

Dare Beaches North of Oregon Inlet: Houses 3.6% Lots 65%. 2016 saw an increase in average sales prices for both lots and residences. Also, sellers were able to be less negotiable as the average list price to sales price ratio came up over 95% for the first time since 2006. Average lot sales prices saw a tremendous jump over 2015. This trend is greatly fueled by spec builders getting back in the market.

HOUSES							LOTS						
	# Sales	Average Sold Price	Average Days on Mkt.	List Price to Sold Price	Distressed			# Sales	Average Sold Price	Average Days on Mkt.	List Price to Sold Price	Distressed	
	2016	766	\$391,485	183	95.5%	3.9%		2016	101	\$285,530	290	95.8%	2%
			3.6%						65%				
	2015	795	\$377,732	236	94.9	6.4%		2015	114	\$185,910	289	92.7%	3.5%

Southern Shores: Houses 4.1% Lots 26%. Home values in Southern Shores have turned the corner. Both the average sales price and the list price to sales price ratio has gone up in the last year. Distressed properties are also a significantly smaller part of this overall market. Lot values continue to go up as well. Southern Shores, like most areas are seeing fewer lot sales. This trend is likely because unimproved property has become scarce.

HOUSES							LOTS						
	# Sales	Average Sold Price	Average Days on Mkt.	List Price to Sold Price	Distressed			# Sales	Average Sold Price	Average Days on Mkt.	List Price to Sold Price	Distressed	
	2016	85	\$463,318	198	95.1%	1.1%		2016	17	\$207,918	328	92.2%	5.8%
			4.1%						26%				
	2015	97	\$444,475	257	94.4%	8.2%		2015	27	\$164,831	353	89.3%	3.7%

Kitty Hawk and Martin's Point: Houses -6.2% Lots 42% Average lot sales in this area were much higher than recent past years. This was partially due to a few water front sales. Average home sale prices were slightly off but better than 2012 through 2014. With fewer distressed properties, shorter days on the market and higher list to sale price ratios, the trend is toward higher sales prices.

HOUSES							LOTS						
	# Sales	Average Sold Price	Average Days on Mkt.	List Price to Sold Price	Distressed			# Sales	Average Sold Price	Average Days on Mkt.	List Price to Sold Price	Distressed	
	2016	100	\$336,511	159	95.4%	5%		2016	21	\$184,185	326	94.1%	4.7%
			-6.2%						42%				
	2015	120	\$358,712	234	94.8%	9.1%		2015	29	\$129,593	311	92.6%	6.8%

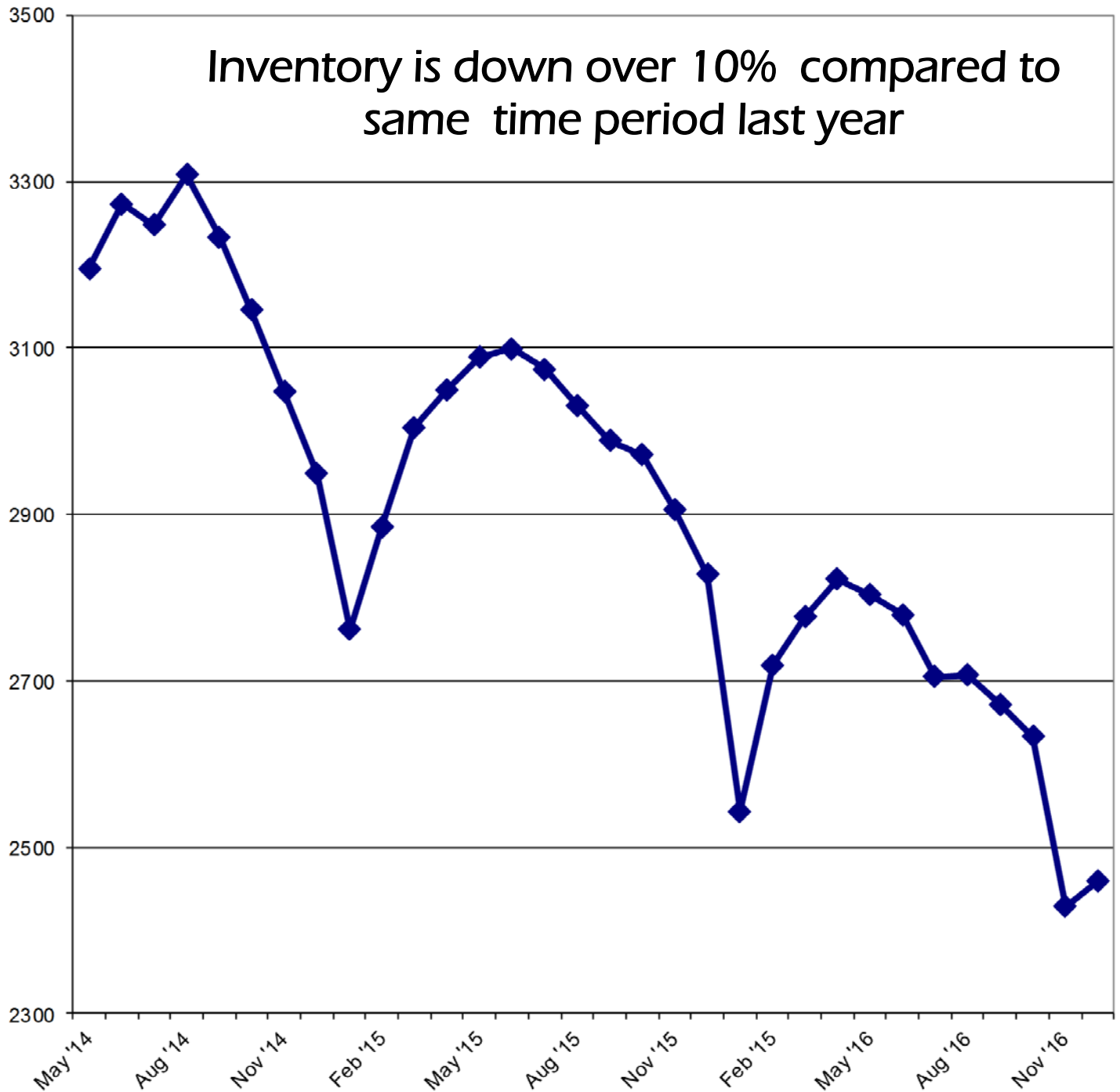
Duck: Houses 8.2% **Corolla Houses** -11.1% The number of sales has increased in this traditionally high end segment of the Outer Banks residential real estate market. List price to sales price ratios are still under 95% but days on the market is down significantly. Over the last few years the vast majority of buyers have been in lower priced areas. Trends may now be turning towards more higher end purchases.

DUCK							COROLLA						
	# Sales	Average Sold Price	Average Days on Mkt.	List Price to Sold Price	Distressed			# Sales	Average Sold Price	Average Days on Mkt.	List Price to Sold Price	Distressed	
	2016	107	\$537,038	228	94.1%	7.5%		2016	237	\$587,686	236	94.7%	12.4%
			8.2%						-11.1%				
	2015	100	\$496,289	307	93.6%	3%		2015	218	\$661,192	299	94.7%	10%

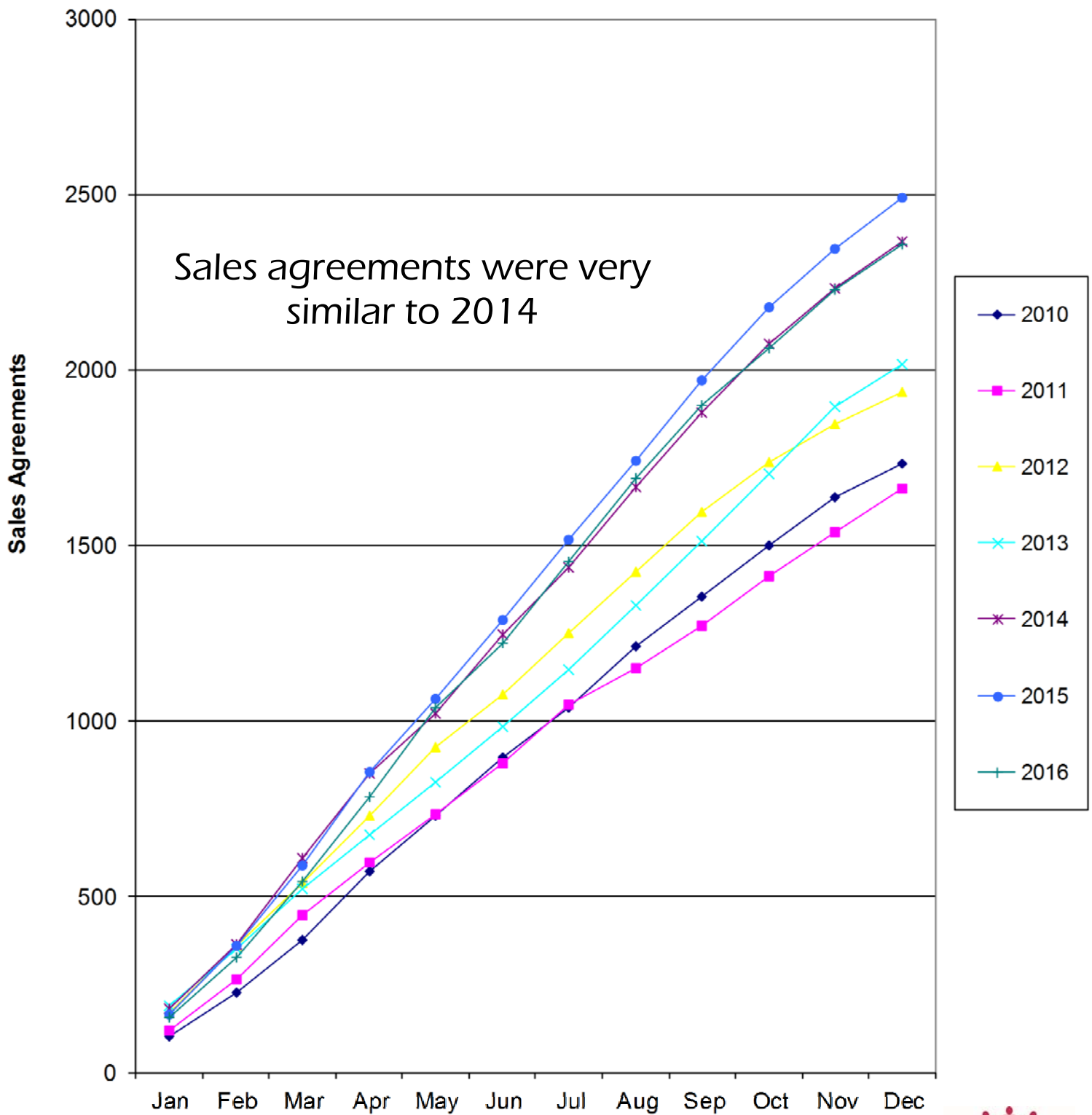
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Total OBX Listings



Total OBX MLS Sales Agreements*



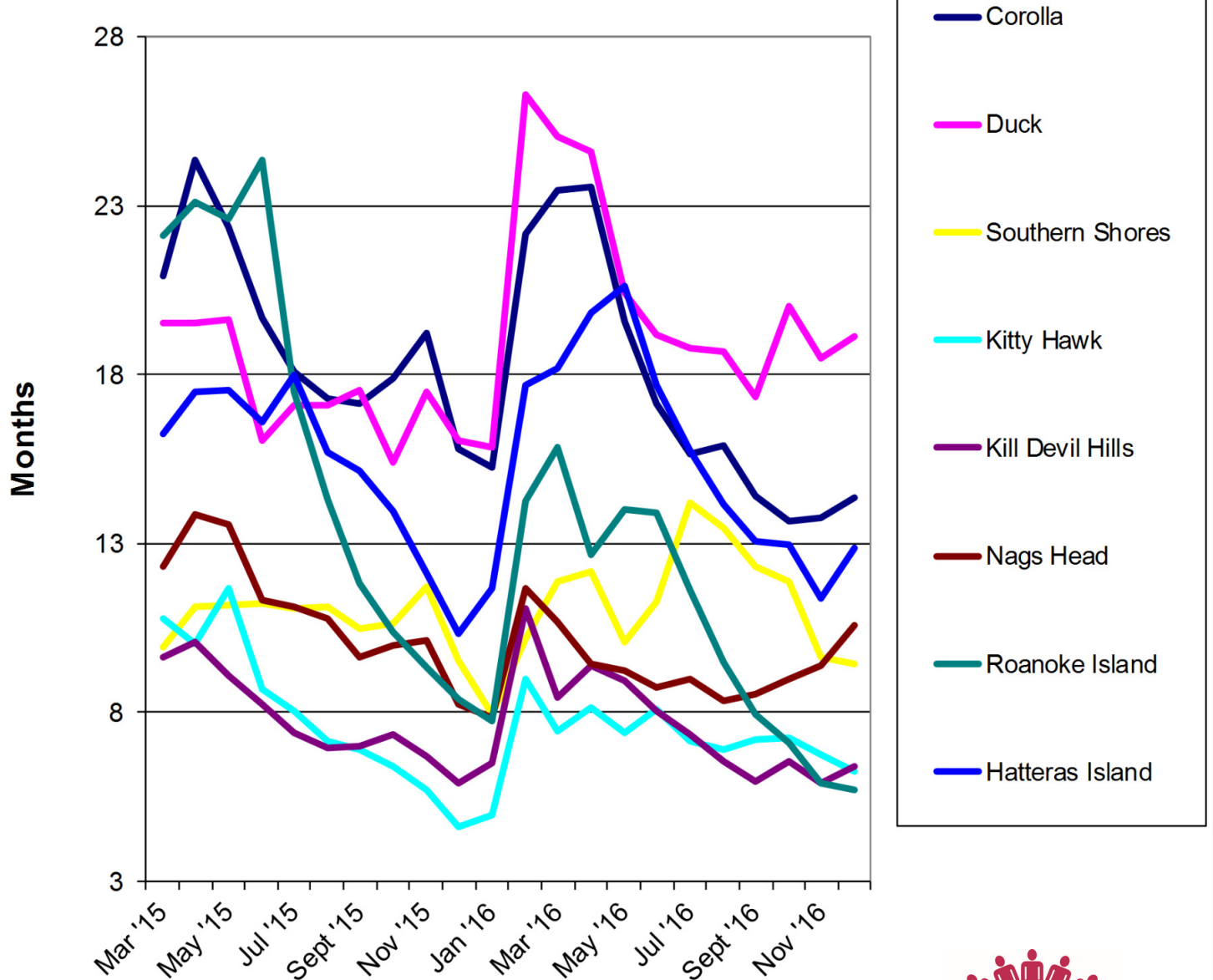
*Includes all properties in under contract and under contract continue to show statuses.

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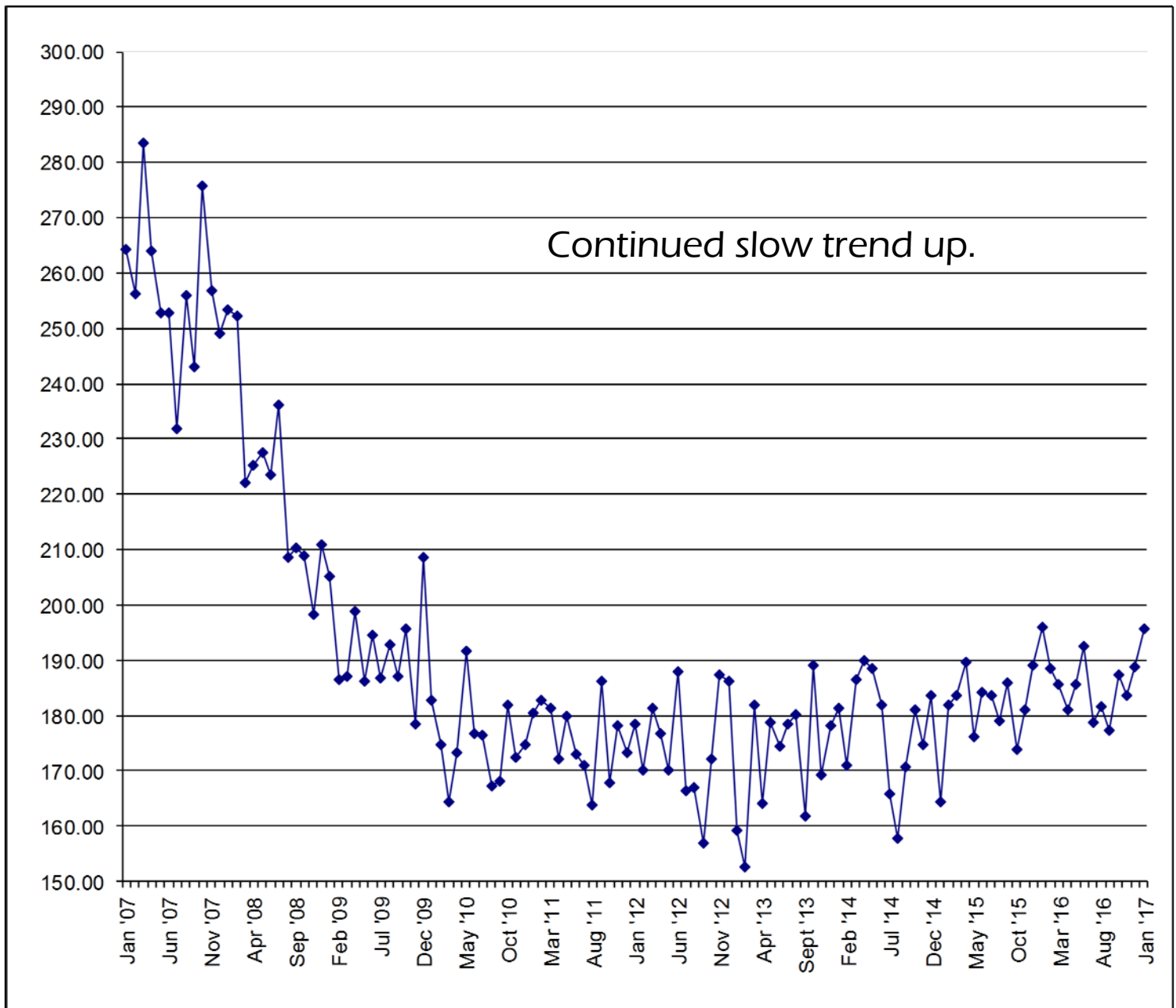
OBX Absorption Rates

(residential listings/residential sales)



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



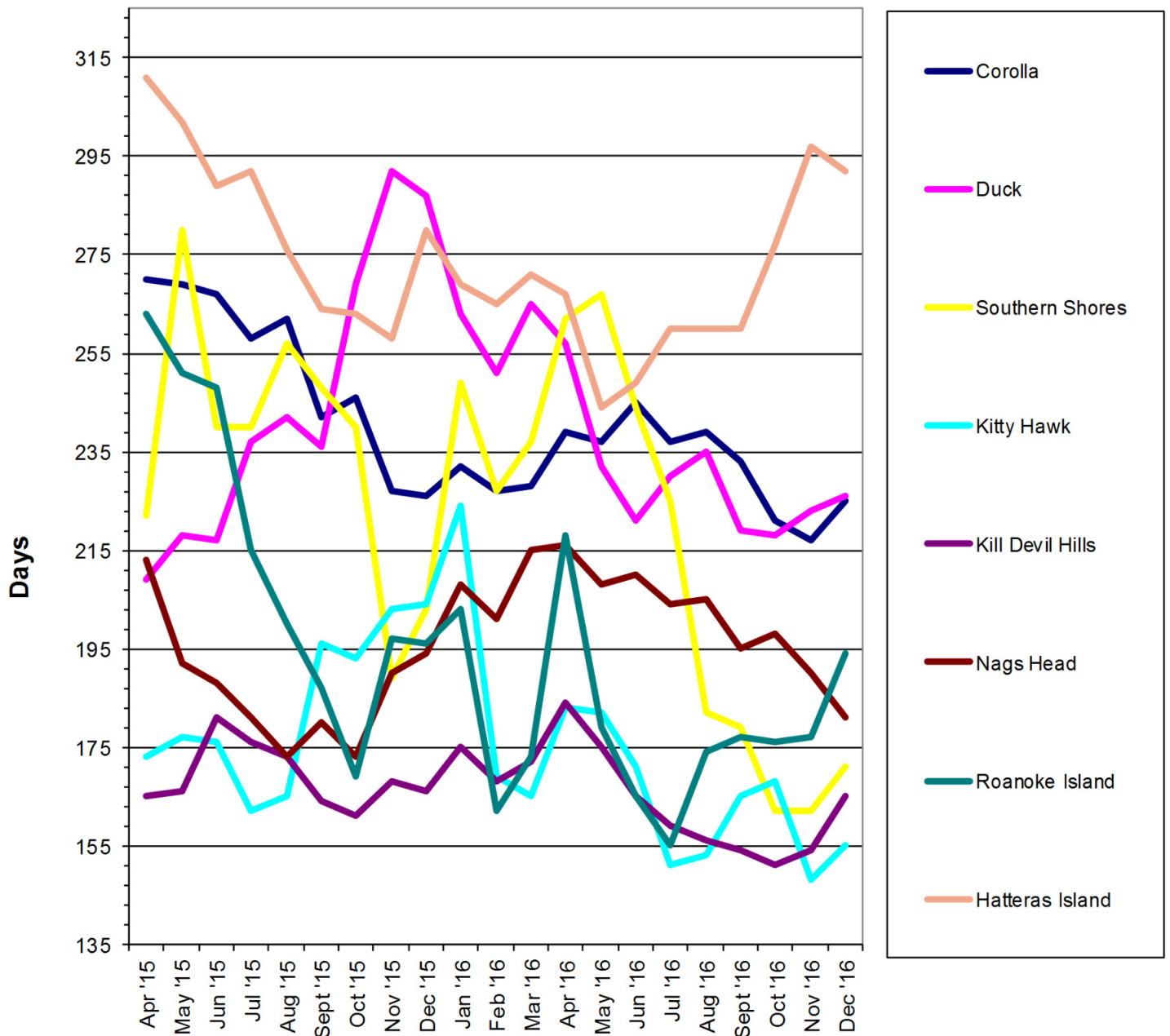
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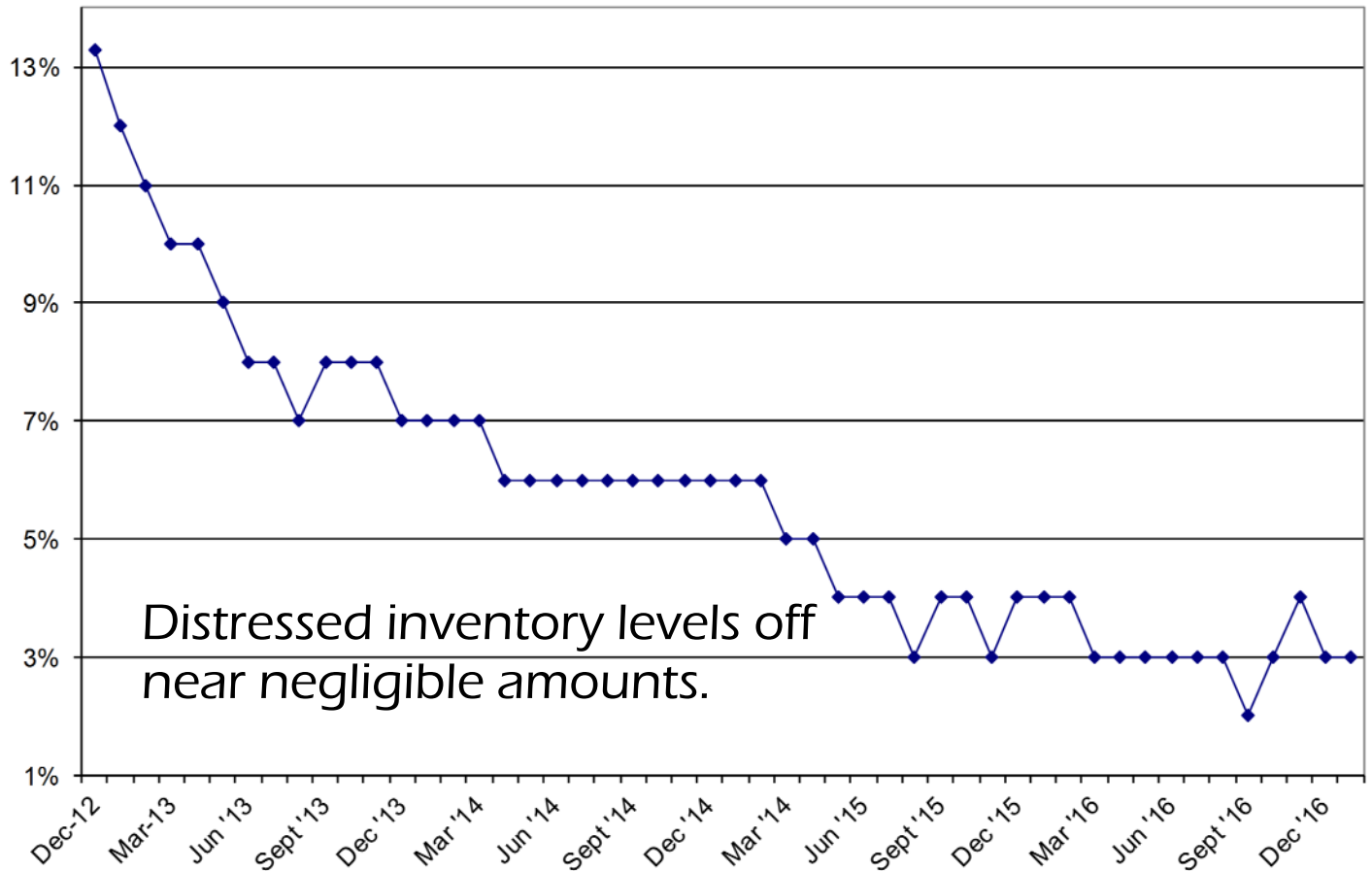
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OBX Days on Market (residential sales)



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



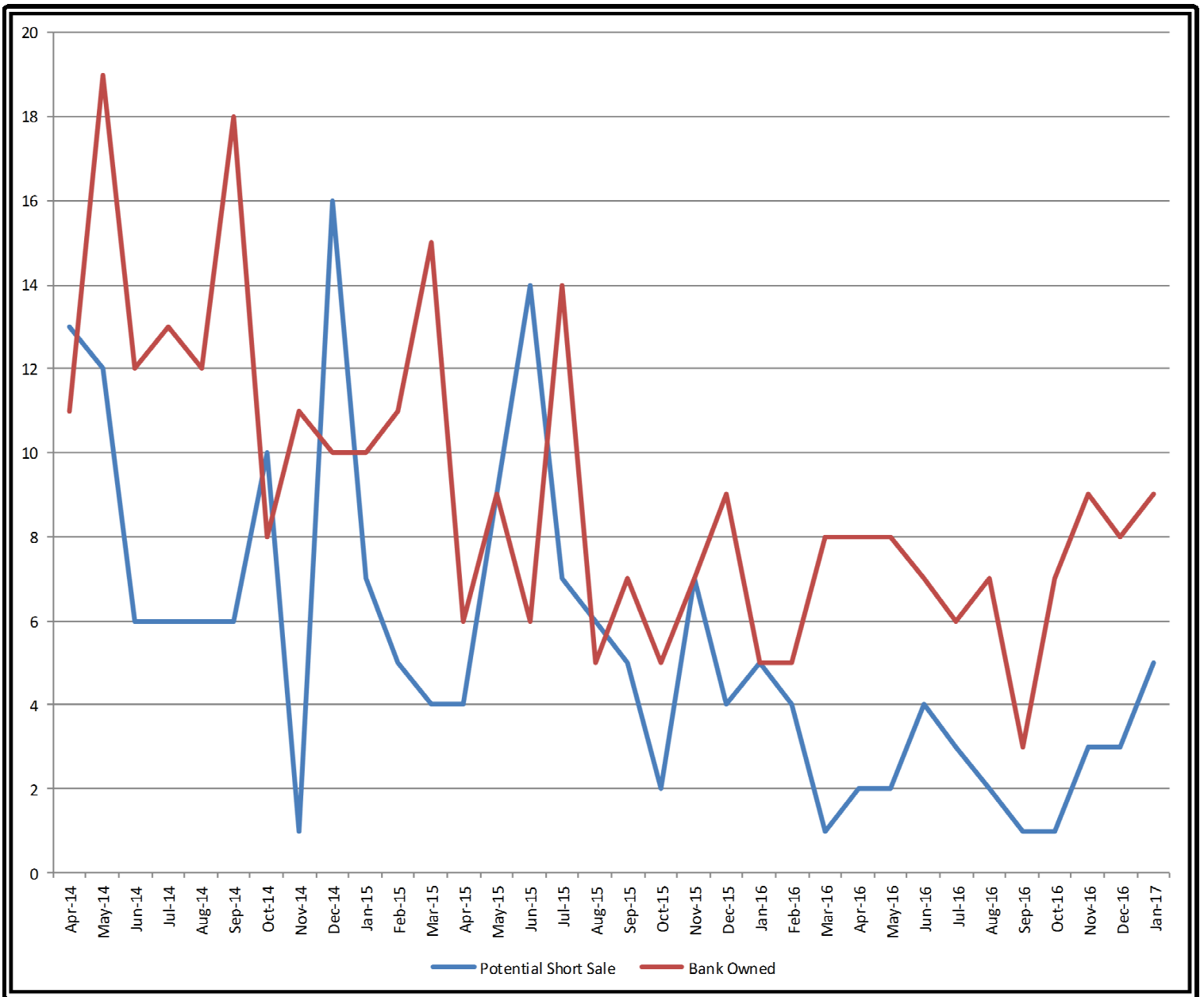
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Total Outer Banks Residential Distressed Sales (Percent of total Sales)



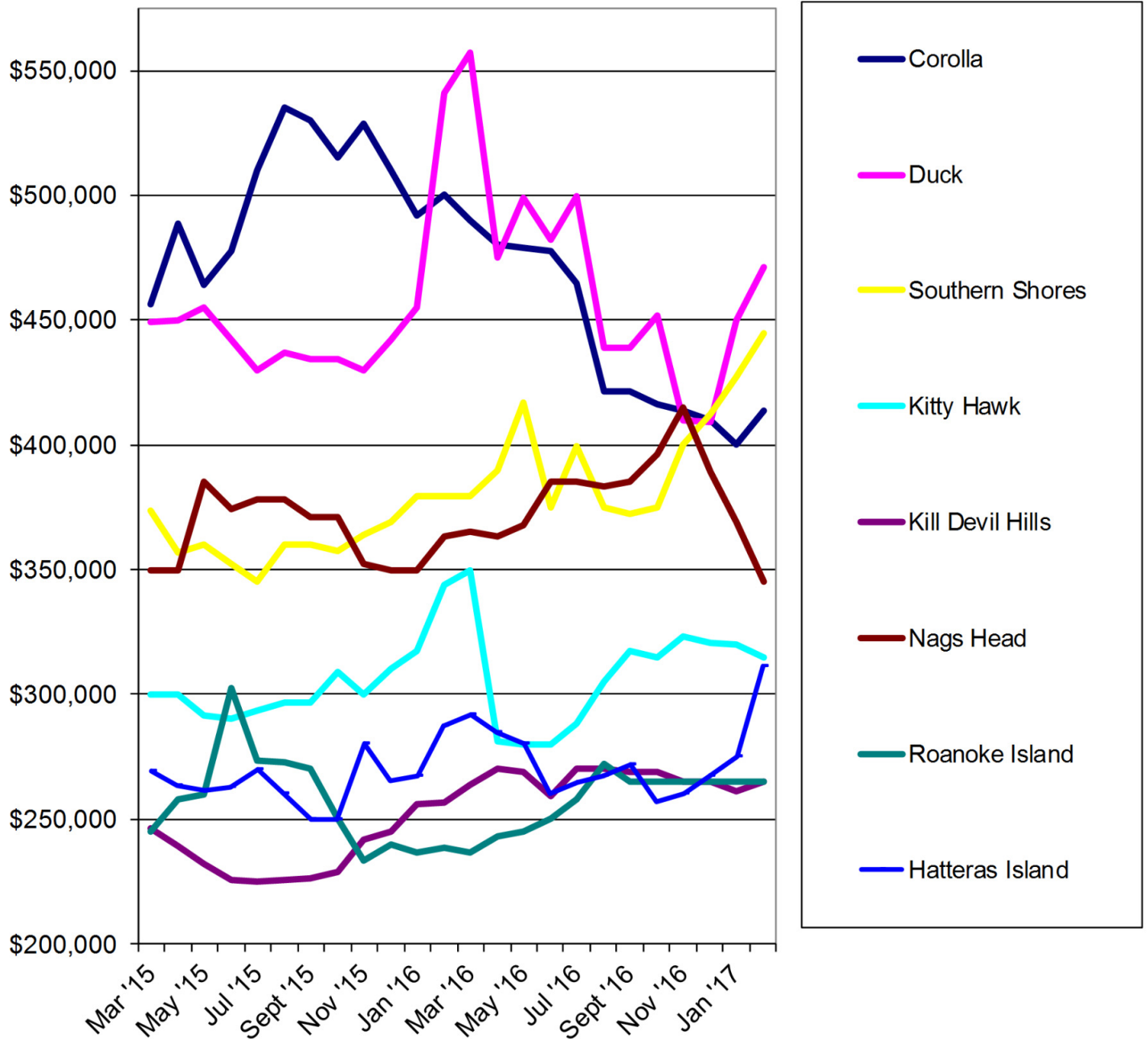
Graph provided by the Outer Banks
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OBX Median Sales Prices (residential sales)



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