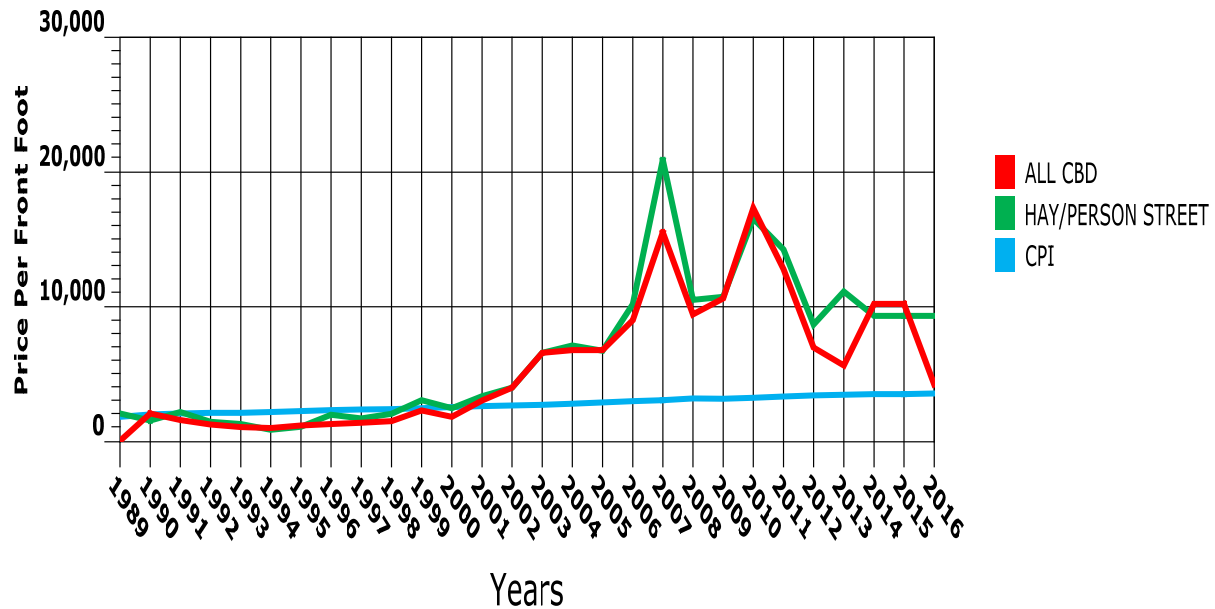


Fayetteville CBD Values (On a Per Front Foot Basis)



The above chart shows the relative price strength of row buildings in the Central Business District (CBD) of Fayetteville, NC. We noted that properties on Hay and Person Streets (main streets) typically sell at a higher price than those of other streets in the CBD. The red line represents the average price paid per front foot for all properties in the CBD while the green line represents the price paid for those properties fronting on Hay and Person Streets, and the blue line represents the change in the Consumer Price Index. In years prior to 2006, the upper floors of many buildings were not developed and only the first floors had value. In these cases a greater uniformity in price per front foot was noted while in more recent years there is a trend to develop the second floors with residential units or offices. This fact makes for a greater uniformity in prices when compared on a total square foot basis. Sometime in the future we will likely show the price per square foot instead of the price per front foot. Additional analysis of the data is available for a fee.

Staff member Aaron Locklear compiled the data for 2005-2007, David Duke compiled the 2008 - 2011 data, and Matthew Adams compiled data from 2012-2016. Permission to reprint with acknowledgement.

YEARS	ALL CBD	HAY/PERSON ST
1989	1,849	2,106
1990	2,093	1,590
1991	1,598	2,188
1992	1,288	1,495
1993	1,083	1,316
1994	1,010	901
1995	1,202	1,120
1996	1,321	2,014
1997	1,410	1,740
1998	1,532	2,078
1999	2,332	3,095
2000	1,864	2,505
2001	3,053	3,378
2002	4,000	4,000
2003	6,607	6,595
2004	6,803	7,142
2005	6,784	6,750
2006	9,031	10,212
2007	15,511	20,883
2008	9,433	10,524
2009	10,627	10,749
2010	17,330	16,563
2011	12,813	14,267
2012	7,001	8,694
2013	5,662	11,152
2014	10,222	9,333
2015	10,222	9,333
2016	4,239	9,333