

RASBERRY SHACKELFORD & ASSOCIATES

Your Real Estate Valuation Experts

Lending / Condemnation / MAI Appraisals / Expert Testimony / Estates / FHA / REO / Tax Appeal
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 RSA@rsares.com www.RSARES.com

Pitt County

Data in this report is taken from the Greenville Pitt MLS and includes single-family sales throughout Pitt County.

- 2nd quarter average sales price increased 6.3% compared to the 2nd quarter of 2009.
- 2nd quarter sales volume increased 12.7% over the 2nd quarter of 2009.
- August sales volume decreased 12.5% from the previous month.
- August sales volume was 2.9% lower than August 2009 levels.
- Pending sales at the beginning of September decreased 6.7% over the previous month.
- There are 10.2 months of inventory currently on the market.
- There are 8.5 months of new construction inventory on the market.

Annual Table						
Date Range	# of Sales	% Chg	Average SP	% Chg	Avg DOM	%Chg
Sep-06 - Aug-07	2,906		\$ 152,656		90	
Sep-07 - Aug-08	2,217	-23.7%	\$ 155,790	2.1%	101	12.2%
Sep-08 - Aug-09	1,497	-32.5%	\$ 148,753	-4.5%	135	33.7%
Sep-09 - Aug-10	1,807	20.7%	\$ 153,462	3.2%	140	3.7%
Current Active Listings	1,538					
Months of Inventory	10.2Months based on previous year sales volume					

Quarterly Table								
Quarter	# of Sales	% Chg	Average SP	% Chg	Wt 4Qtr Avg	% Chg	Avg DOM	% Chg
2008 Qtr 2	653	43.8%	\$ 159,664	3.1%	\$156,881	0.2%	106	-1.9%
2008 Qtr 3	531	-18.7%	\$ 153,156	-4.1%	\$155,222	-1.1%	108	1.9%
2008 Qtr 4	306	-42.4%	\$ 149,350	-2.5%	\$155,130	-0.1%	121	12.0%
2009 Qtr 1	266	-13.1%	\$ 146,326	-2.0%	\$153,878	-0.8%	138	14.0%
2009 Qtr 2	502	88.7%	\$ 148,913	1.8%	\$149,971	-2.5%	145	5.1%
2009 Qtr 3	452	-10.0%	\$ 148,848	0.0%	\$148,530	-1.0%	145	0.0%
2009 Qtr 4	478	5.8%	\$ 144,819	-2.7%	\$147,338	-0.8%	133	-8.3%
2010 Qtr 1	312	-34.7%	\$ 151,629	4.7%	\$147,339	0.0%	147	10.5%
2010 Qtr 2	566	79.7%	\$ 158,340	4.5%	\$147,340	0.0%	141	-3.4%

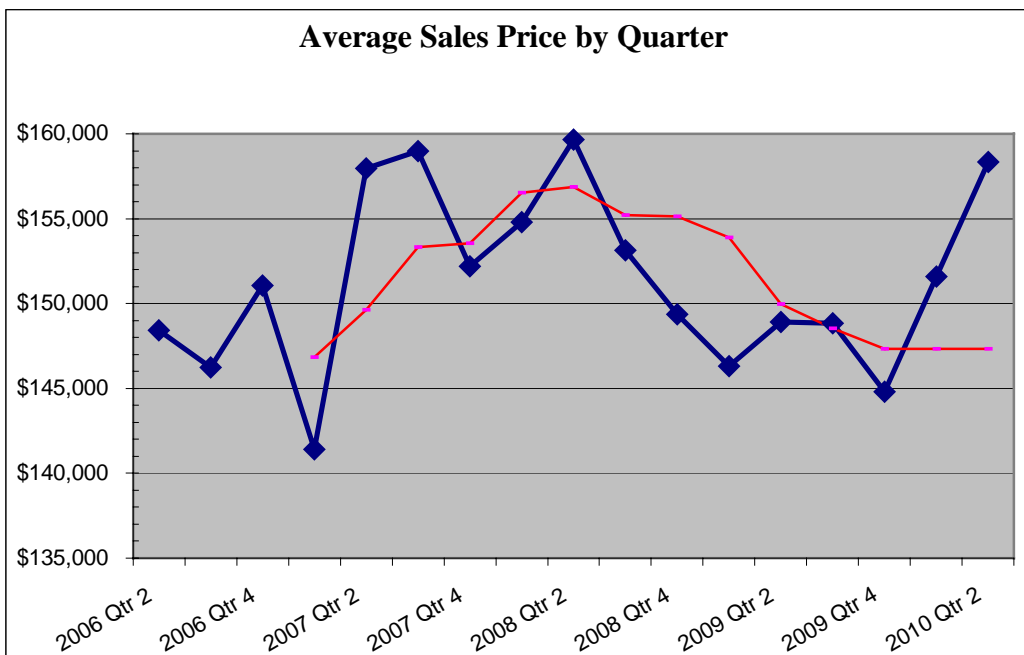
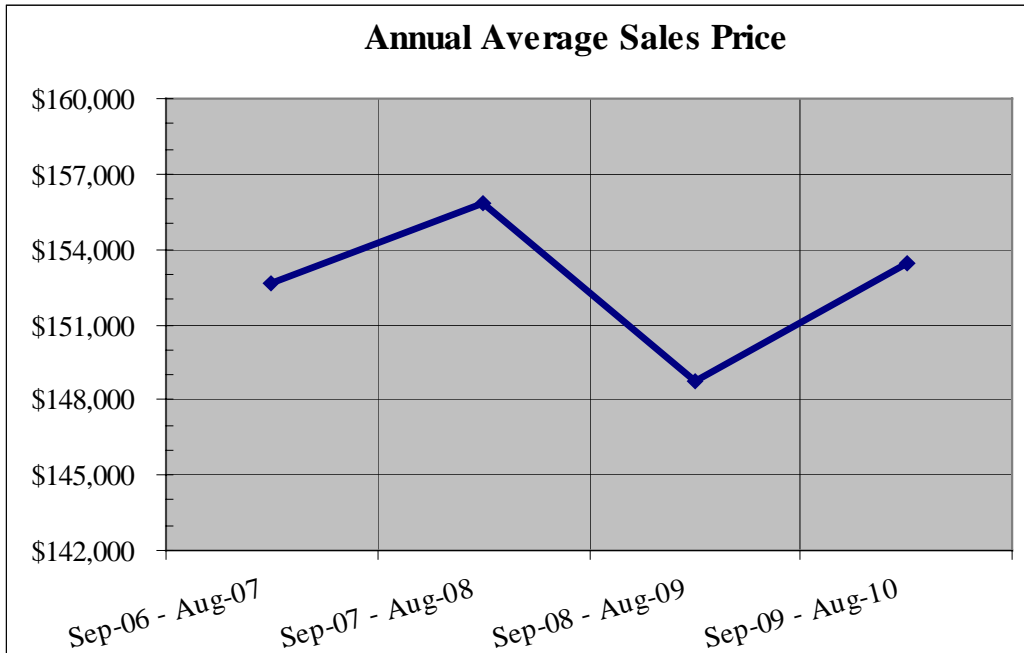
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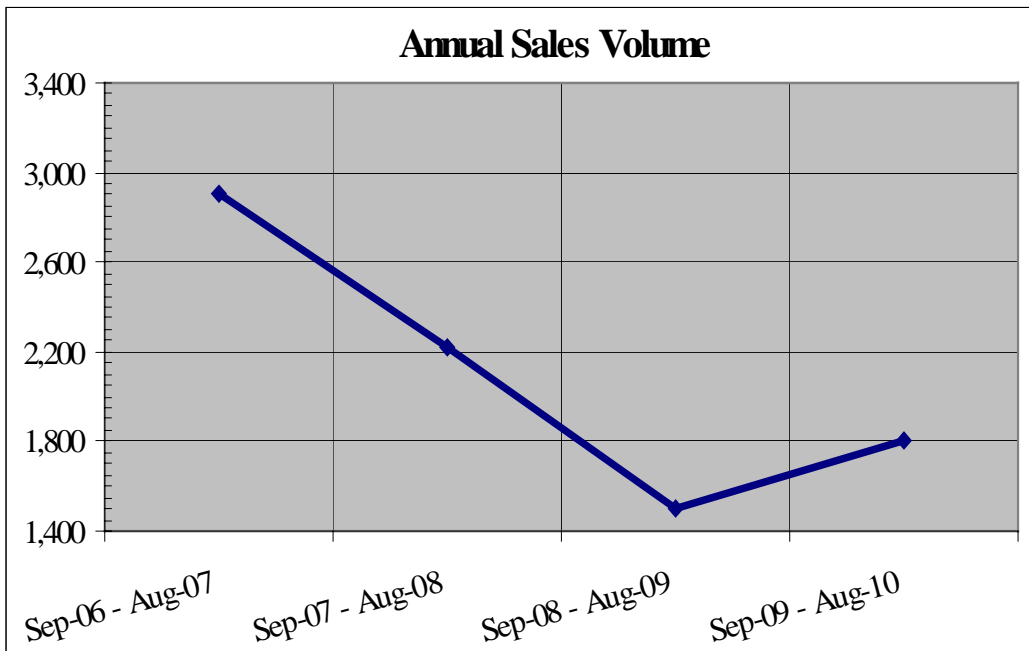
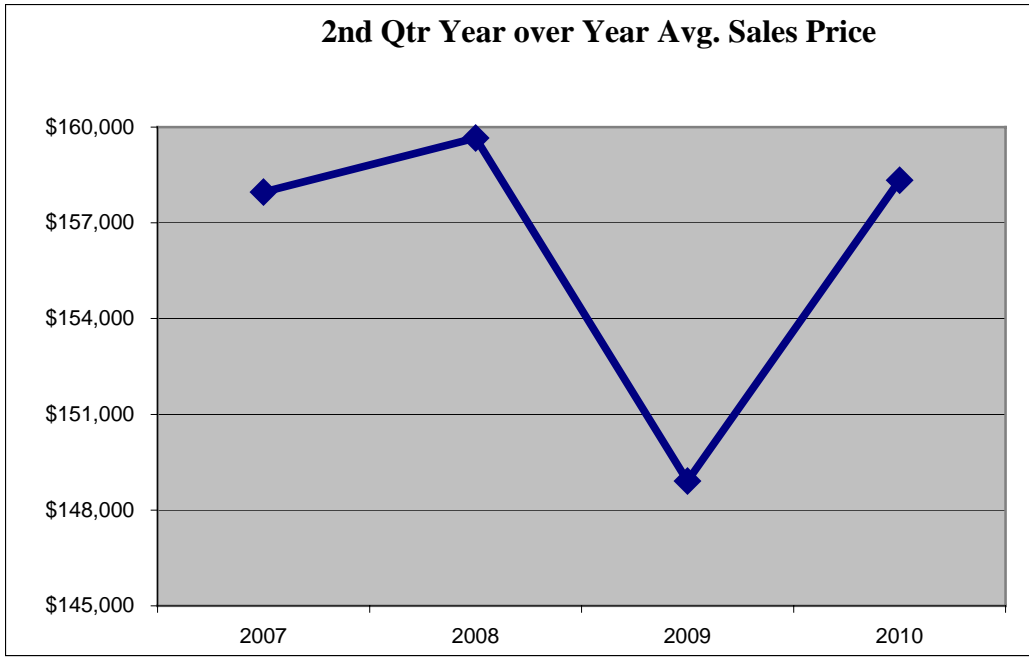
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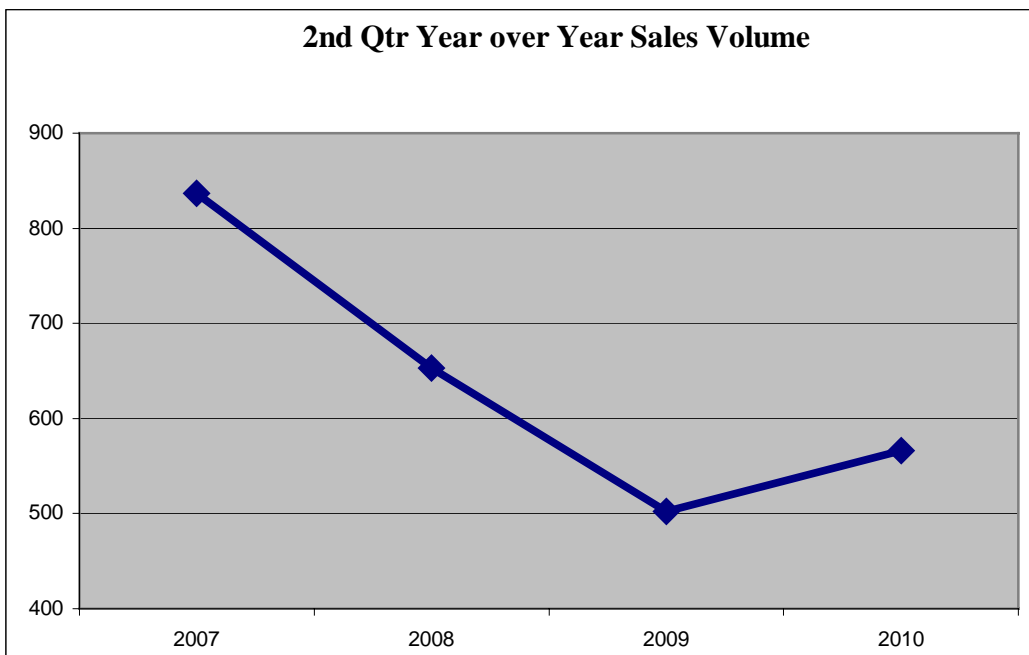
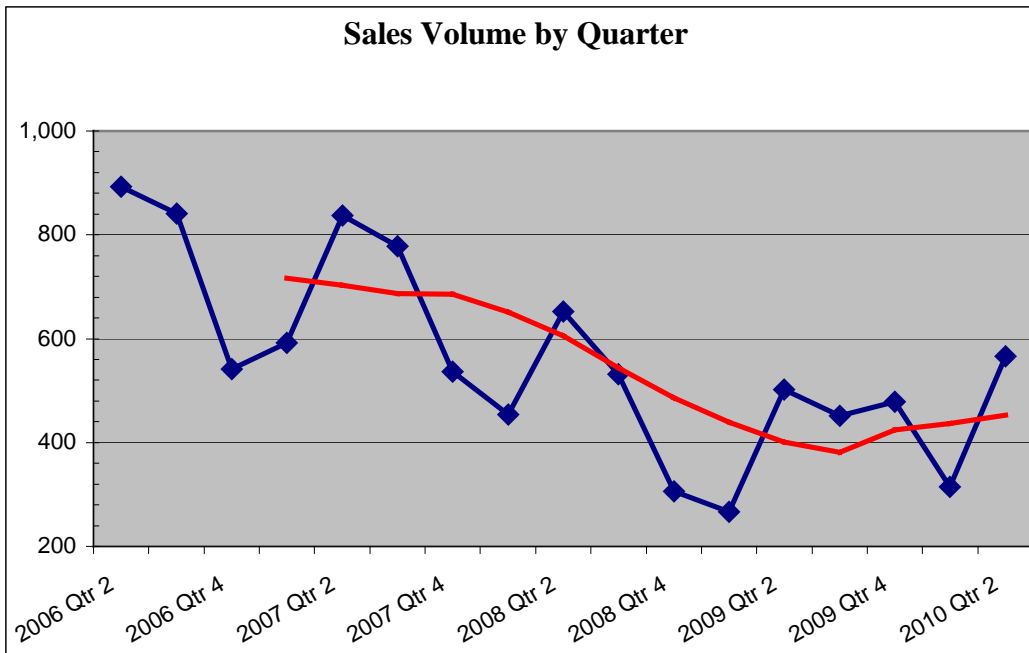
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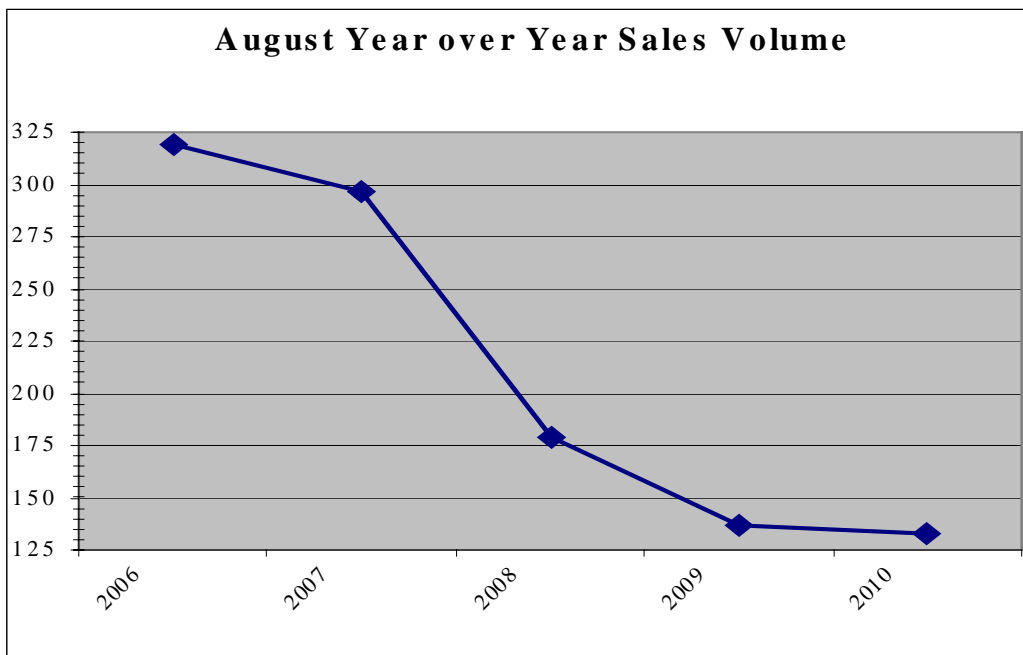
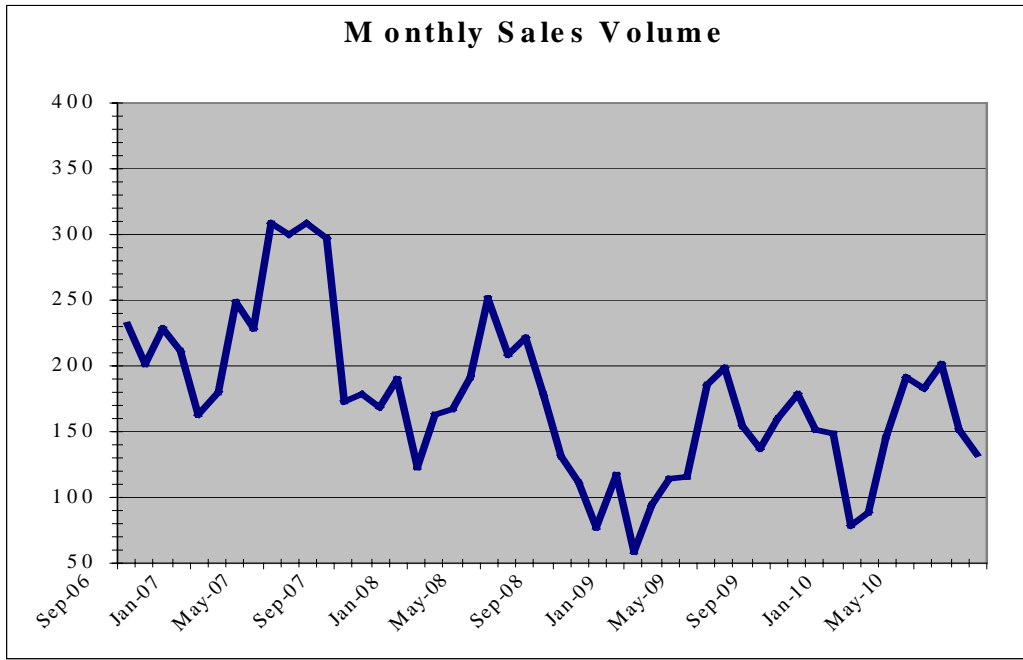
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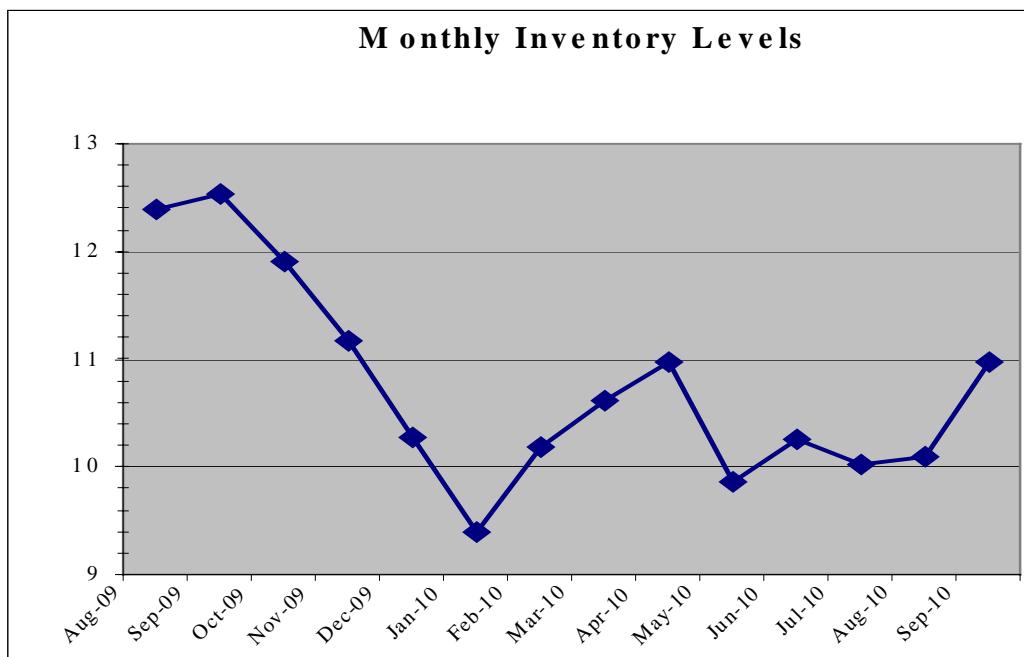
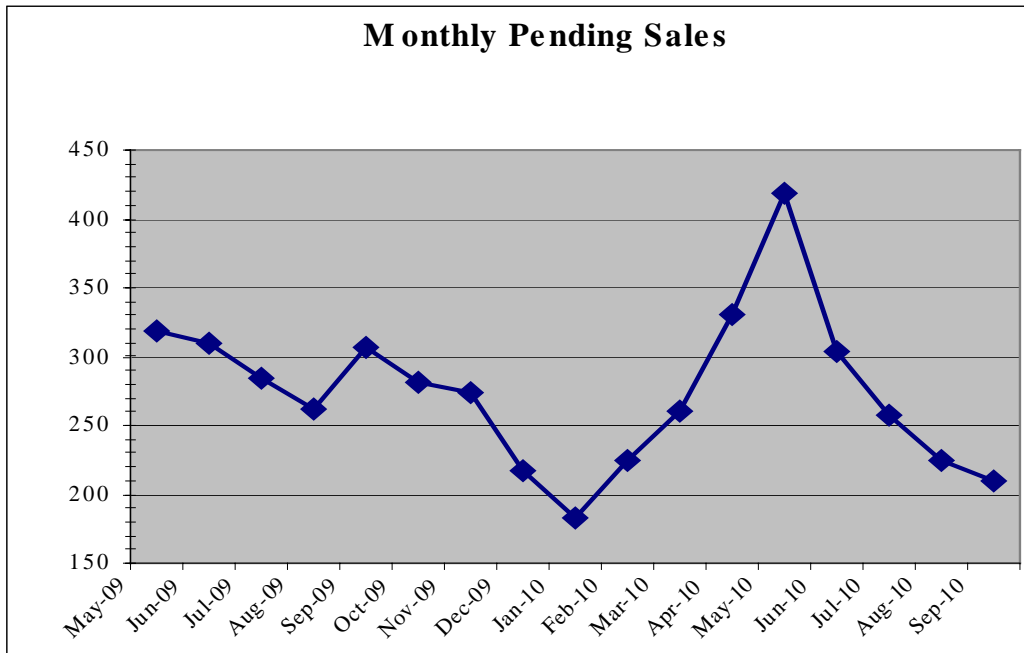
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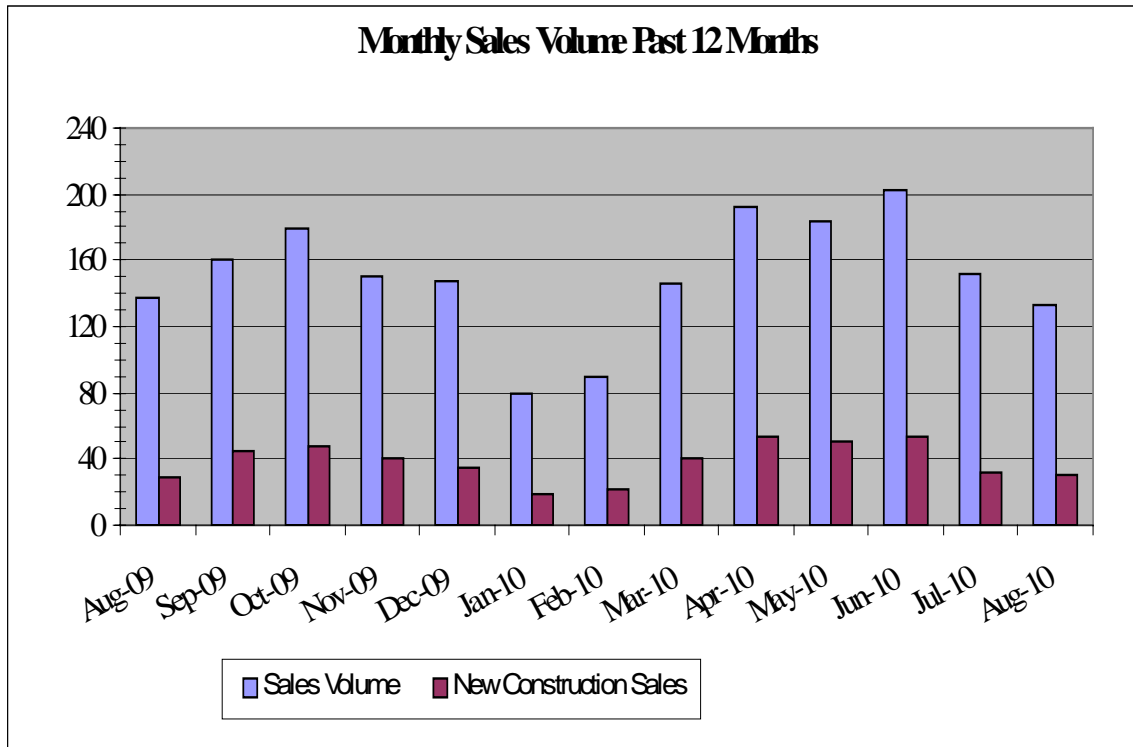
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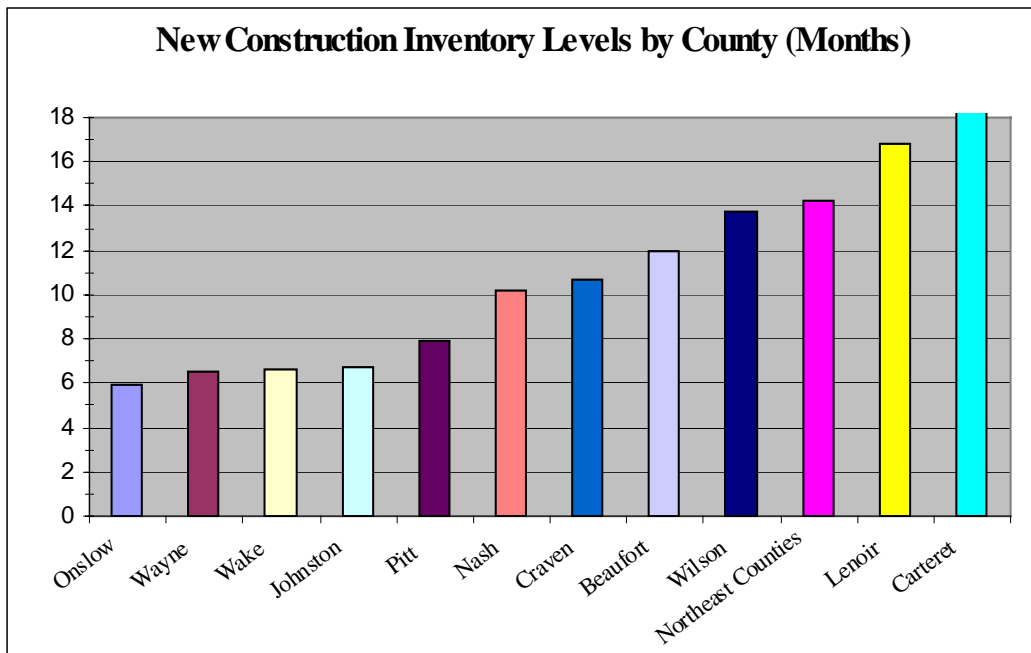
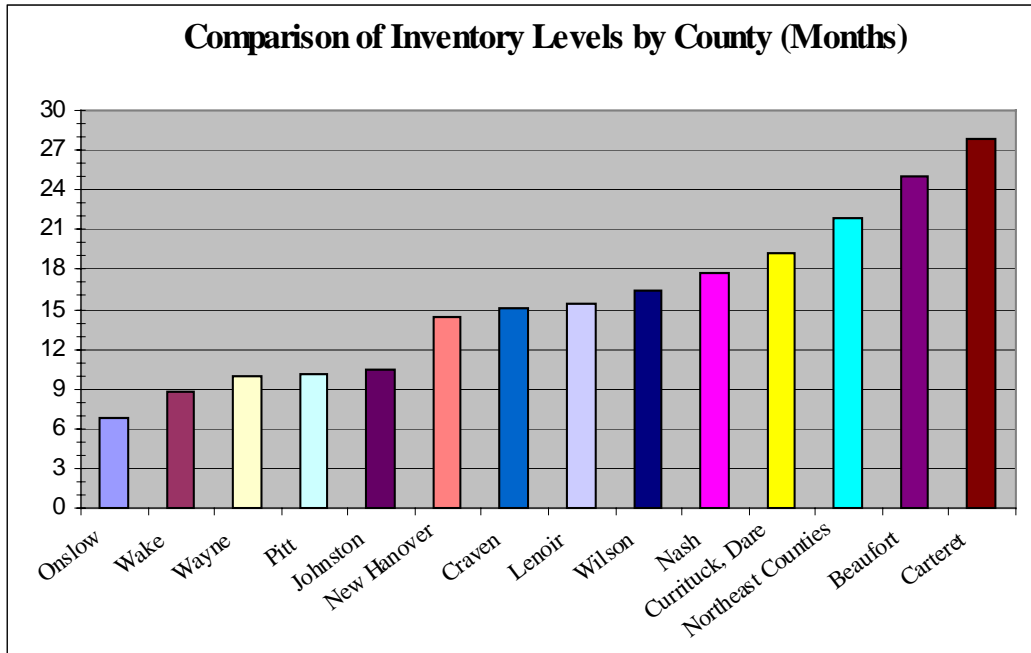
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*Carteret County is off the chart at 32.2 months.

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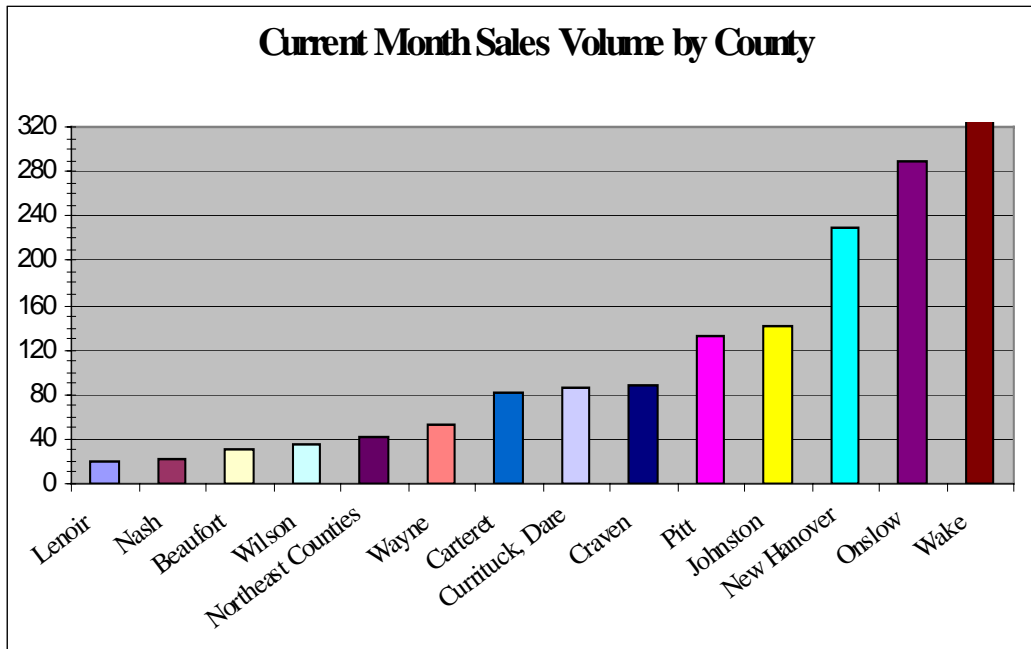
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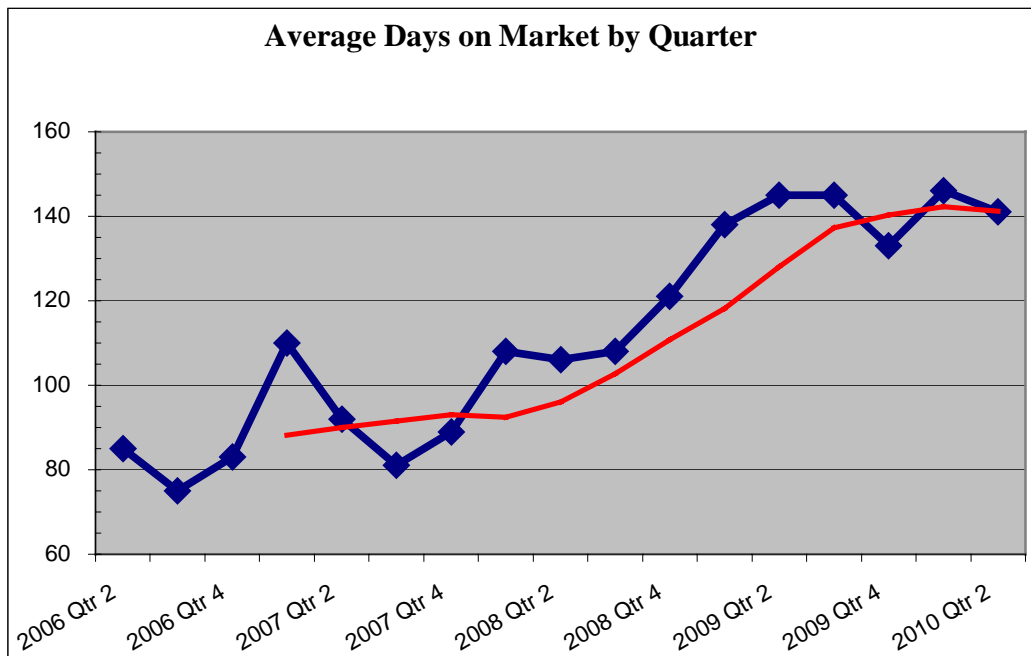
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*Wake County is off the chart at 825 sales.



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