



Dare Beaches North of Oregon Inlet: Houses -7.3% Lots -2% The big story for the first half of this year is the decrease in number of sales. There have been close to half as many sales compared to the first half of 2005. Average prices have come down slightly as a result.

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
	2006	393	\$491,430	137		96.1%	2006	76	\$281,238
		-7.3%					-2%		
2005	640	\$527,491	139	96.6	2005	146	\$287,075	154	97.5%

Southern Shores: Houses -1.2% Lots +29% Residences in this area are holding their value better than some areas. More of the higher end lots sold in this area which caused the average lot price to be much higher. Unfortunately the total number of lots sold is significantly lower.

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
	2005	37	\$616,489	130		95.7%	2006	9	\$394,527
		-1.2%					+29%		
2005	71	\$624,305	132	94.3%	2005	19	\$305,252	89	97%

Kitty Hawk and Martin's Point: Houses +5% Lots -9.9% This area held its value well this spring. The number of sales were down less than most areas and the average sold price went up. Lot prices are slightly down over the spring of 2005.

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
	2006	52	\$459,192	145		96.2%	2006	11	\$308,727
		+5%					-9.9%		
2005	70	\$437,184	137	98%	2005	31	\$339,448	195	97.9%

Duck: Houses -1.6% Lots -204% Home sales prices in this area held up fairly well despite a large drop in number of sales. The only lots that sold in Duck in the first half of 2006 were interior lots west of NC 12. This is the main reason for the tremendous decrease in average sold price.

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
	2006	50	\$790,126	128		94.4%	2006	3	\$292,200
		-1.6%					-204%		
2005	93	\$802,924	144	96.8%	2005	6	\$597,833	188	98.3%

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