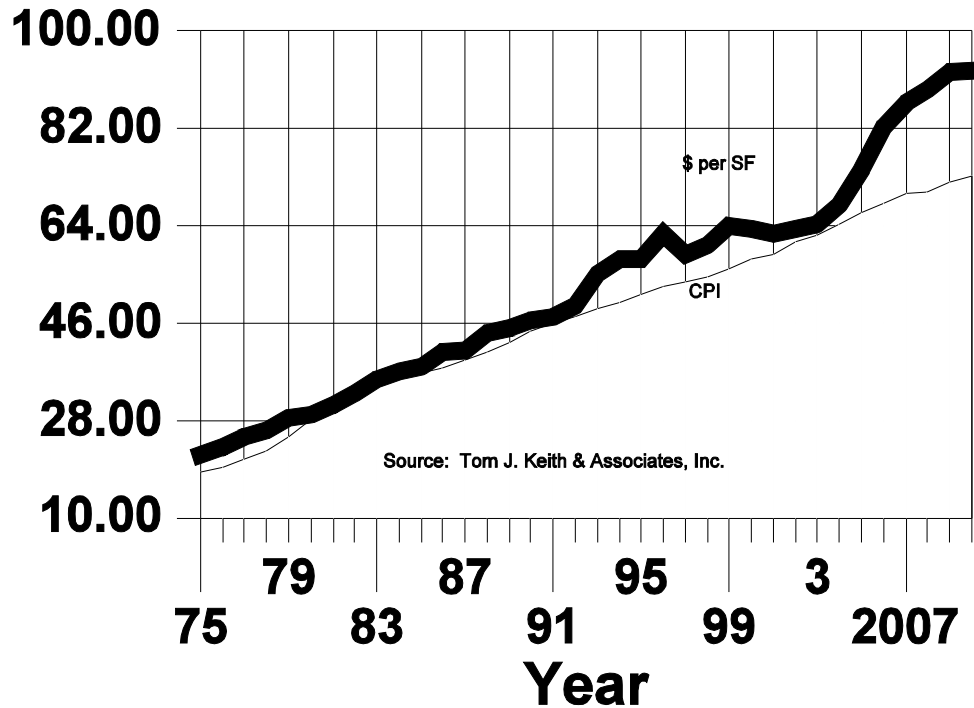


# Fayetteville Residential Index



The Fayetteville Area Residential Price Index is based on data collected in January after the close of each year by the staff of Tom J. Keith & Associates. The survey includes the average square foot price for dwellings ranging in value from \$100,000 to \$300,000 as of December 31, 2010 which are less than 20 years old and situated on sites contributing about 18% of the total selling price. The averages were calculated by selecting an equal number of transactions in each one-year age group from one to 20 years old. This eliminated the heavy weighting, due to the high volume of transactions, of the most recent sales and increased activity of the higher priced sales of 2002 thru 2006.

The table below provides the specific data points used to create the chart above

<b>Avg Price Paid for New &amp; Existing Homes</b>		
<b>Year</b>	<b>Existing \$/SF</b>	<b>New \$/SF</b>
1975	\$21.65	
1976	\$23.36	
1977	\$25.11	
1978	\$26.32	
1979	\$28.71	
1980	\$29.08	
1981	\$31.02	
1982	\$33.09	

1983	\$35.62	
1984	\$37.23	
1985	\$37.90	
1986	\$40.71	
1987	\$40.93	
1988	\$44.28	
1989	\$45.16	
1990	\$46.62	
1991	\$47.16	
1992	\$49.20	
1993	\$55.06	
1994	\$57.81	
1995	\$57.90	
1996	\$62.44	
1997	\$58.63	
1998	\$60.55	
1999	\$64.11	
2000	\$63.56	
2001	\$62.53	
2002	\$63.38	
2003	\$64.44	
2004	\$67.81	
2005	\$74.46	\$83.22
2006	\$82.41	\$95.30
2007	\$86.88	\$100.89
2008	\$89.18	\$98.43
2009	\$92.37	\$99.19
2010	\$92.68	\$93.83

The building boom of 1993, resulting from the pent up demand of 1990 thru 1992, brought about an 11.9% increase in the price of homes from 1992 to 1993. Prices moderated in 1994 & 1995 with a spike in 1996. The slow market of 1997 brought about a 6.13% drop to \$58.61/SF in prices. Prices decreased in 2000 & 2001, but have increased since 2003. The Board of Realtors reported that the all time activity record, set in 1995, was broken in 2004, 2005 and 2006. Prices increased 9.8% in 2005, 10.6% in 2006 and 5.4% in 2007. The housing market, affected by the national economy, slowed in 2008. However, Fayetteville faired better than most with increasing activity at Ft. Bragg due to BRAC. Existing home prices averaged \$173,059 or \$92.68/SF in 2010. This reflects a 0.3% increase in per square foot prices from 2009. The 2010 residential data was compiled by staff member Brandon Wills.

The table below illustrates the average, square foot, price for new homes, but is not relevant to the graph at the top of the page.

<b>Avg SF Price Paid for New Homes</b>		
<b>Year</b>	<b>\$/SF</b>	<b>Total Price</b>
2005	\$ 83.22	\$176,191
2006	\$ 95.30	\$193,900

2007	\$100.89	\$174,750
2008	\$ 98.43	\$170,658
2009	\$ 99.19	\$192,234
2010	\$ 93.83	\$196,023

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