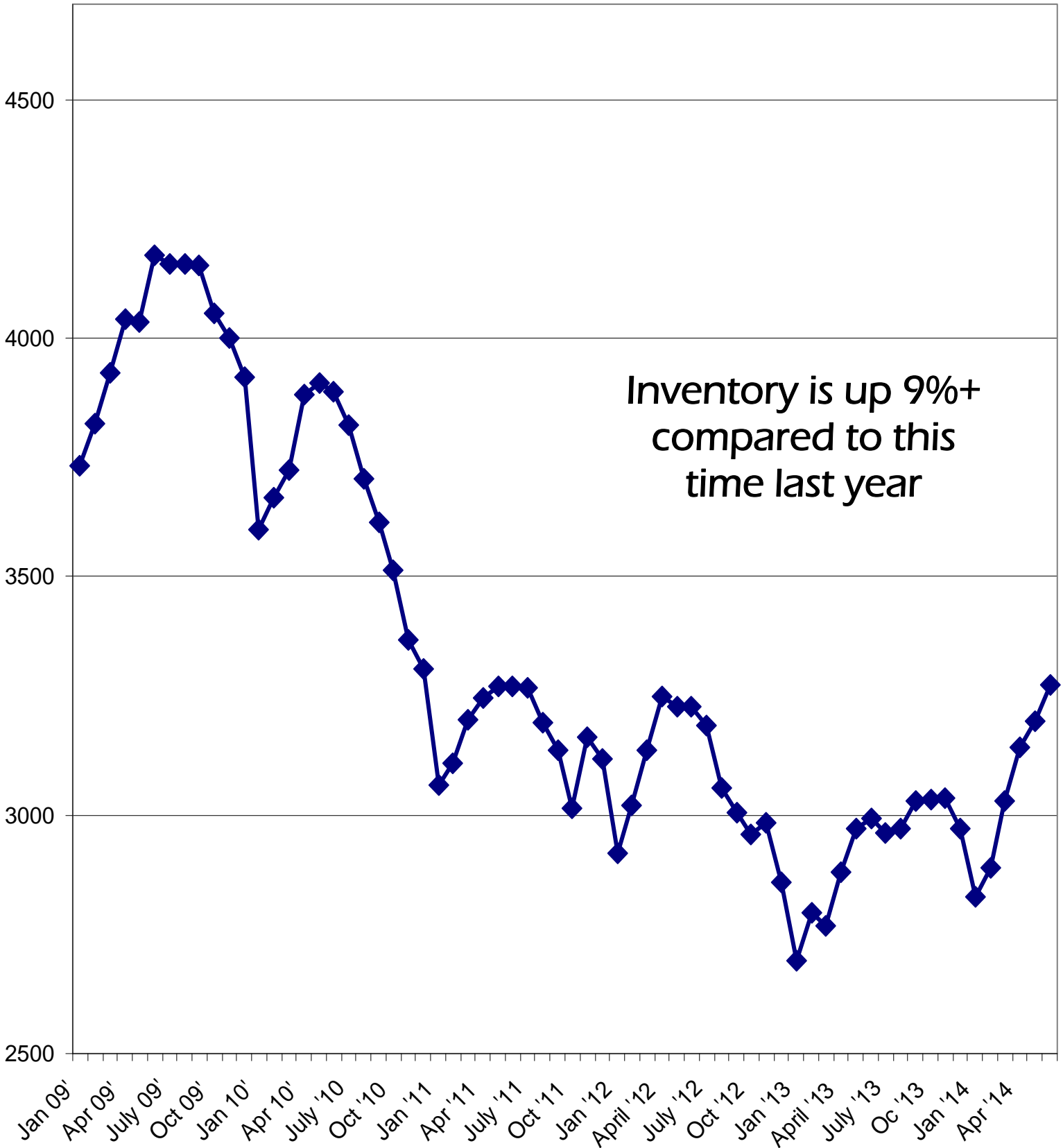
Scott Team Realty 5535 N. Croatan Hwy Southern Shores, NC 27949  
Toll Free 866-438-8382 Local 252-261-1500 <http://scottrealtyobx.com>  
Information herein obtained through the OBAR MLS

# Total OBX MLS Sales Agreements\*

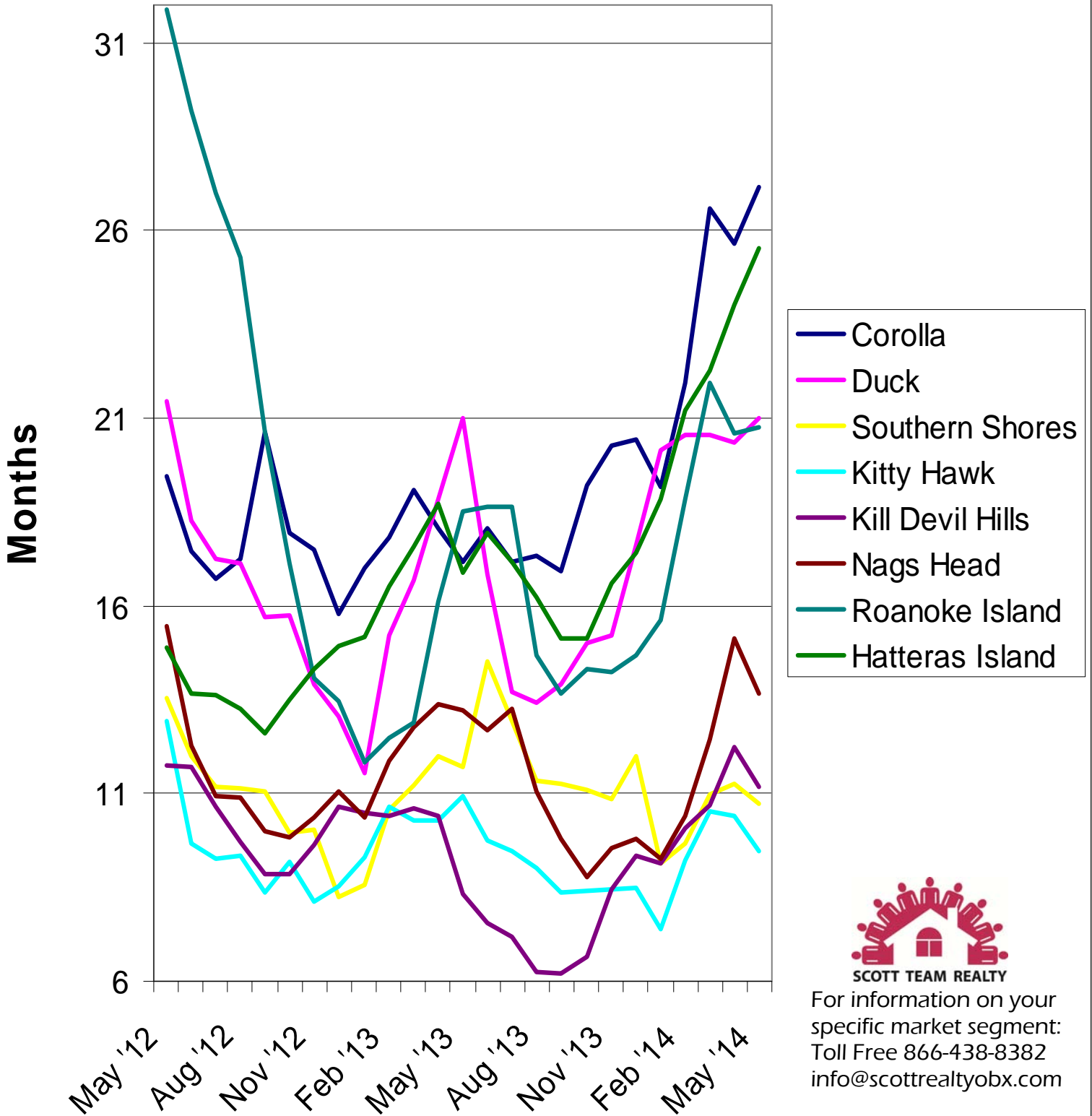


\*Includes all properties in under contract and under contract continue to show statuses.  
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# Total OBX Listings



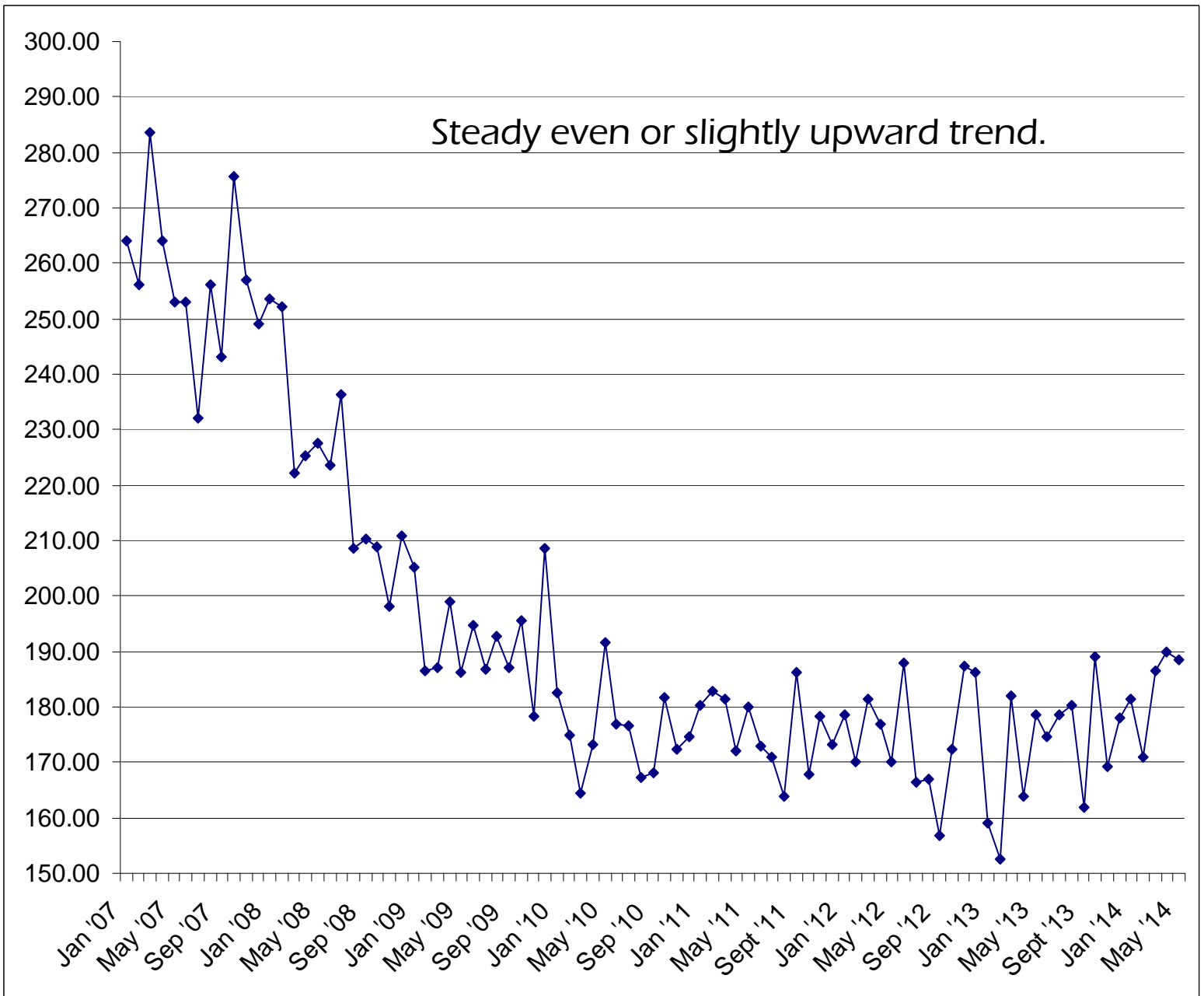
# OBX Absorption Rates (residential listings/residential sales)



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# Monthly Average Sold Price Per Square Foot (all OBX Single Family Residential sales)



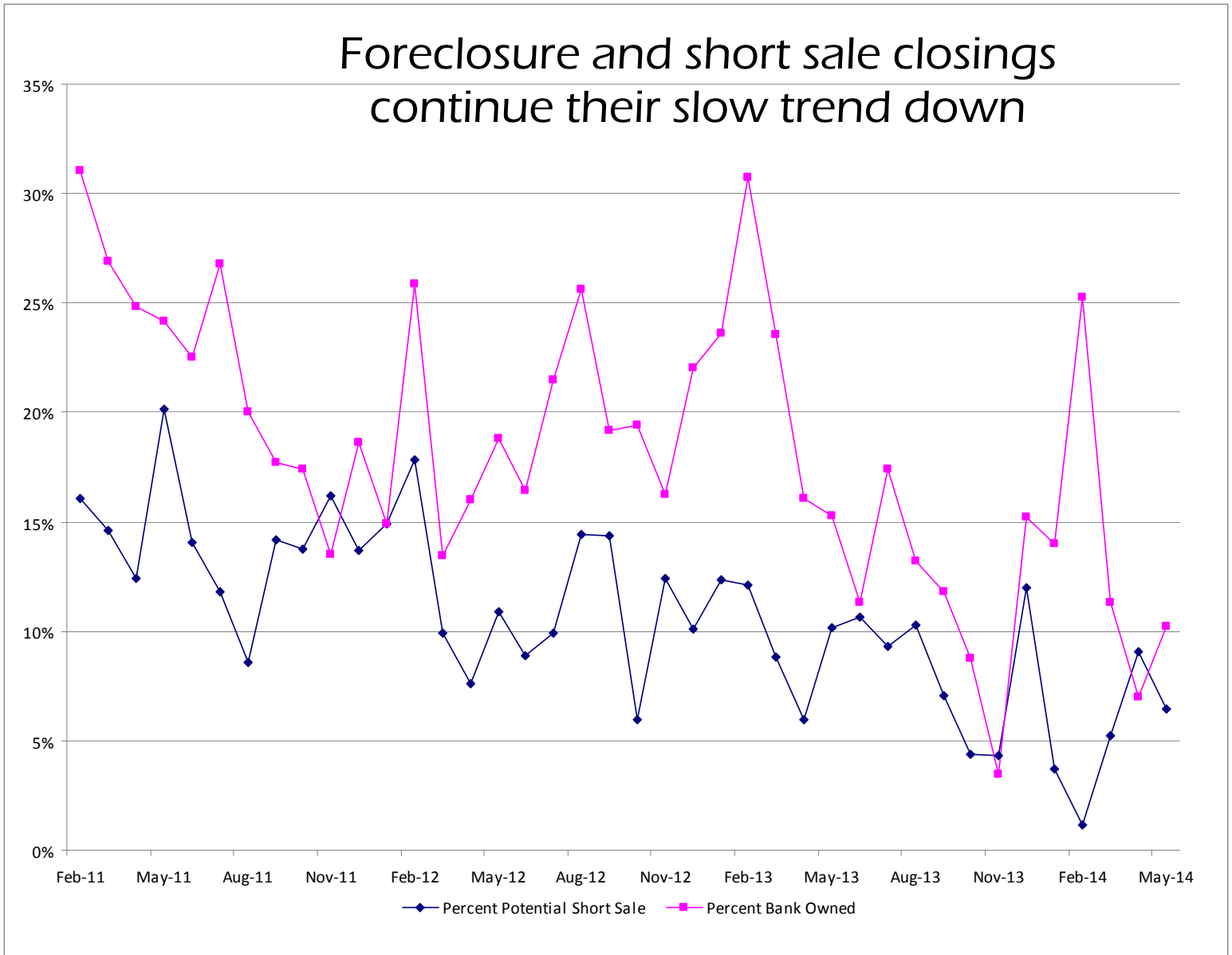
Data provided by the Outer Banks Association of Realtors



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# Total Outer Banks Residential Distressed Sales



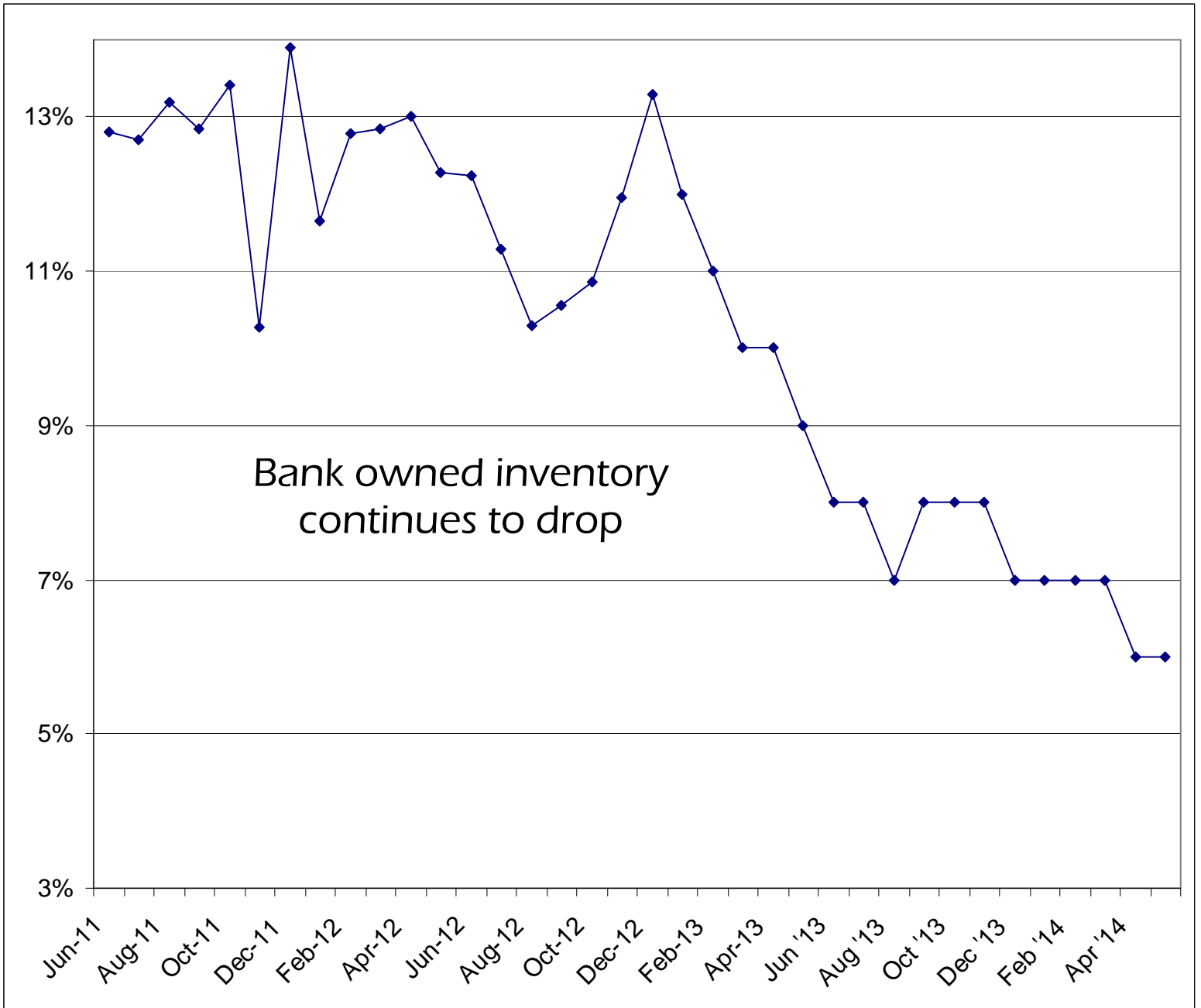
Graph provided by the Outer Banks  
Association of Realtors



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# Active OBX Distressed Inventory (Measured as a percentage of the whole)



Bank owned inventory continues to drop

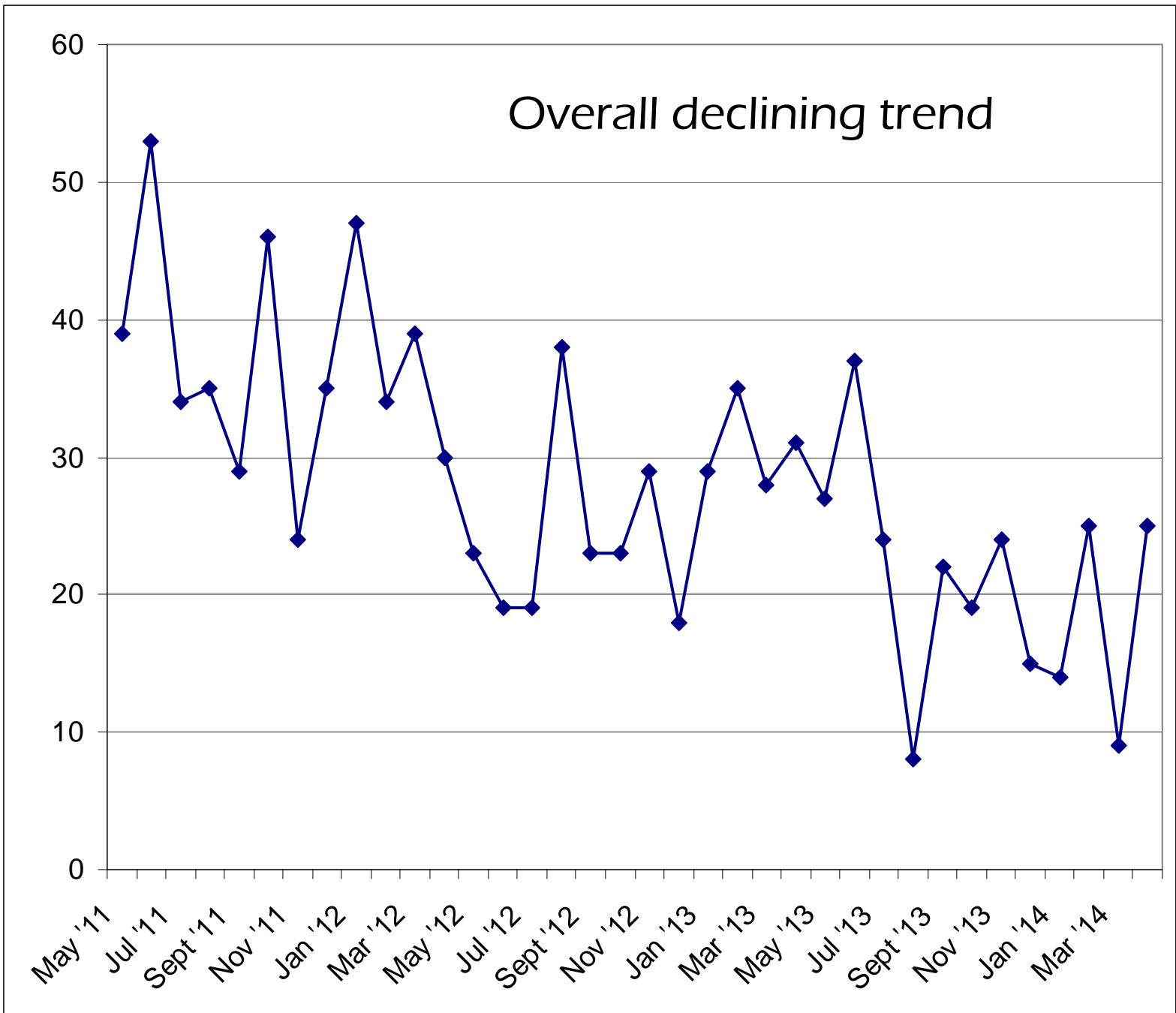
Data provided by the Outer Banks Association of Realtors



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# Dare County Foreclosure Filings



Data provided by the Outer Banks  
Association of Realtors



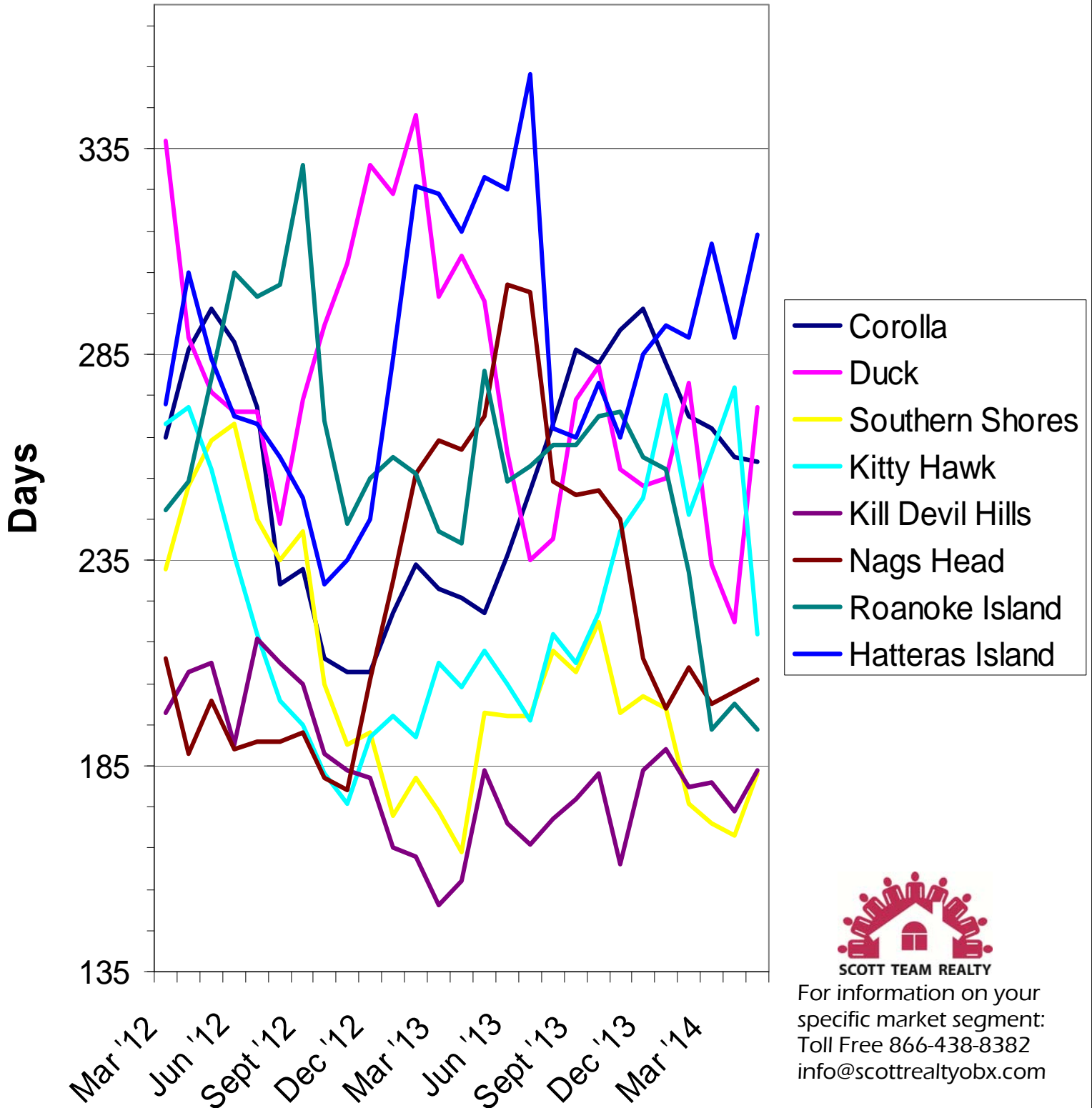
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# OBX Days on Market

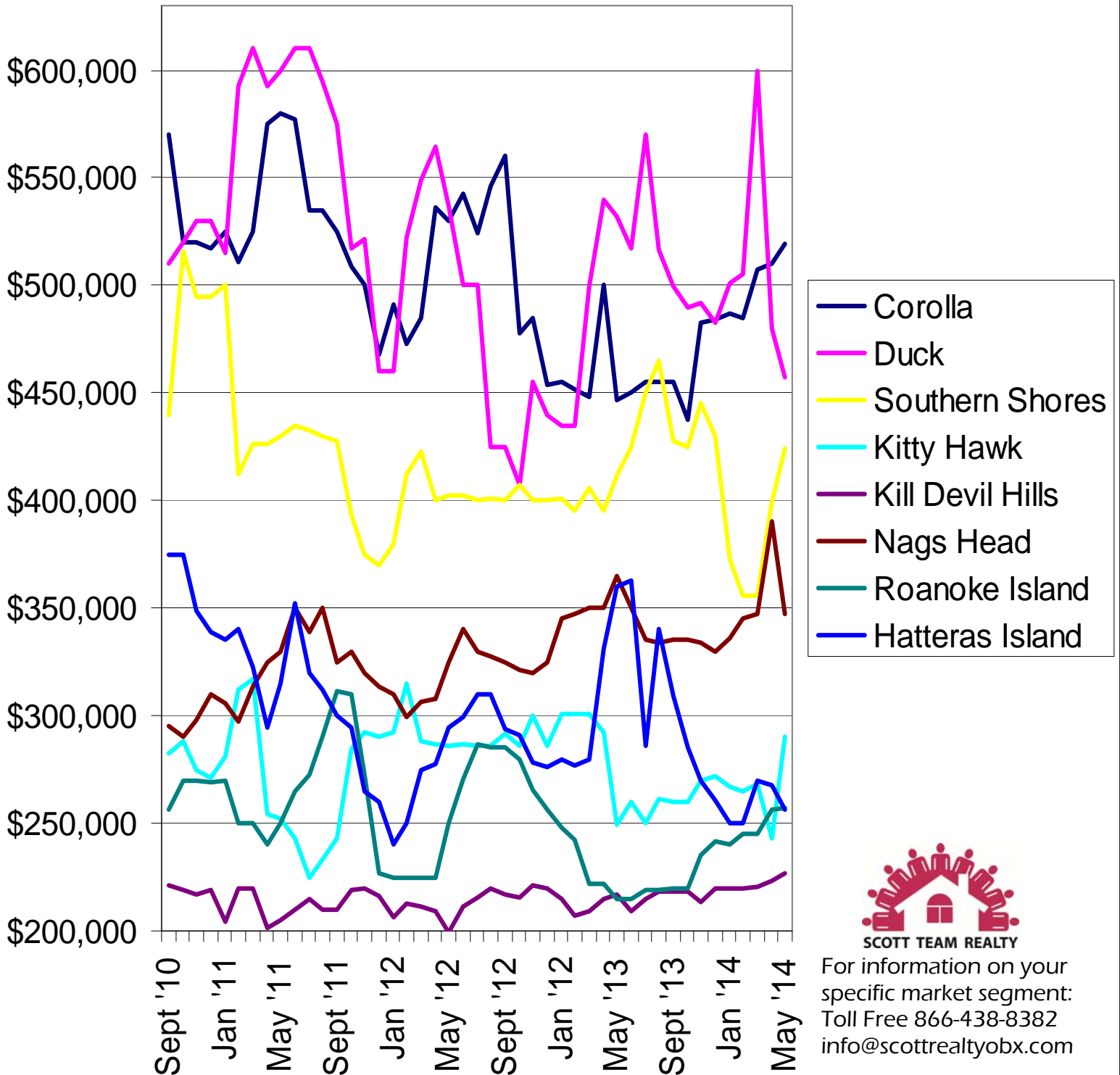
(residential sales)



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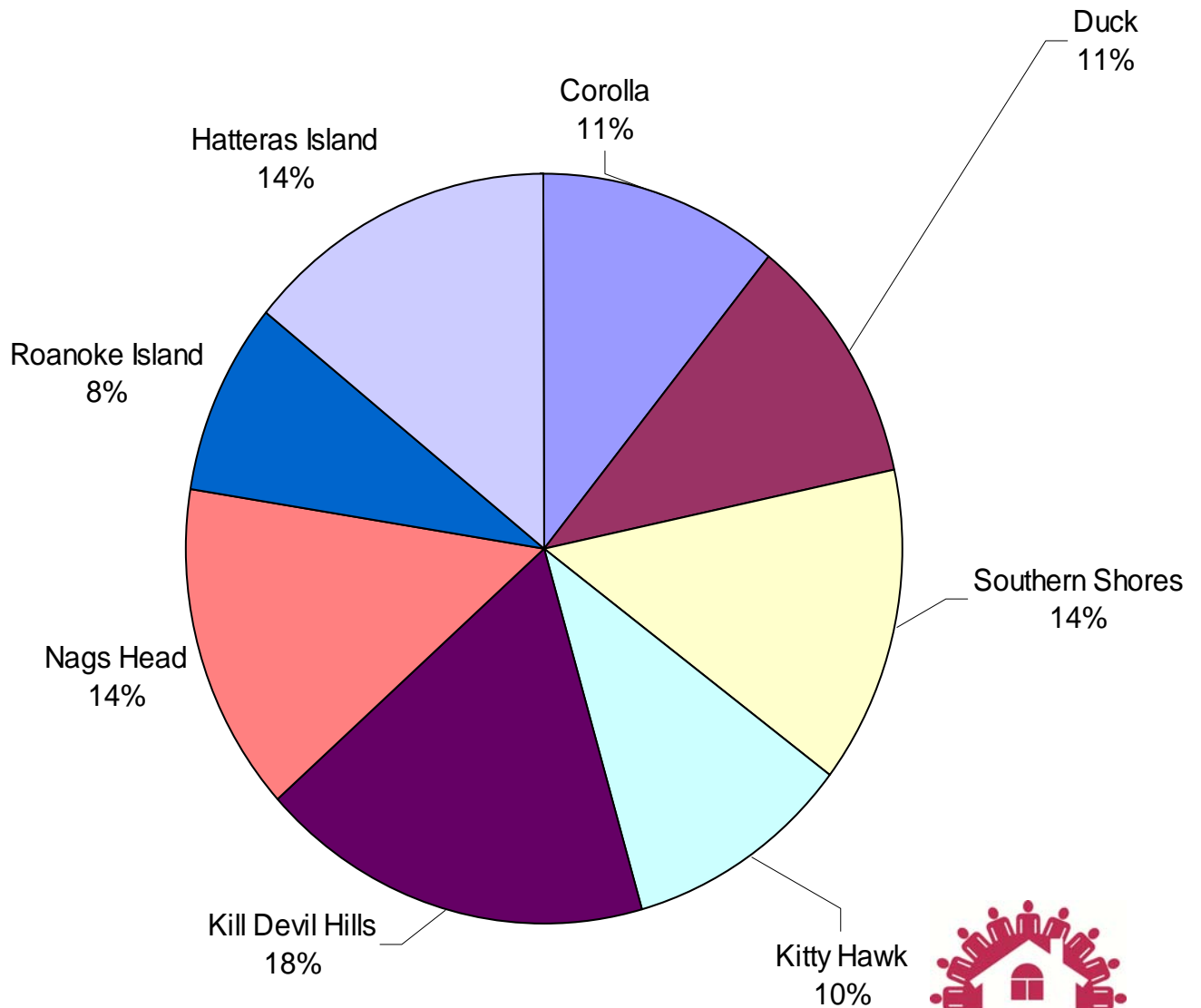
# OBX Median Sales Prices

## (residential sales)



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 info@scottrealtyobx.com

# OBX Residential Sales Market Share May 2014



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## Market Indicator FAQs

### **Why should I care about market indicators?**

The Outer Banks real estate market is unique. Unlike most metropolitan areas, the majority of Outer Banks sales are vacation and retirement homes. Vacation homeowners typically do not have to sell and vacation home buyers purchase for enjoyment instead of shelter. This unique market takes some time to understand before making intelligent buying or selling decisions. Knowledge is power and these indicators combined with the knowledge and experience of your Realtor will help you make the best buying or selling decision for your particular circumstances.

### **How are these market indicators calculated?**

Data is gathered monthly from the Outer Banks Association of Realtors' Multiple Listing Service data base and compiled by F. Jeffrey Scott. The vast majority of real estate transactions on the Outer Banks come from this database. Each indicator is based on the last six month's sales activity. Using the sales information from the last six months allows trends to become evident while tempering very high or very low individual months. Sales activity including the number of active listings will be retrieved on or about the 15<sup>th</sup> of each month. By that date in each month all sales for the previous month should be entered by all Realtor members. Because the absorption rate number is dependent upon the number of listings in each market segment and the number of listings changes constantly this absorption rate may vary slightly depending upon when the active listing count was taken. These indicators focus only on residential sales of improved property. Land and commercial sales statistics can be obtained separately from Scott Team Realty.

### **How are Sales Agreements calculated?**

Sales agreements are calculated by first searching for properties that are in the following statuses: under contract, under contract continue to show and sold. Once those listings are identified they are sorted by contract date. Contract date does not show up on under contract continue to show listings so those are sorted by status change date. All listings that have either the contract date or the status change date in a particular month are counted towards the total number of sales agreements.

### **What is Absorption Rate?**

This indicator quantifies current supply and demand. It is the number of months it would take to sell the entire listing inventory at the current rate of sales. In other words if there are five residences currently on the market and one residence is being sold each month then it will take five months for all the inventory to be absorbed. When the absorption rate goes down, it means that there are more buyers and fewer sellers and is called a seller's market. When the absorption rate goes up, there are more sellers than buyers and the market favors the buyer. Most experts believe that an absorption rate of six months is a neutral rate that favors neither buyers nor sellers. Here on the Outer Banks where a much larger portion of all sales are vacation rental or second homes, the neutral absorption rate is closer to a year.

### **What is Average Days on the Market (DOM)?**

This indicator shows the average time period it takes for the total number of sold properties to go under contract. It is calculated by adding up the total days between the day sold properties were listed and when they closed and then dividing it by the total number of properties. There are a few factors that may cause this number to be lower than the true number. Sometimes a property is taken off the market and is listed by another company. The DOM for this new listing will go back to zero even though it was for sale before. Also, this number only counts

those properties that have actually sold. During every period, some homes are taken off the market without selling. Even though this number may be slightly lower than the actual number, it will paint an accurate picture of the DOM trend in each area.

Average DOM information is also helpful in determining the value of specific properties. Since the spring of 2003 almost all information on properties listed in the Outer Banks MLS has been kept in an electronic history file. This information is easy for Realtors to access. Comparing the price changes and other activity of a specific property to the average DOM will give buyers and sellers a better feel for fair market value.

### **What is Median Sales Price?**

This number is the actual sales price of a property in the middle of all the sales during that time period. For example if seven properties sold and they are put in order of highest to lowest price the sales price of the property in the fourth place would be the median sales price because there were three sales lower and three sales higher. This indicator shows changes in property values over the long term and in the short term it shows the price range where the majority of sales are occurring. Median prices vary greatly from each area of the Outer Banks. Duck and Corolla currently have the highest median sales prices over \$500,000 and Kill Devil Hills has the lowest median sales prices at close to half that number. Even when using six month's worth of sales activity, median sales prices can sometimes vary significantly between reporting periods. It is a good idea to look at a few months at a time to get a better feel for the current trends.

It is our goal that this information helps you to better understand the local real estate market. Please do not hesitate to call on Scott Team Realty for more detailed information on any particular market segment.

Email: [info@scottrealtyobx.com](mailto:info@scottrealtyobx.com)

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