

LINCOLN COUNTY RESIDENTIAL REAL ESTATE TRENDS

MEDIAN SALES PRICE

PROPERTY TYPE	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006
BARE LAND																	
Oceanfront	\$76,250	\$70,000	\$117,500	\$137,500	\$130,250	\$164,000	\$157,500	\$165,000	\$156,500	\$176,500	\$150,000	\$185,000	\$180,000	\$169,000	\$220,000	\$292,500	\$492,500
Riverfront	\$25,000	\$33,000	\$30,750	\$24,900	\$35,000	\$49,000	\$42,000	\$53,000	\$51,200	\$68,700	\$42,000	\$60,000	\$55,000	\$62,000	\$54,750	\$70,000	\$70,000
Lakefront	\$49,500	\$43,000	\$59,500	\$75,000	\$91,950	\$81,200	none	none	\$93,000	\$93,750	\$89,000	\$95,500	\$85,000	\$150,000	\$152,500	\$200,000	\$196,000
View	\$25,000	\$28,000	\$30,000	\$30,000	\$42,000	\$46,500	\$45,000	\$49,900	\$50,000	\$55,000	\$63,500	\$65,000	\$47,000	\$50,000	\$57,000	\$86,400	\$220,000
Non-View	\$15,000	\$15,250	\$17,250	\$19,000	\$24,000	\$27,500	\$30,980	\$32,000	\$35,000	\$40,000	\$36,000	\$36,000	\$36,000	\$30,500	\$37,750	\$47,000	\$80,000
IMPROVED PROPERTIES																	
Oceanfront	\$141,030	\$186,000	\$201,000	\$232,750	\$285,000	\$326,250	\$310,000	\$266,250	\$305,000	\$319,900	\$349,500	\$325,000	\$325,000	\$415,250	\$450,000	\$663,000	\$760,000
Riverfront	\$64,000	\$65,000	\$80,000	\$92,500	\$95,000	\$105,000	\$123,750	\$135,000	\$125,000	\$133,750	\$140,500	\$122,000	\$139,500	\$149,000	\$165,000	\$165,000	\$247,500
Lakefront	\$79,950	\$138,500	\$147,000	\$155,000	\$184,500	\$210,000	\$175,500	\$213,500	\$245,000	\$230,000	\$210,000	\$233,000	\$272,500	\$250,000	\$356,000	\$500,000	\$480,000
View Homes	\$69,250	\$83,000	\$110,000	\$124,000	\$126,000	\$142,500	\$140,000	\$160,000	\$162,000	\$161,200	\$164,950	\$179,250	\$165,000	\$180,000	\$235,000	\$269,900	\$344,750
Non-View	\$50,000	\$54,500	\$63,900	\$69,500	\$86,000	\$92,700	\$102,500	\$107,425	\$105,000	\$109,585	\$112,125	\$117,500	\$125,000	\$130,000	\$147,000	\$162,500	\$205,000
New Construction	\$142,550	\$130,000	\$104,250	\$140,000	\$142,950	\$155,000	\$135,000	\$159,500	\$158,675	\$170,000	\$177,000	\$199,500	\$199,500	\$214,000	\$281,750	\$298,250	\$390,500
Per.Prop Mobile	\$10,000	\$10,500	\$9,100	\$12,700	\$16,500	\$14,250	\$20,000	\$25,000	\$24,250	\$21,500	\$13,500	\$17,500	\$19,250	\$27,000	\$35,000	\$20,000	\$21,000
Single Wide Mobiles	\$26,500	\$33,000	\$33,010	\$40,000	\$44,700	\$49,000	\$53,500	\$58,000	\$59,250	\$55,000	\$55,000	\$52,500	\$54,000	\$69,500	\$71,000	\$72,500	\$88,000
Double Wide Mobiles	\$50,000	\$50,000	\$64,000	\$69,500	\$77,950	\$85,000	\$90,000	\$93,125	\$97,000	\$92,000	\$104,145	\$102,000	\$102,625	\$112,250	\$122,500	\$138,000	\$168,500
New Single Wides	none	\$33,000	none	\$47,000	\$48,000	\$56,250	none	none	none	none	none	\$75,000	none	\$140,500	\$147,000	\$154,500	\$155,490
New Double Wides	\$65,000	\$79,950	\$87,000	\$78,750	\$89,900	\$97,750	\$99,000	\$91,250	\$107,300	\$118,000	\$106,000	\$125,635	\$122,080	\$112,500	\$152,750	\$154,750	\$198,750
Condominiums	\$57,500	\$72,500	\$69,000	\$79,000	\$91,200	\$107,750	\$130,000	\$130,000	\$154,750	\$150,000	\$175,000	\$163,000	\$162,000	\$149,000	\$190,000	\$194,500	\$206,000
All Housing Units	\$59,500	\$65,000	\$70,000	\$80,000	\$93,250	\$99,750	\$110,000	\$124,625	\$122,700	\$122,400	\$126,350	\$135,600	\$133,000	\$145,000	\$162,500	\$178,000	\$233,000

All sales included are considered arms-length, open market transactions. The improved waterfront and view property categories include mobile home sales. The non-view and new construction categories do not include mobile home or condo sales. All mobile home sales include land value except the personal property mobile home category.

NUMBER OF SALES

PROPERTY TYPE	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006
BARE LAND																	
Oceanfront	68	43	29	34	28	22	24	21	16	25	11	25	29	36	41	22	10
Riverfront	27	24	24	43	38	29	22	17	17	12	9	11	17	20	28	37	23
Lakefront	11	6	7	7	8	9	1	2	6	6	5	2	3	4	6	5	1
View	373	274	281	275	177	146	130	127	132	111	116	85	154	189	320	277	202
Non-View	267	268	484	417	323	225	190	156	142	200	128	118	134	166	252	326	194
IMPROVED PROPERTIES																	
Oceanfront	58	46	40	38	51	44	41	54	53	63	51	52	55	75	83	83	55
Riverfront	66	61	64	60	60	59	42	31	66	54	42	45	54	75	91	78	75
Lakefront	15	18	17	9	16	17	9	18	11	9	14	17	10	24	16	21	14
View Homes	330	269	286	279	285	215	250	244	250	256	254	262	327	360	471	417	356
Non-View	576	552	614	538	432	374	399	294	351	335	263	307	328	373	527	535	447
New Construction	29	27	63	73	83	69	49	34	46	45	52	48	33	48	80	120	104
Per.Prop. Mobiles	31	27	29	38	38	25	34	25	46	46	42	43	42	37	61	81	41
Single Wide Mobiles	59	57	62	66	62	53	51	39	36	43	39	49	57	46	68	65	55
Double Wide Mobiles	89	78	114	73	107	106	115	100	143	117	114	91	152	182	212	246	215
New Single Wides	none	1	none	1	2	2	none	none	none	none	none	1	none	12	12	33	3
New Double Wides	5	6	8	8	11	16	9	8	10	7	9	18	14	10	18	32	14
Condominiums	115	111	113	98	94	82	89	83	104	85	103	83	115	119	141	177	196
All Housing Units	1346	1242	1179	1078	1089	944	996	876	1044	973	919	933	1113	1256	1607	1751	1377

All sales included are considered arms-length, open market transactions. The improved waterfront and view property categories include mobile home sales. The non-view and new construction categories do not include mobile home or condo sales. All mobile home sales include land value except the personal property mobile home category.