



Dare Beaches North of Oregon Inlet: Houses 5.3% Lots 5.2%. Generally speaking, it appears that the northern beaches have returned to a fairly normal, (not growing too fast), improving market. The number of residential sales were very similar to 2017. Quite a bit of stale lot inventory was sold in this area this year. That's obvious from the high "days on the market" number for lot sales.

| HOUSES | # Sales | Average Sold Price | Average Days on MKt. | List Price to Sold Price | LOTS | # Sales | Average Sold Price | Average Days on MKt. | List Price to Sold Price |
|--------|---------|--------------------|----------------------|--------------------------|------|---------|--------------------|----------------------|--------------------------|
| | 2018 | 879 | \$435,533 5.3% | 143 | | 95.6% | 2018 | 121 | \$176,847 5.2% |
| 2017 | 872 | \$413,291 | 176 | 96% | 2017 | 151 | \$168,009 | 253 | 91% |

Southern Shores: Houses 6.7% Lots 34%. This area saw increases in most indicators this year as the demand eliminated much of the inventory. Lot sales are likely to decline over the next few years as undeveloped lots become more scarce. Modest gains in both home and lot prices can be expected in 2019 since inventory in this town is low.

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|--------|---------|--------------------|----------------------|--------------------------|------|---------|--------------------|----------------------|--------------------------|
| | 2018 | 99 | \$517,721 6.7% | 138 | | 96% | 2018 | 31 | \$190,267 34% |
| 2017 | 92 | \$485,164 | 238 | 95.2% | 2017 | 32 | \$141,921 | 220 | 91.7% |

Kitty Hawk and Martin's Point: Houses 17.1% Lots 29.8% Significantly more homes were sold in this area this past year. There was also a strong increase in average sold price for both lots and homes. Many lot sales were for lots that had been on the market for a long time. What buyers are willing to pay for lots is finally catching up to sellers' expectations here.

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|--------|---------|--------------------|----------------------|--------------------------|------|---------|--------------------|----------------------|--------------------------|
| | 2018 | 133 | \$432,001 17.1% | 122 | | 95.9% | 2018 | 27 | \$151,455 29.8% |
| 2017 | 114 | \$368,692 | 149 | 96.2% | 2017 | 32 | \$116,668 | 238 | 90.8% |

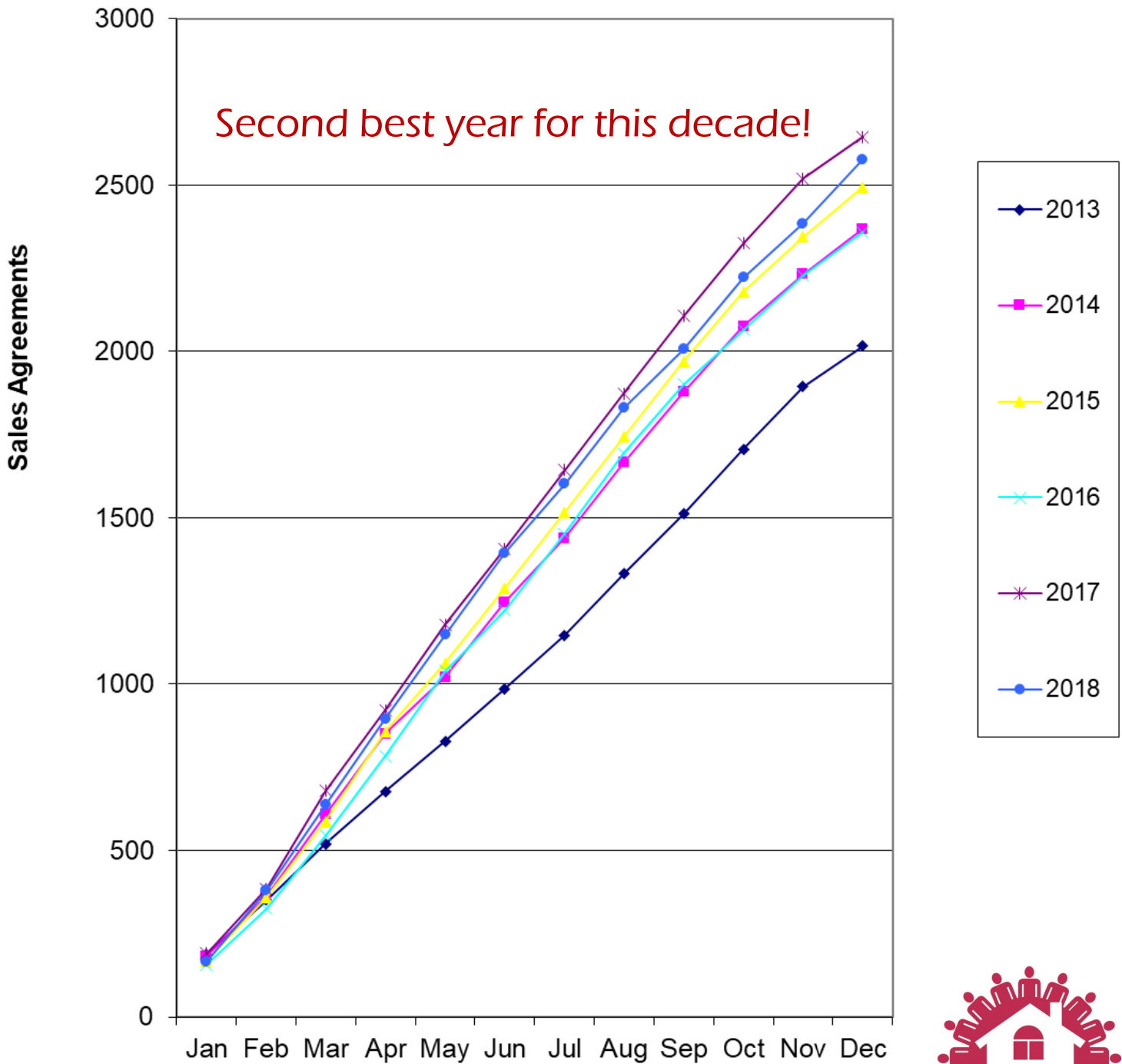
Duck: Houses 3.6% **Corolla Houses 12.7%** Duck home sales were consistent and home sales prices remained good. Sellers generally had to negotiate more than in years past. This is likely because most homes needed updating. Corolla home sales were a little off and it still takes longer to sell homes in that area. Average Corolla home sold prices showed good growth probably because of more water front sold.

| DUCK | # Sales | Average Sold Price | Average Days on MKt. | List Price to Sold Price | COROLLA | # Sales | Average Sold Price | Average Days on MKt. | List Price to Sold Price |
|------|---------|--------------------|----------------------|--------------------------|---------|---------|--------------------|----------------------|--------------------------|
| | 2018 | 129 | \$600,218 3.6% | 143 | | 93.9% | 2018 | 230 | \$655,054 12.7% |
| 2017 | 129 | \$578,828 | 296 | 95.5% | 2017 | 252 | \$580,934 | 288 | 94.4% |

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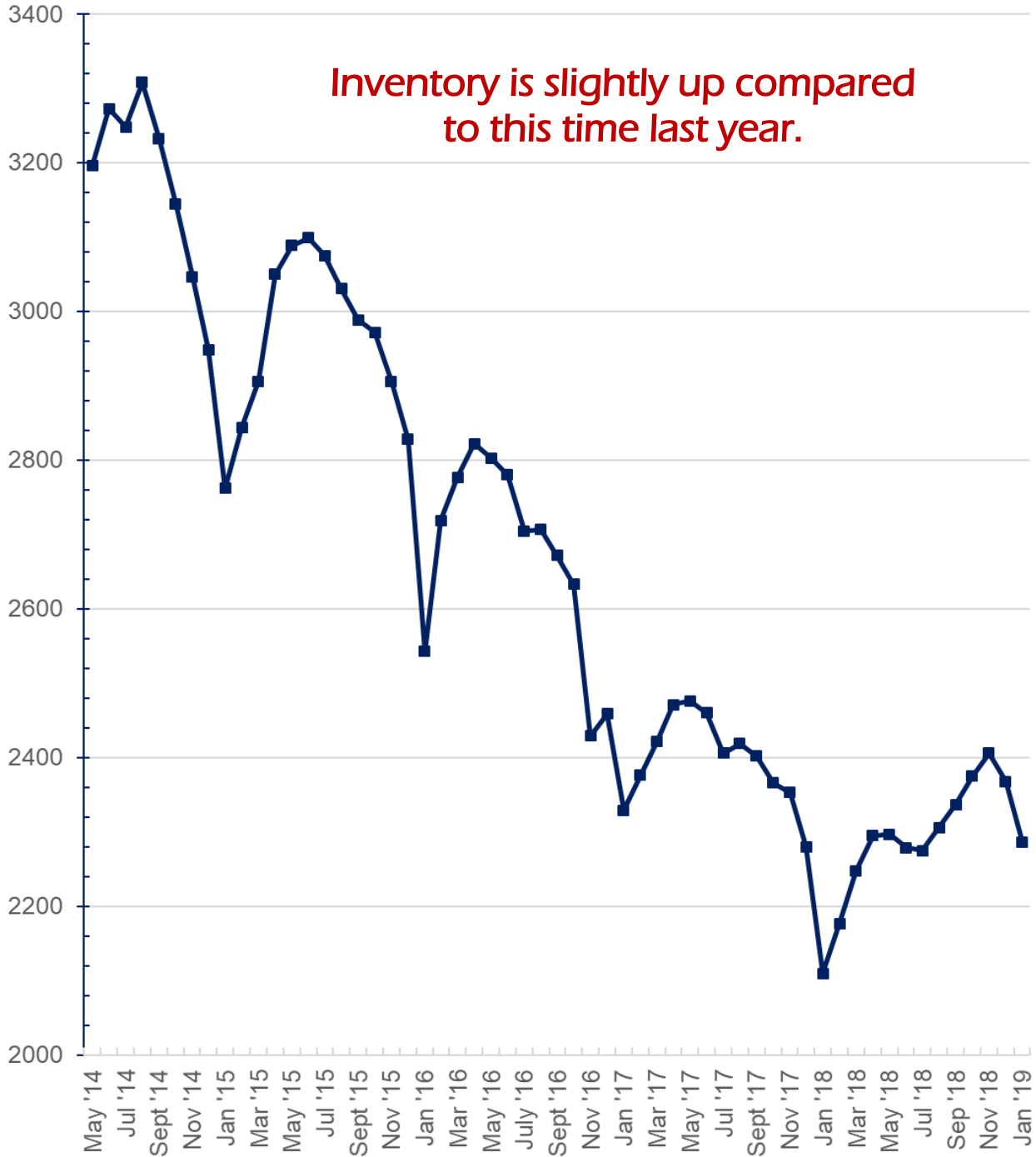
Total OBX MLS Sales Agreements*



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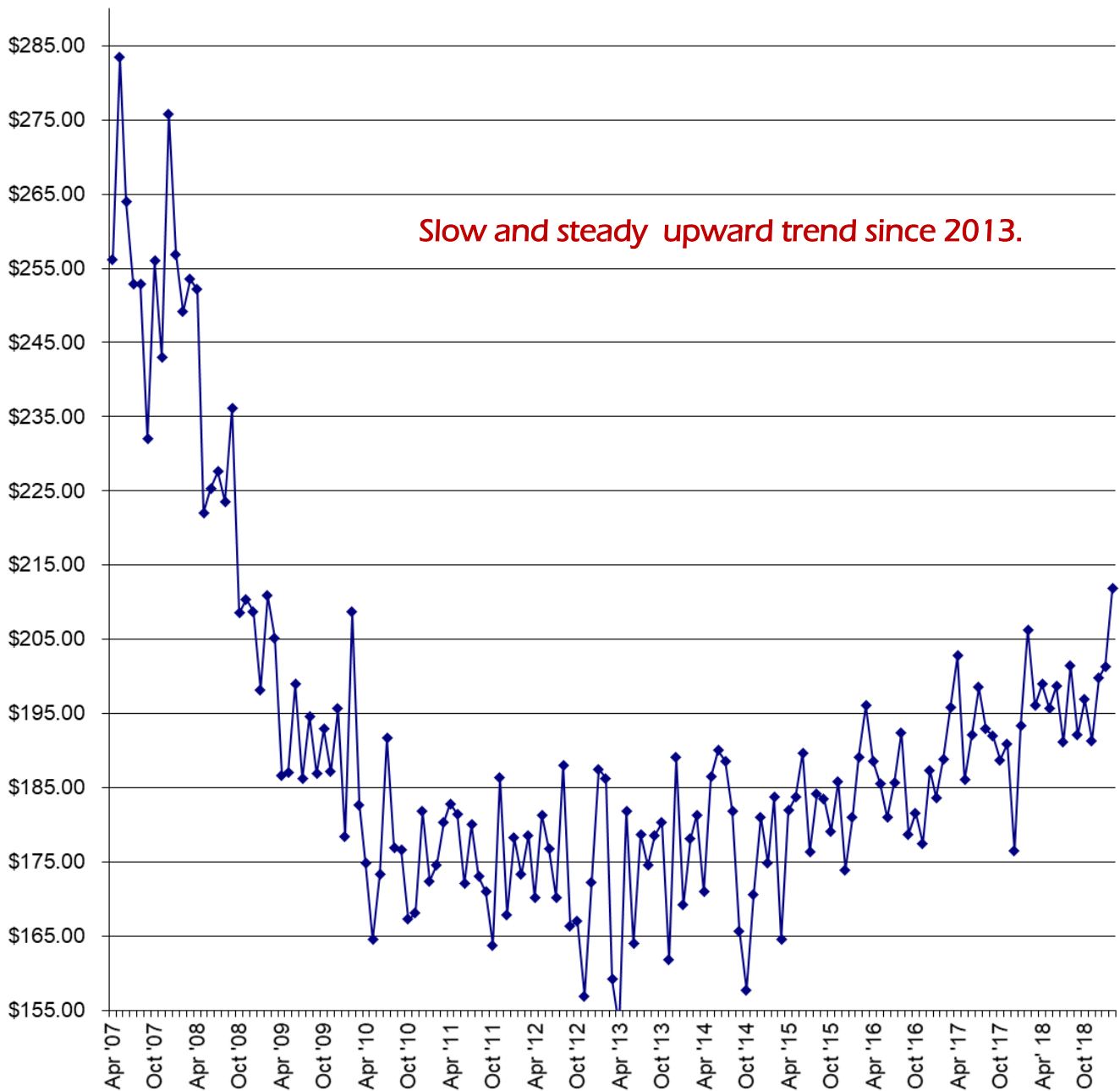


TOTAL OBX LISTINGS





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



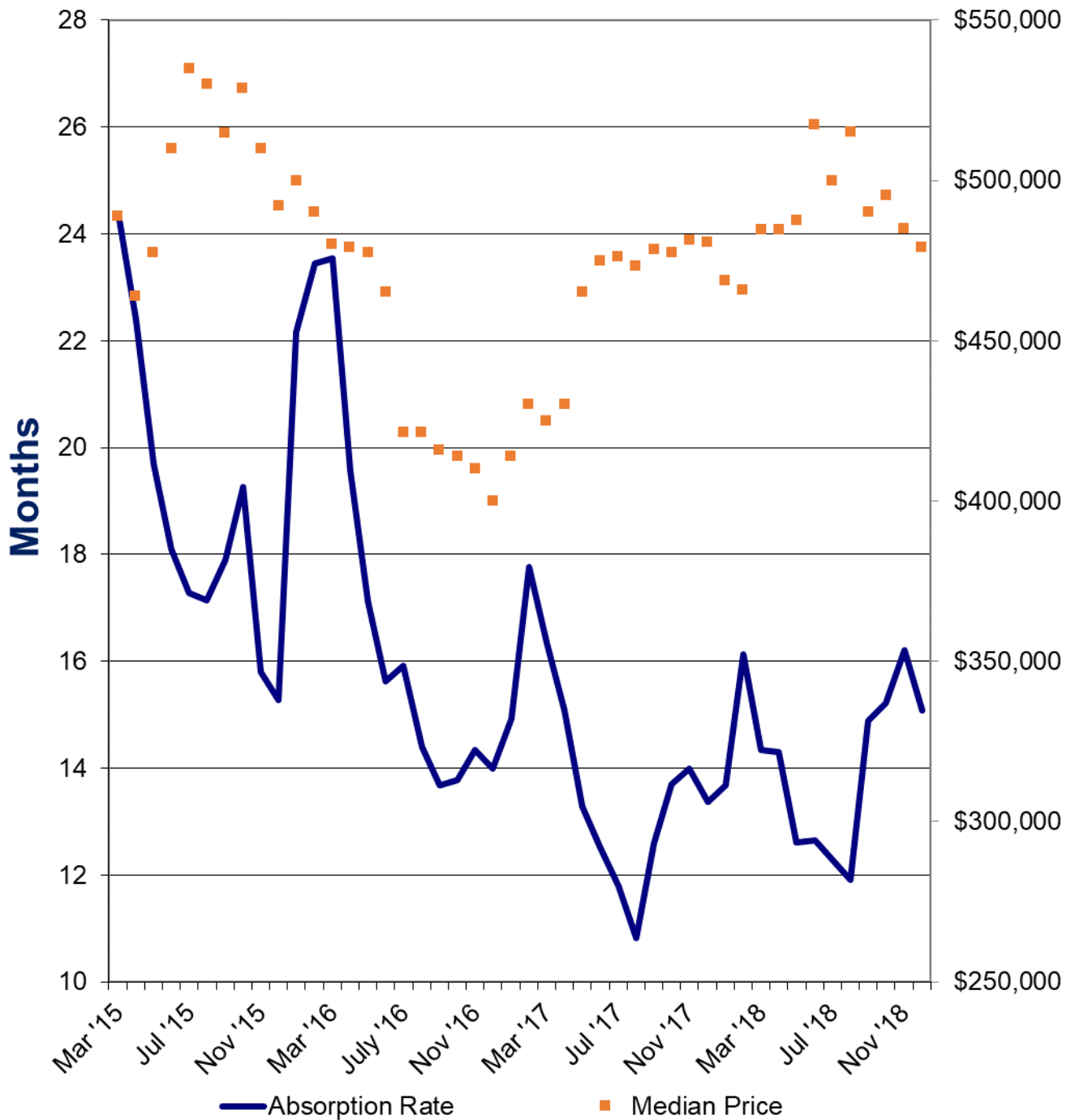
Data provided by the Outer Banks Association of Realtors

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Corolla Residential Median Sales Price and Absorption Rate



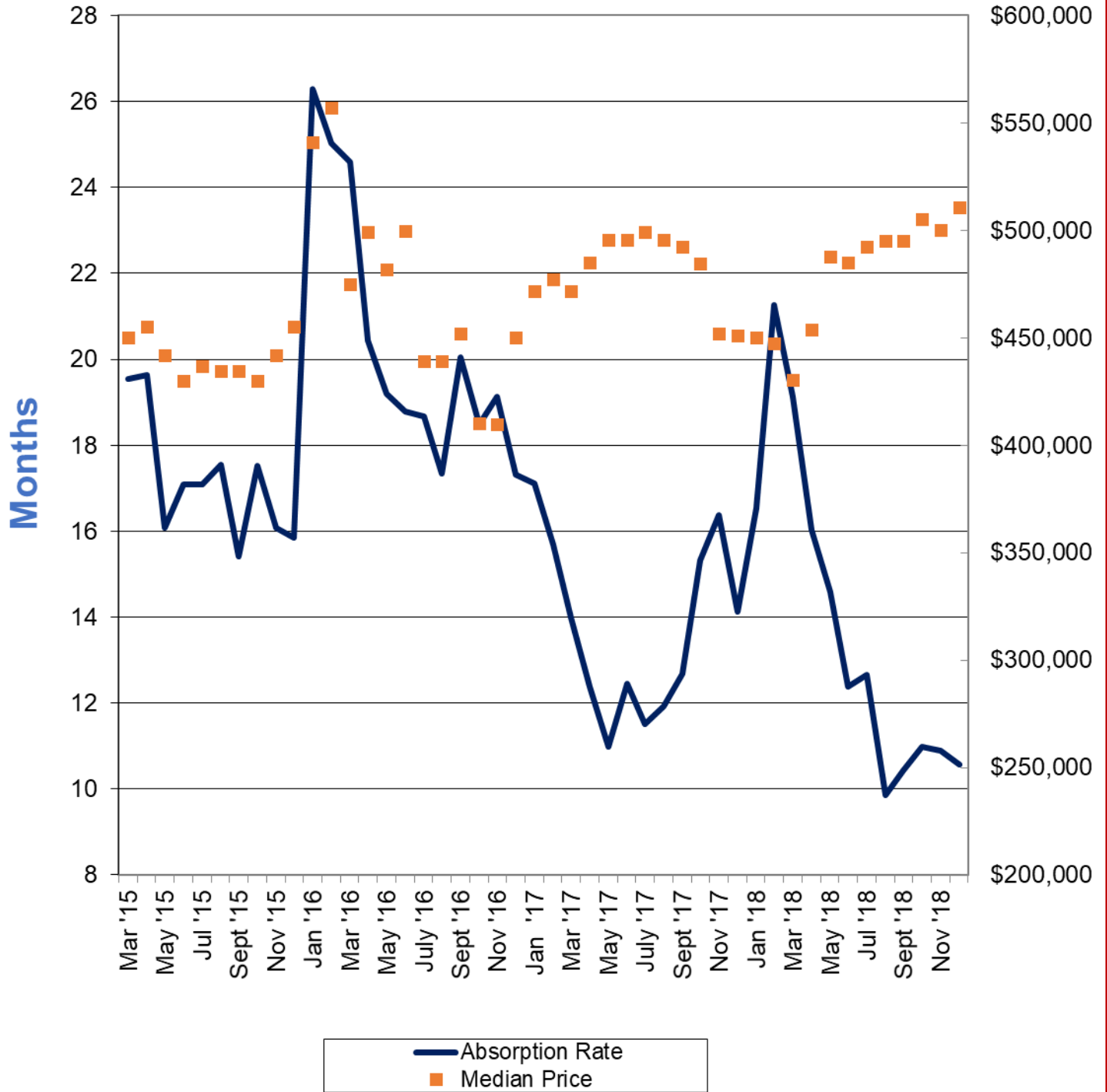
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Duck Residential Median Sales Prices and Absorption Rates



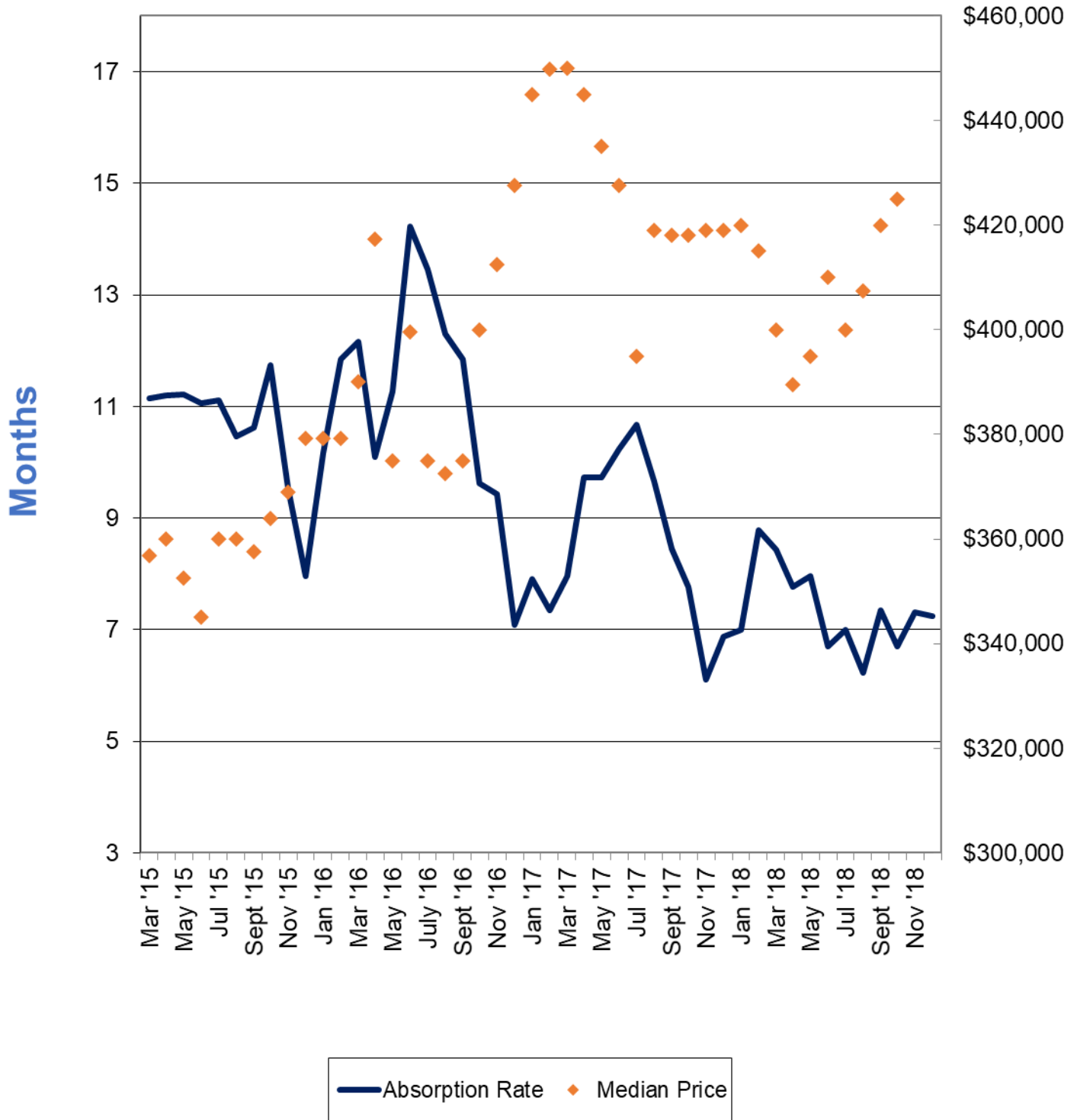
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Southern Shores Residential Median Sales Price and Absorption Rate



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