

| <b>MLS SALES / DETACHED HOMES / NW CENTRAL PANAMA CITY</b> |             |             |             |             |                  |
|--|-------------|-------------|-------------|-------------|------------------|
|  | <b>2018</b> | <b>2017</b> | <b>2016</b> | <b>2015</b> | <b>2014</b>      |
| Total Sales  | 323         | 389         | 341         | 288         | <b>318</b>       |
| Avg. Sold Price  | \$250,848   | \$247,408   | \$226,300   | \$207,111   | <b>\$188,700</b> |
| Median Price   | \$232,329   | \$235,000   | \$210,000   | \$185,700   | <b>\$175,103</b> |
| Sale Price to List Price %                                 | 97%         | 97%         | 97%         | 95%         | <b>96%</b>       |
| <b>Average Days on the Market</b>                          | <b>75</b>   | <b>71</b>   | <b>81</b>   | <b>77</b>   | <b>109</b>       |

The preceding table indicates increasing values from 2014 through 2018.

Notice the **median** sale price has increased 33%, or 8.25% per annum, from 2014 through 2018.

Notice the **average** sale price has increased 33%, or 8.25% per annum, from 2014 through 2018.

**Summary:** Values are increasing between 8.25% per annum based on Five Year Historical trend. However, the 2017-2018 YOY data indicates the median sold price decreased 1% while the average sold price increased 1%.

*We choose to call values currently increasing at a rate of 3% per annum.* The SLP is stable at 97%. The DOM is 75. Supply and demand are not in balance. There is an under supply. Absorption rate is 27/mo. with 65 actives resulting in a 2.40-months inventory.

### **Hurricane Michael**

Hurricane Michael struck Bay County on October 10, 2018. The center of this major hurricane crossed Tyndall Air Force Base in the eastern portion of the county. The storm caused major damage to the Panama City, Lynn Haven, Tyndall Air Force Base and Mexico Beach areas in eastern Bay County. Many buildings were destroyed or damaged. The vast majority of damage is east of St. Andrews Bay.

The economic impact of Hurricane Michael on Bay County is, as of the date of this appraisal, uncertain. Many residents and businesses in the eastern portion of the county have been displaced. Since the storm, many residents have moved to Panama City Beach and areas to the west seeking shelter while their homes are being rebuilt. The supply of residences and/or condos for rent has diminished greatly since the hurricane. Businesses have been relocating to the beaches area. Most anticipate an extended period to rebuild buildings lost to the storm.