

# RASBERRY SHACKELFORD & ASSOCIATES

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REAL ESTATE APPRAISERS

RSA@rsares.com

Mortgage Appraisals / Conservation Easements / Eminent Domain / FHA / REO

Residential / Commercial / Industrial / Agricultural

## Pitt County

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

Median home sales price has fallen slightly in this market over the past year, but the semi-annual table shows much of that decline took place in the 3<sup>rd</sup> and 4<sup>th</sup> quarters of last year, with prices stabilizing over the past 6 months. Sales volume has declined significantly over the past 3 years, but has increased over the past 6 months. August sales volume fell 17.4% from the previous month and even with the sales volume increase over the past 6 months, August sales volume is 28.5% lower than August 2008. The number of pending sales at the beginning of September rose 17.2% over the previous month.

### Annual Table

Date Range	# of Sales	% Chg	Average SP	% Chg	Avg DOM	%Chg
Sept 06 -Aug 07	2,906		\$ 152,656		90	
Sept 07- Aug 08	2,216	-23.7%	\$ 155,798	2.1%	101	12.2%
Sept 08 -Aug 09	1,485	-33.0%	\$ 148,930	-4.4%	133	31.7%
Current Active Listings	1,560					
Months of Inventory at Given Sales Volumes			8.4Months based on Prior Year Sales Volume			
			12.6Months based on Current Year Sales Volume			
			10.4Months based on Current 6 Months Sales Volume			

### Semi-Annual Table

Date Range	# of Sales	% Chg	Average SP	% Chg	Avg DOM	% Chg
Sept 06 - Feb 07	1,215		\$ 146,497		87	
Mar 07 - Aug 07	1,691	39.2%	\$ 157,082	7.2%	92	5.7%
Sept 07 - Feb 08	953	-43.6%	\$ 154,909	-1.4%	94	2.2%
Mar 08- Aug 08	1,220	28.0%	\$ 156,303	0.9%	106	12.8%
Sept 08 - Feb 09	588	-51.8%	\$ 147,495	-5.6%	120	13.2%
Mar 09 - Aug 09	897	52.6%	\$ 149,871	1.6%	142	18.3%

#### Kinston Office

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#### Greenville Office

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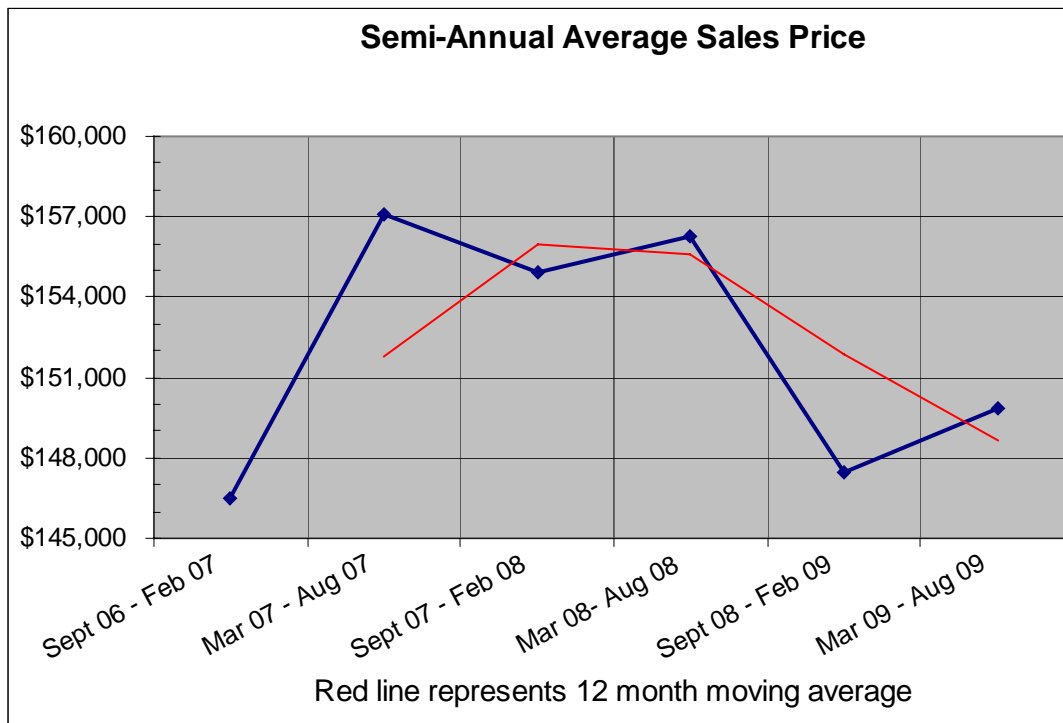
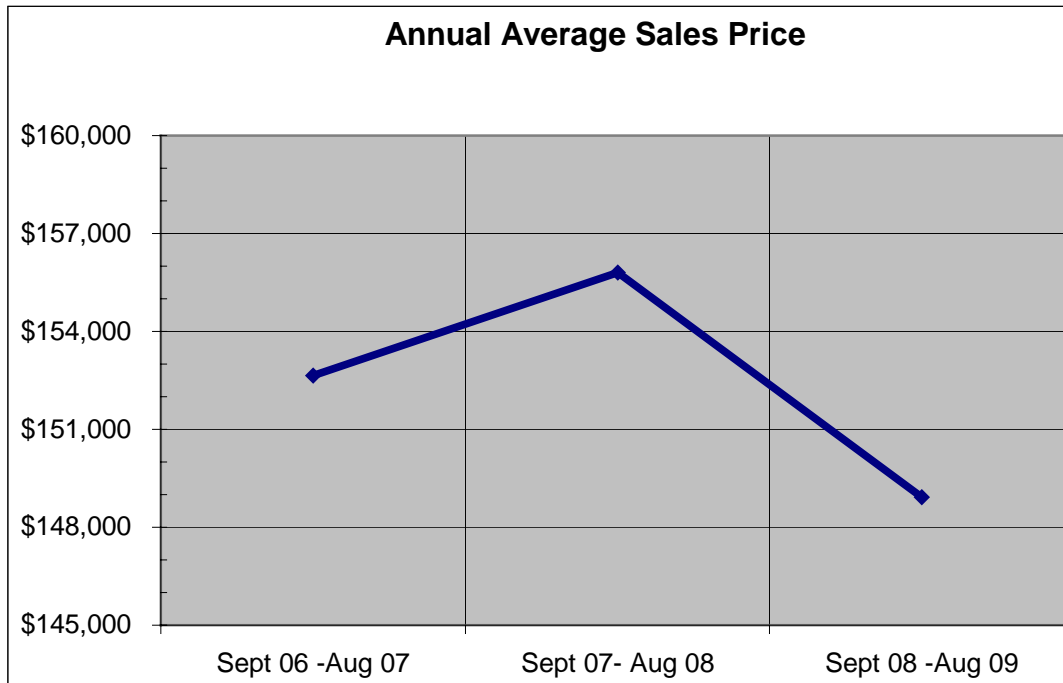
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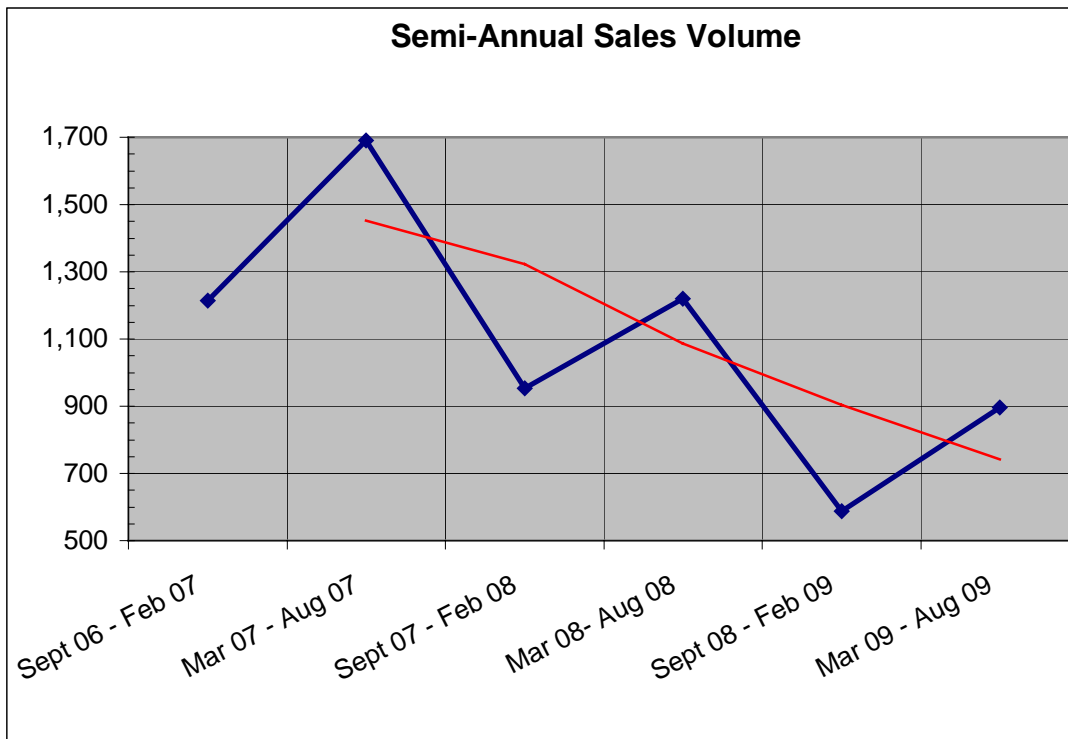
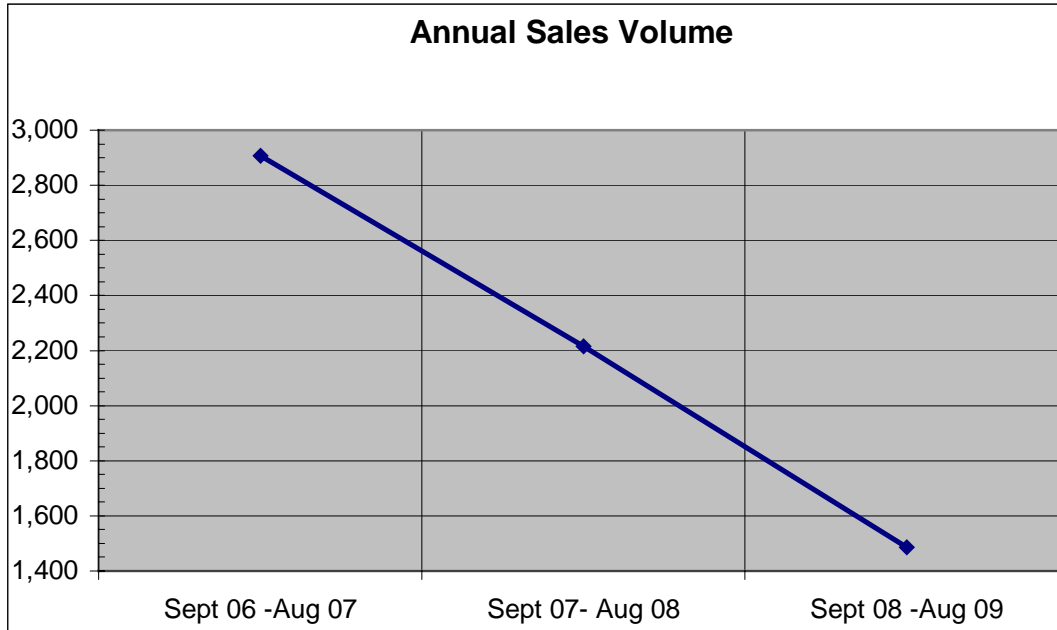
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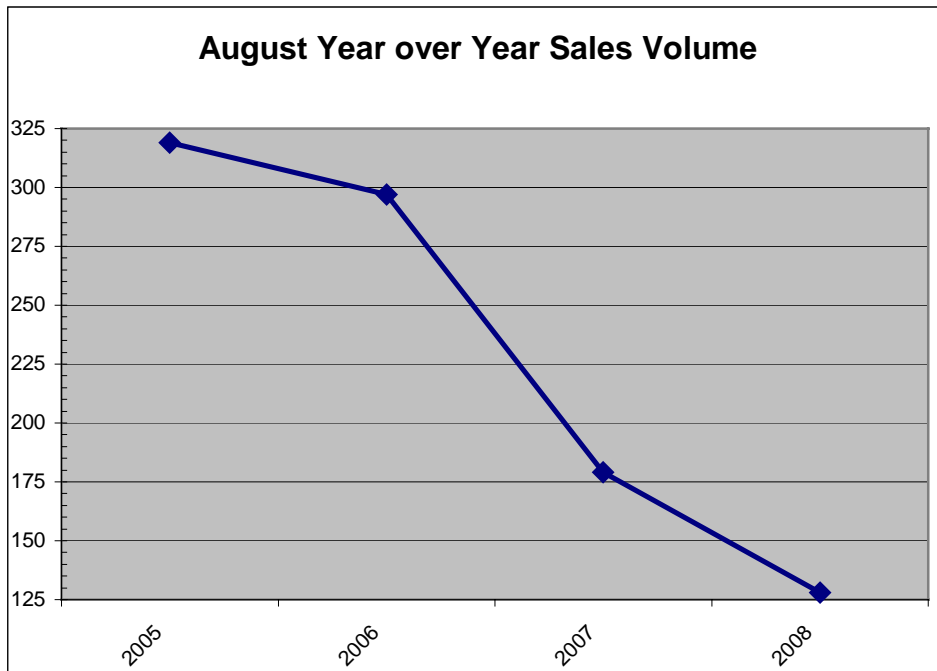
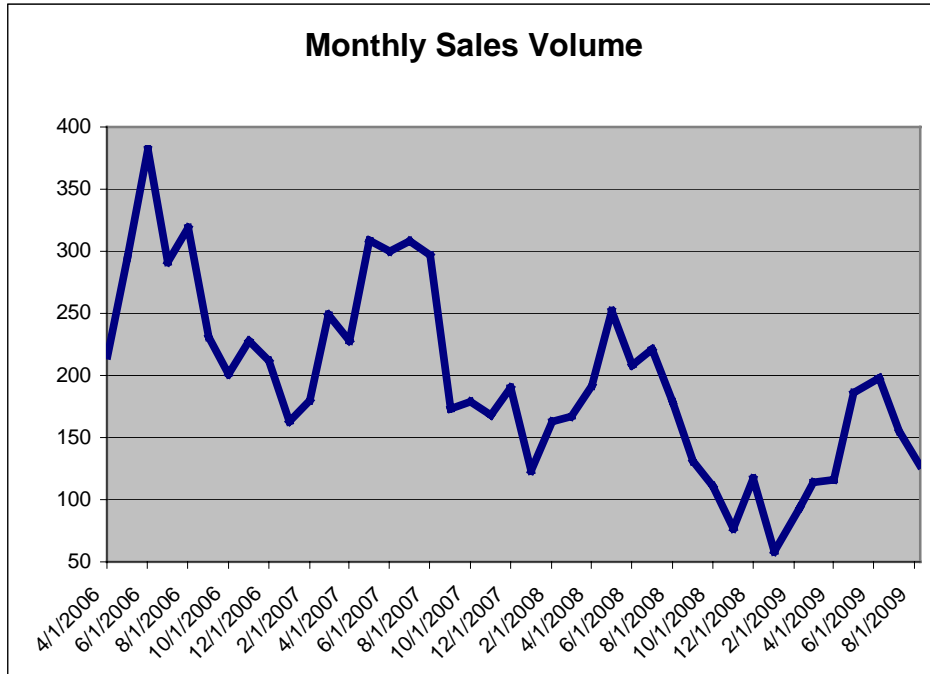
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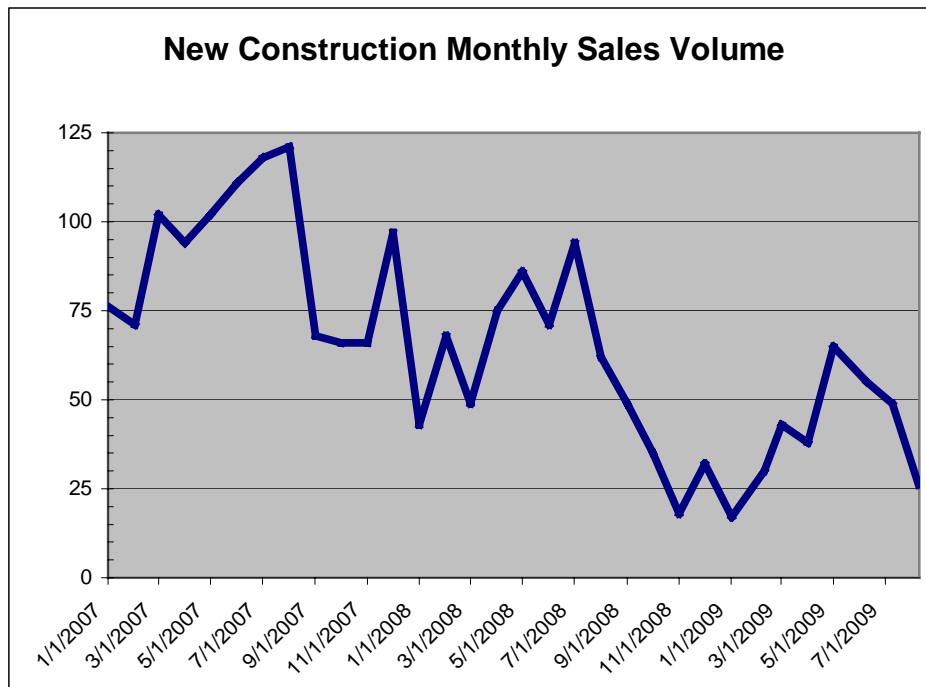
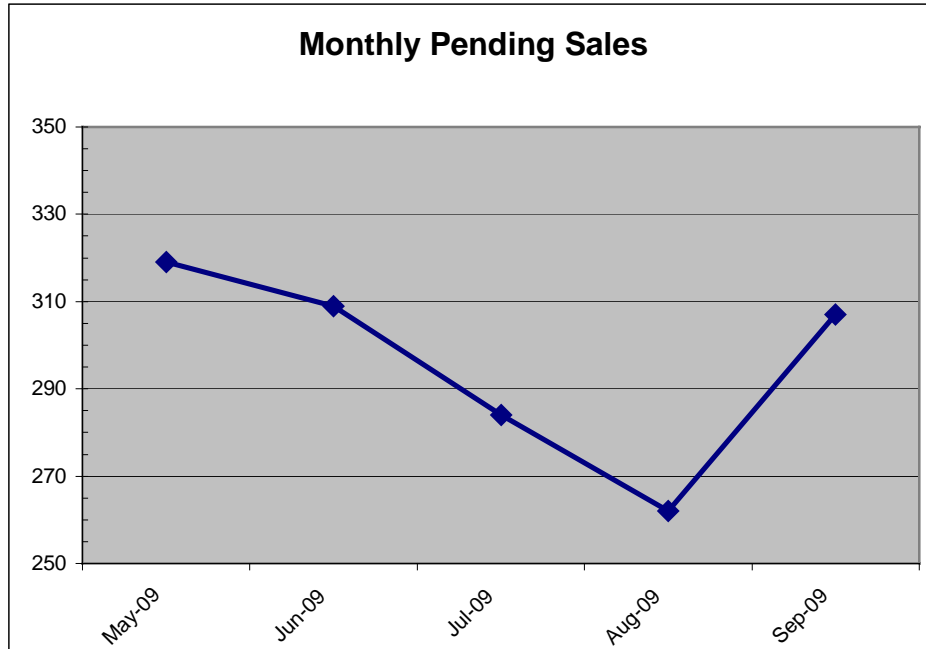
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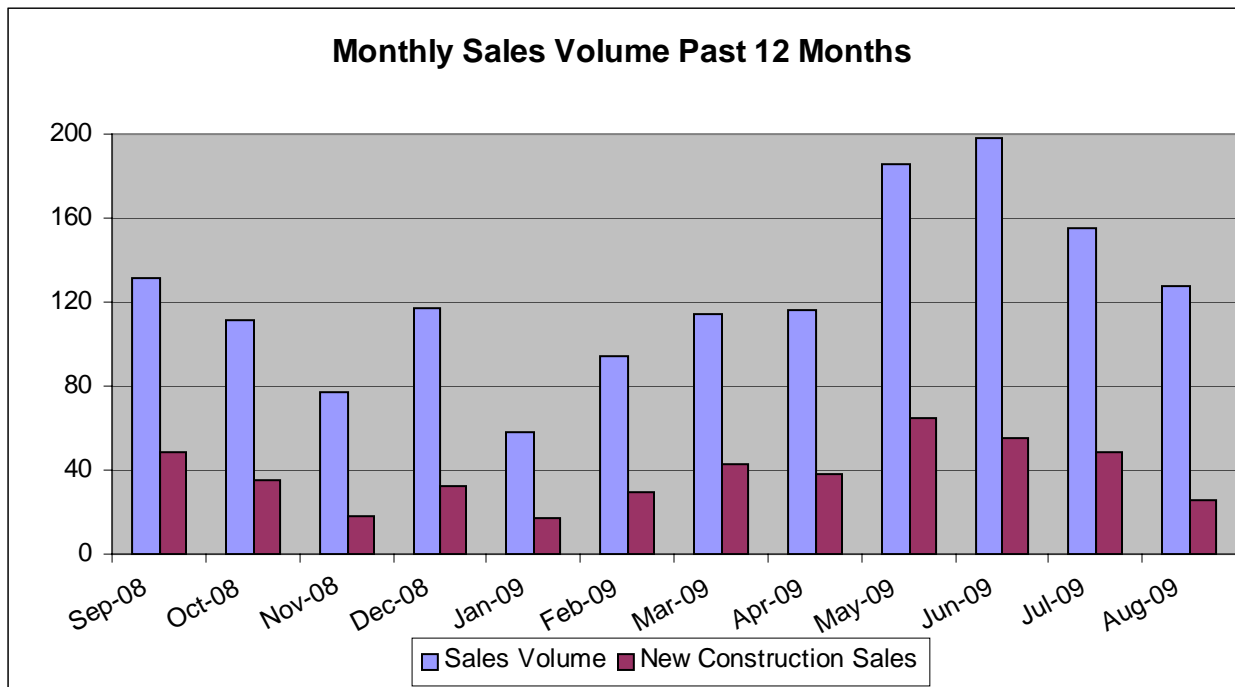
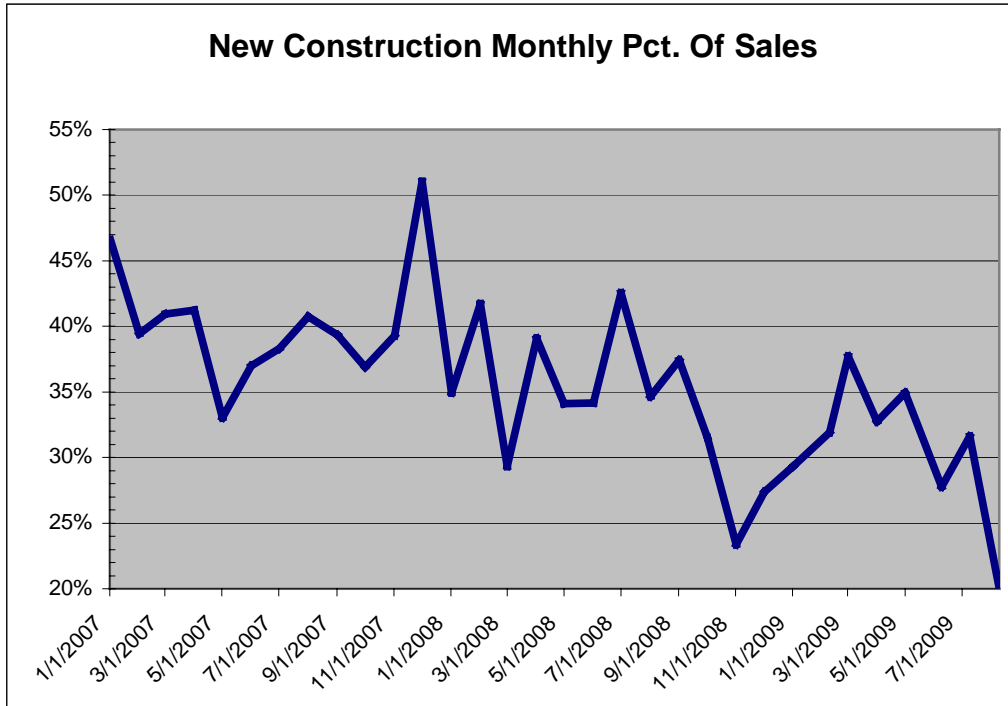
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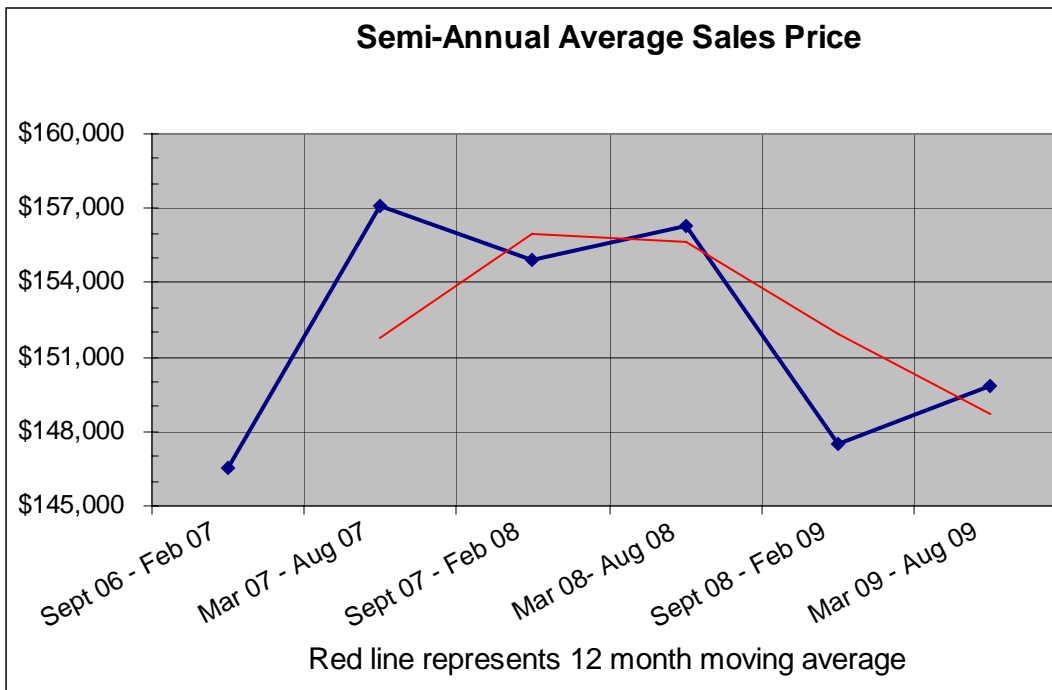
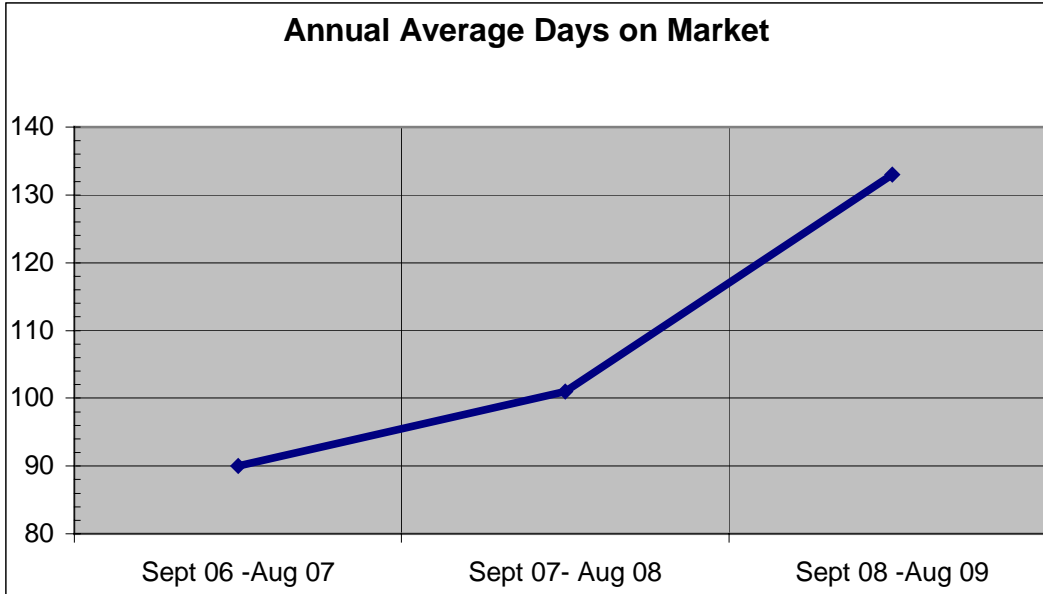
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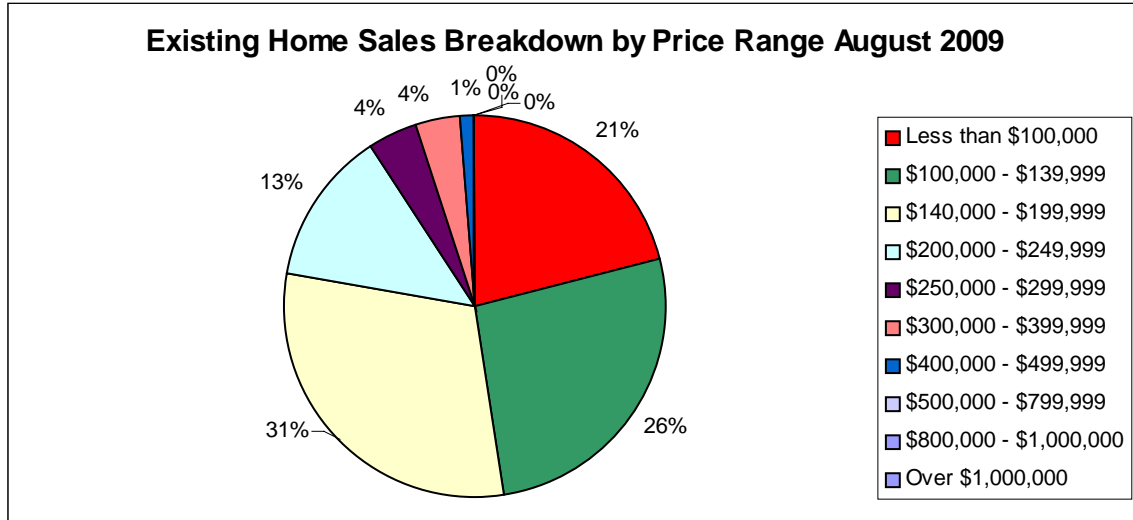
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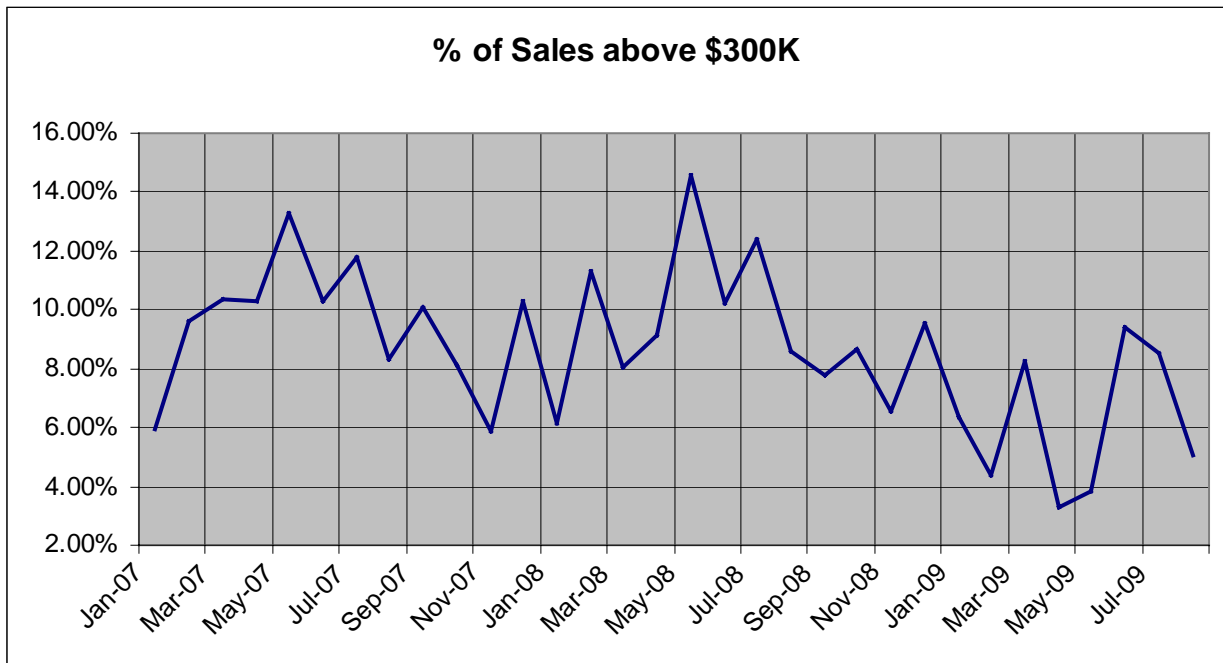
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The above chart illustrates the percentage of sales by price range in the market for the month of August 2009. Sales prices of greater than \$300,000 accounted for 5.05% of all sales in the market this month, down from 8.49% in July.



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