

VOLUME OF SALES

NUMBER OF SALES	YEAR																				NUMBER OF SALES			
	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023		2024	2025	
3400																								3400
3300		3392																						3300
3200	3210																							3200
3100																								3100
3000																								3000
2900																								2900
2800																		2831						2800
2700																								2700
2600																								2600
2500																								2500
2400			2471																					2400
2300															2355		2397							2300
2200														2275		2245								2200
2100																								2100
2000													2036						2041					2000
1900												1937												1900
1800																								1800
1700				1762																				1700
1600											1607									1592				1600
1500																					1530	1499		1500
1400																								1400
1300											1302													1300
1200										1283														1200
1100								1106																1100
1000					1089	1071			1096															1000
	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025		

LINCOLN COUNTY SALES ACTIVITY

1/1/2025

VOLUME OF SALES

	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	TOTAL
January	214	172	124	81	54	66	63	70	87	101	105	134	148	147	135	163	178	171	110	88	92	4763
February	190	196	124	84	62	66	79	73	71	88	112	116	123	158	148	118	184	159	91	91	81	4622
March	306	244	161	90	70	97	79	99	89	115	150	181	170	201	164	167	237	183	132	126	104	5902
April	307	216	161	90	89	86	94	88	114	116	170	158	148	182	172	130	242	213	132	142	125	6046
May	302	229	191	105	76	98	104	111	86	117	164	194	206	195	230	135	259	159	144	137	127	6405
June	335	255	179	103	96	101	95	132	128	126	192	198	246	210	207	213	262	195	156	131	136	7134
July	291	201	156	103	105	93	97	118	149	168	214	170	197	247	219	214	276	182	143	159	144	7041
August	374	267	171	109	103	104	100	122	159	165	208	194	271	234	213	228	287	190	185	142	144	7482
September	318	184	164	104	118	114	99	139	107	164	190	218	212	216	191	261	262	197	141	136	167	7137
October	303	217	142	78	105	98	108	134	134	188	169	175	215	246	213	287	238	163	132	171	170	6909
November	227	177	99	80	91	81	102	103	85	138	125	148	182	192	173	248	197	131	125	112	114	5534
December	225	113	90	62	102	102	76	94	93	121	138	150	146	127	178	233	209	98	101	95	95	5175
TOTAL:	3392	2471	1762	1089	1071	1106	1096	1283	1302	1607	1937	2036	2264	2355	2243	2397	2831	2041	1592	1530	1499	

County record for each month

LINCOLN COUNTY RESIDENTIAL REAL ESTATE TRENDS																					
MEDIAN SALES PRICE																					
PROPERTY																					
TYPE	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
BARE LAND																					
Oceanfront	\$275,000	\$499,000	\$555,000	\$595,000	\$541,000	\$294,500	\$335,750	\$297,500	\$285,000	\$132,500	\$189,250	\$235,000	\$272,500	\$240,000	\$185,000	\$322,500	\$235,000	\$395,000	\$382,500	\$403,750	\$456,250
Riverfront	\$69,000	\$91,000	\$130,000	\$70,000	\$67,000	\$74,000	\$55,000	\$110,000	\$52,325	\$52,000	\$55,000	\$73,000	\$91,500	\$69,000	\$88,000	\$64,500	\$125,250	\$132,500	\$91,000	\$115,000	\$90,000
Lakefront	\$205,000	\$153,000	\$98,250	\$417,000	\$0	\$567,500	\$100,000	\$205,000	\$110,000	\$128,500	\$117,500	\$200,000	\$190,000	\$202,500	\$199,500	\$299,000	\$325,000	\$0	\$24,500	\$107,973	\$300,000
View	\$86,500	\$146,750	\$161,250	\$150,500	\$87,500	\$82,000	\$75,000	\$70,000	\$94,500	\$84,750	\$65,000	\$67,000	\$68,000	\$70,000	\$75,000	\$77,250	\$110,000	\$127,500	\$124,500	\$130,000	\$128,000
Non-View	\$45,000	\$89,900	\$76,500	\$65,000	\$53,000	\$52,000	\$50,000	\$39,250	\$38,750	\$50,000	\$44,500	\$35,000	\$40,000	\$50,000	\$50,000	\$65,000	\$72,000	\$91,750	\$90,000	\$90,000	\$99,500
IMPROVED PROPERTIES																					
Oceanfront	\$666,500	\$780,000	\$800,000	\$770,000	\$574,000	\$538,500	\$500,000	\$498,000	\$500,500	\$418,750	\$434,000	\$504,000	\$477,750	\$555,000	\$625,000	\$677,190	\$1,025,000	\$980,000	\$930,000	\$1,000,000	\$922,500
Riverfront	\$160,750	\$240,000	\$225,500	\$231,000	\$261,500	\$242,000	\$195,000	\$209,000	\$199,000	\$184,000	\$186,500	\$234,750	\$240,000	\$275,000	\$298,000	\$370,000	\$410,000	\$426,750	\$562,000	\$452,000	\$509,950
Lakefront	\$477,500	\$479,000	\$705,000	\$600,000	\$457,500	\$505,500	\$383,000	\$360,000	\$353,750	\$271,000	\$315,000	\$392,000	\$483,250	\$409,000	\$540,000	\$415,000	\$710,000	\$620,000	\$937,500	\$663,021	\$725,000
View Homes	\$275,000	\$350,000	\$350,000	\$350,000	\$300,000	\$265,000	\$249,500	\$250,000	\$247,000	\$270,000	\$290,300	\$295,000	\$300,000	\$347,500	\$364,500	\$395,000	\$515,000	\$575,000	\$586,000	\$667,713	\$599,000
Non-View	\$184,500	\$220,000	\$248,000	\$247,500	\$205,500	\$195,000	\$183,500	\$183,000	\$182,500	\$190,000	\$196,000	\$225,000	\$240,000	\$255,000	\$274,000	\$278,750	\$278,750	\$434,650	\$430,500	\$449,000	\$477,000
New Construction	\$307,000	\$391,000	\$449,000	\$417,500	\$327,500	\$295,000	\$272,000	\$260,000	\$244,000	\$298,000	\$289,000	\$322,000	\$335,000	\$387,500	\$372,500	\$449,000	\$521,950	\$607,500	\$487,450	\$664,400	\$677,500
Per.Prop Mobile	\$20,000	\$21,000	\$23,000	\$25,000	\$18,000	\$23,000	\$19,450	\$20,000	\$24,750	\$27,000	\$29,250	\$36,500	\$22,000	\$39,500	\$55,000	\$175,000	\$85,000	\$116,750	\$102,500	\$158,198	\$185,000
Real Property Single Wide Mobiles	\$72,500	\$88,000	\$109,000	\$89,000	\$102,500	\$65,500	\$65,000	\$65,000	\$71,500	\$58,500	\$79,000	\$76,500	\$93,375	\$130,750	\$117,000	\$139,900	\$141,500	\$110,000	\$147,450	\$173,500	\$204,500*
Real Property Double Wide Mobiles	\$138,750	\$168,750	\$183,500	\$165,000	\$167,750	\$146,500	\$139,000	\$133,500	\$135,000	\$138,750	\$134,000	\$156,000	\$185,000	\$198,250	\$228,000	\$249,900	\$305,250	\$340,000	\$355,000	\$345,000	\$370,250*
New Real Property Mobile Homes	\$154,500	\$198,000	\$213,750	\$249,750	\$237,000	\$201,000	\$174,250	\$166,500	\$180,250	\$120,000	\$180,350	\$204,000	\$198,564	\$223,000	\$234,000	\$278,000	\$293,000	\$332,000	\$426,250	\$387,500	\$347,000*
Condominiums	\$202,000	\$208,750	\$235,000	\$250,000	\$199,000	\$179,000	\$132,500	\$150,000	\$170,000	\$152,500	\$166,500	\$184,000	\$190,750	\$203,000	\$240,500	\$233,500	\$285,000	\$377,500	\$420,000	\$439,500	\$420,000
All Housing Units	\$195,000	\$240,000	\$260,000	\$250,000	\$224,000	\$201,000	\$190,500	\$192,000	\$187,000	\$200,000	\$215,000	\$228,500	\$250,000	\$275,000	\$290,000	\$330,000	\$410,000	\$490,000	\$449,000	\$470,000	\$480,000
All sales in this study are considered arms-length open market transactions.																					
Land categories do not include septic denied or unbuildable parcels. All land included are considered single building sites, not development or forest/farm acreage.																					
All improved sales include land value except condominiums and the personal property mobile home categories.																					
The non-view improved category includes only single family stick built residences. Does not include condominiums or mobile homes.																					
New construction category includes only single family stick built residences. Does not include condominiums or mobile homes.																					
The All Housing Units category includes all improved categories except personal property mobile homes.																					
*This value no longer includes Personal Property Mobiles as of 2025																					

NUMBER OF SALES																					
PROPERTY TYPE	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
BARE LAND																					
Oceanfront	22	11	12	2	2	2	6	2	3	8	8	1	8	11	12	14	23	11	10	4	6
Riverfront	32	20	17	10	7	5	5	5	12	12	11	16	14	11	10	4	5	6	10	7	18
Lakefront	4	2	2	1	0	2	1	1	2	2	2	3	1	2	1	2	5	0	3	1	1
View	287	188	98	46	38	31	29	27	32	29	68	72	71	97	83	106	163	66	60	53	82
Non-View	320	190	82	51	59	44	35	36	40	61	72	108	121	80	89	83	117	84	75	64	100
IMPROVED PROPERTIES																					
Oceanfront	82	53	34	19	24	26	19	31	33	52	45	37	84	89	85	114	87	53	42	41	52
Riverfront	74	71	36	32	22	20	28	23	36	43	48	56	61	62	34	49	40	36	33	33	42
Lakefront	20	14	4	7	4	4	5	7	8	14	14	12	20	21	14	17	23	18	10	13	24
View Homes	431	354	265	141	141	130	128	171	204	254	285	318	365	368	362	404	397	288	207	206	259
Non-View	605	431	361	229	162	151	164	186	213	299	299	386	505	463	436	488	628	406	270	271	374
New Construction	143	123	138	96	60	25	21	23	21	24	24	28	42	38	48	65	16	47	40	41	23
Per.Prop. Mobiles	82	43	41	38	39	44	42	53	57	50	76	48	38	64	59	29	39	36	21	22	59
Single Wide Mobiles	65	49	47	17	12	15	13	19	23	22	24	30	20	12	19	14	22	45	32	21	21
Double Wide Mobiles	248	216	130	109	76	71	61	94	124	144	137	164	173	148	165	167	160	187	110	110	128
New Mobile Homes	39	25	29	13	10	1	2	3	5	1	6	6	9	9	9	8	5	19	4	7	8
Condominiums	191	200	155	68	73	54	52	74	75	104	138	141	172	156	161	174	163	110	86	95	113
All Housing Units	1676	1343	983	592	468	449	460	600	706	896	1073	1112	1370	1297	1225	1415	1319	1107	748	809	838

MEDIAN SALES PRICE ALL SINGLE FAMILY HOUSING UNITS

MEDIAN PRICE	YEAR																				MEDIAN PRICE		
	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024		2025	
\$500,000																							\$500,000
\$490,000																		\$490,000					\$490,000
\$480,000																					\$480,000		\$480,000
\$470,000																				\$470,000			\$470,000
\$460,000																							\$460,000
\$450,000																			\$449,000				\$450,000
\$440,000																							\$440,000
\$430,000																							\$430,000
\$420,000																							\$420,000
\$410,000																	\$410,000						\$410,000
\$400,000																							\$400,000
\$390,000																							\$390,000
\$380,000																							\$380,000
\$370,000																							\$370,000
\$360,000																							\$360,000
\$350,000																							\$350,000
\$340,000																							\$340,000
\$330,000																\$330,000							\$330,000
\$320,000																							\$320,000
\$310,000																							\$310,000
\$300,000																							\$300,000
\$290,000															\$290,000								\$290,000
\$280,000																							\$280,000
\$270,000														\$275,000									\$270,000
\$260,000		\$240,000	\$260,000	\$250,000									\$250,000										\$260,000
\$250,000		\$240,000		\$250,000										\$250,000									\$250,000
\$240,000																							\$240,000
\$230,000													\$228,500										\$230,000
\$220,000					\$224,000							\$215,000											\$220,000
\$210,000																							\$210,000
\$200,000	\$195,000					\$201,000				\$200,000													\$200,000
\$190,000								\$190,500	\$192,000	\$187,000													\$190,000
\$180,000																							\$180,000
\$170,000																							\$170,000
\$160,000																							\$160,000
\$150,000																							\$150,000
\$140,000																							\$140,000
\$130,000																							\$130,000
	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025		

Only includes sales of open market, arms length transactions. No duress sales. No unadvertised sales between relatives, friends, or neighbors. No bank foreclosure resales or short sales. No personal property manufactured homes.

FORECLOSURES AND SHORT SALES

Lincoln County

Year

Date																							
1/1/2024																							
Number	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	Number	
200						218																200	
175					175																		175
150						156																	150
125							137				142												125
100				106						114	122												100
75												77	82										75
50	45							50							61								50
25		15	26													43	41						25
																	10	16		19			
YEAR	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025		

FORECLOSURE RESALES AND SHORT SALES

EXPRESSED AS A PERCENT OF TOTAL SALES

1/1/2024

Percent of Total Sales	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	Percent of Total Sales	
22%																							22%
21.5%																							21.5%
21%						21.1%																	21%
20.5%																							20.5%
20%																							20%
19.5%							19.5%																19.5%
19%																							19%
18.5%																							18.5%
18%																							18%
17.5%					17.4%			17.7%															17.5%
17%																							17%
16.5%																							16.5%
16%																							16%
15.5%																							15.5%
15%																							15%
14.5%																							14.5%
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12.5%																							12.5%
12%																							12%
11.5%																							11.5%
11%									11.1%														11%
10.5%																							10.5%
10%																							10%
9.5%																							9.5%
9%																							9%
8.5%											8.6%												8.5%
8%												7.6%											8%
7.5%																							7.5%
7%																							7%
6.5%																							6.5%
6%										6.2%			6.1%										6%
5.5%				5.4%																			5.5%
5%																							5%
4.5%															4.5%	4.5%							4.5%
4%																							4%
3.5%																							3.5%
3%																							3%
2.5%																						2.5%	2.5%
2%	1.9%															1.8%	2.2%				2.1%		2%
1.5%																							1.5%
1%			1%															.8%					1%
.5%		.6%																					.5%
0%																			.2%				0%
	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025		