

Dare Beaches North of Oregon Inlet: Houses +22.3% Lots +32.1% Strong appreciation has been the norm rather than the exception in this area. The larger supply of inventory helped keep increased pressure on demand at a fairly stable level. Marketing times and list to sold price ratios remained at or close to levels of the last few years.

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
	2004	1351	\$460,089	143		97.4%	2004	392	\$251,805
		+22.3%					+32.1%		
2003	1140	\$376,149	134	97.6%	2003	346	\$190,576	139	96.3%

Southern Shores: Houses +17.5% Lots +19.4% This market segment saw healthy increases in average sales prices and an increase in number of properties sold. Despite properties staying on the market slightly longer, seller were able to get reasonably close to their asking price on average.

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
	2004	132	\$493,288	158		97.6%	2004	45	\$270,434
		+17.5%					+19.4%		
2003	106	\$419,658	144	98%	2003	50	\$226,366	122	97.1%

Kitty Hawk and Martin's Point: Houses +39.9% Lots +34.3% This area again showed some of the highest increases in average sold price during over the previous year. This segment's primary residential increases were likely fueled by the change in school districts.

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
	2004	150	\$403,869	156		97.7%	2004	81	\$240,651
		+39.9%					+34.3%		
2003	139	\$288,525	146	97%	2003	50	\$179,059	133	96.9%

Corolla Ocean Side: Houses +17% Lots +41.8% Despite the lowest percent increase in average residential sales price, this market still showed a robust increase. On the other hand, average lot sales prices had among the highest gains on the beach.

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
	2004	276	\$878,613	139		97.8%	2004	74	\$473,387
		+17%					+41.8%		
2003	267	\$750,443	131	97.8%	2003	69	\$333,707	141	98.3%