



Market Report for Homes for Sale for January 2009 for
Emerald Isle, Swansboro, Cedar Point and Cape Carteret
Residential properties, Land and Lots **SOLD** and **PENDING**

Emerald Isle Homes for Sale that SOLD in January 2009

| Status | # Listings | List Volume | Sold Volume | | List Price | Sold Price | Sale/List Price | Aprox. Htd SqFt +/- | List Price Per Aprox. Htd SqFt +/- | Sold Price Per Aprox. Htd SqFt +/- | Days On Market | Cumulative Days On Market |
|---------|------------|-------------|-------------|------|------------|------------|-----------------|---------------------|------------------------------------|------------------------------------|----------------|---------------------------|
| Closed | 2 | 806,900 | 809,100 | Low | 389,000 | 389,000 | 1.00 | 1,536 | 203.65 | 204.73 | 82 | 76 |
| | | | | Avg | 403,450 | 404,550 | 1.00 | 1,794 | 228.46 | 228.99 | 127 | 123 |
| | | | | High | 417,900 | 420,100 | 1.01 | 2,052 | 253.26 | 253.26 | 172 | 171 |
| Overall | 2 | 806,900 | 809,100 | Low | 389,000 | | | 1,536 | 203.65 | | 82 | 76 |
| | | | | Avg | 403,450 | | | 1,794 | 228.46 | | 127 | 123 |
| | | | | High | 417,900 | | | 2,052 | 253.26 | | 172 | 171 |

Emerald Isle Homes for Sale that SOLD in January 2009

| Photo | List # | Address | Aprox. Htd SqFt +/- | Total Bedrooms | Total Bathrooms | Year Built | City | Primary Subdivision | Sold Date | Days On Market | List Price | Sold Price |
|---|---------|---|---------------------|----------------|-----------------|------------|--------------|---------------------|-----------|----------------|------------|------------|
|  | 08-3749 | 5704 BEACH VIEW Ln Emerald Isle, NC 28594 | 2,052 | 4 | 3 | 1999 | Emerald Isle | None | 1/23/2009 | 172 | 417,900 | 420,100 |
|  | 08-4850 | 131 SEA DUNES Emerald Isle, NC 28594 | 1,536 | 3 | 2.50 | 1997 | Emerald Isle | Sea Dunes | 1/15/2009 | 82 | 389,000 | 389,000 |

Emerald Isle – Market Statistics Land and Lots January 2009


No results for closed or pending land or lot sales this month for Emerald Isle

Homes for Sale in Swansboro, Cedar Point & Cape Carteret – Market Report January 2009










| Status | # Listings | List Volume | Sold Volume | | List Price | Sold Price | Sale/List Price | Aprox. Htd SqFt +/- | List Price Per Aprox. Htd SqFt +/- | Sold Price Per Aprox. Htd SqFt +/- | Days On Market | Cumulative Days On Market |
|---------|------------|-------------|-------------|------|------------|------------|-----------------|---------------------|------------------------------------|------------------------------------|----------------|---------------------------|
| Pending | 1 | 265,000 | 0 | Low | 265,000 | 0 | 0.00 | 1,668 | 158.87 | 0.00 | 224 | 224 |
| | | | | Avg | 265,000 | 0 | 0.00 | 1,668 | 158.87 | 0.00 | 224 | 224 |
| | | | | High | 265,000 | 0 | 0.00 | 1,668 | 158.87 | 0.00 | 224 | 224 |

| | | | | | | | | | | | | |
|---------|----|-----------|-----------|------|---------|---------|------|-------|--------|--------|-----|-----|
| Closed | 9 | 2,072,600 | 1,940,800 | Low | 99,900 | 100,000 | 1.00 | 740 | 107.96 | 100.00 | 70 | 71 |
| | | | | Avg | 230,289 | 215,644 | 0.94 | 1,870 | 124.17 | 116.57 | 293 | 292 |
| | | | | High | 385,000 | 330,000 | 0.86 | 3,000 | 135.00 | 137.84 | 653 | 653 |
| Overall | 10 | 2,337,600 | 1,940,800 | Low | 99,900 | | | 740 | 107.96 | | 70 | 71 |
| | | | | Avg | 233,760 | | | 1,850 | 127.64 | | 286 | 285 |
| | | | | High | 385,000 | | | 3,000 | 158.87 | | 653 | 653 |

Pending Homes for Sale in Swansboro, Cedar Point & Cape Carteret

| Photo | List # | Address | Aprox. Htd SqFt +/- | Total Bedrooms | Total Bathrooms | Year Built | City | Primary Subdivision | Sold Date | Days On Market | List Price | Sold Price |
|---|---------|---------------------------------------|---------------------|----------------|-----------------|------------|-----------|----------------------|-----------|----------------|------------|------------|
|  | 08-5157 | 19 Sloop St Swansboro, NC 28584 | 1,668 | 2 | 2 | 2008 | Swansboro | The Hammocks/Port Sw | | 224 | 265,000 | 0 |

SOLD Homes for Sale in Swansboro, Cedar Point & Cape Carteret


| Photo | List # | Address | Aprox. Htd SqFt +/- | Total Bedrooms | Total Bathrooms | Year Built | City | Primary Subdivision | Sold Date | Days On Market | List Price | Sold Price |
|---|---------|---|---------------------|----------------|-----------------|------------|---------------|----------------------|------------|----------------|------------|------------|
|  | 08-607 | 303 Ardan Oaks Dr Cape Carteret, NC 28584 | 3,000 | 4 | 2.50 | 2006 | Cape Carteret | Ardan Oaks | 1/6/2009 | 340 | 385,000 | 330,000 |
|  | 08-4711 | 332 Bahia Ln Cape Carteret, NC 28584 | 2,150 | 4 | 2.50 | 2008 | Cape Carteret | Star Hill North | 1/16/2009 | 93 | 269,000 | 259,900 |
|  | 07-4978 | 131 Bogue Sound Drive Cape Carteret, NC 28584 | 1,000 | 3 | 1 | 1974 | Cape Carteret | Bayshore Park | 1/30/2009 | 509 | 125,000 | 100,000 |
|  | 08-3901 | 206 GALLEON Ct Cape Carteret, NC 28584 | 1,663 | 3 | 2 | 1996 | Cape Carteret | Silver Creek Plantat | 1/22/2009 | 225 | 215,000 | 204,000 |
|  | 08-5114 | 512 Quail Wood Ct Cape Carteret, NC 28584 | 2,051 | 3 | 2 | 2005 | Cape Carteret | Star Hill North | 1/30/2009 | 70 | 269,000 | 255,000 |
|  | 08-2838 | 243 Old Hwy 58 Cedar Point, NC 28584 | 740 | 2 | 1 | 1950 | Cedar Point | None | 1/5/2009 | 215 | 99,900 | 102,000 |
|  | 08-3760 | 204 Brook Crossing Swansboro, NC 28574 | 2,100 | 3 | 2 | 2008 | Swansboro | ForestBrook | 1/6/2009 | 153 | 249,900 | 248,000 |
|  | 07-1376 | 121 Forest Lane Swansboro, NC 28584 | 2,500 | 3 | 2.50 | 2006 | Swansboro | ForestBrook | 11/21/2008 | 653 | 269,900 | 261,900 |
|  | 07-6443 | 413 Moss Springs Drive Swansboro, NC 28584 | 1,628 | 3 | 2 | 2007 | Swansboro | Coldwater Creek | 1/6/2009 | 385 | 189,900 | 180,000 |

Market Report for Swansboro, Cedar Point and Cape Carteret Land and Lot Sales January 2009

| Status | # Listings | List Volume | Sold Volume | Low | List Price | Sold Price | Sale/List Price | no data | List Price Per no data | Sold Price Per no data | Days On Market | Cumulative Days On Market |
|--------|------------|-------------|-------------|------|------------|------------|-----------------|---------|------------------------|------------------------|----------------|---------------------------|
| Closed | 1 | 65,900 | 55,000 | Low | 65,900 | 55,000 | 0.83 | 0 | 0.00 | 0.00 | 258 | 258 |
| | | | | Avg | 65,900 | 55,000 | 0.83 | 0 | 0.00 | 0.00 | 258 | 258 |
| | | | | High | 65,900 | 55,000 | 0.83 | 0 | 0.00 | 0.00 | 258 | 258 |

| | | | | | | | | | |
|----------------|----------|---------------|---------------|-------------|---------------|----------|-------------|------------|------------|
| Overall | 1 | 65,900 | 55,000 | Low | 65,900 | 0 | 0.00 | 258 | 258 |
| | | | | Avg | 65,900 | 0 | 0.00 | 258 | 258 |
| | | | | High | 65,900 | 0 | 0.00 | 258 | 258 |

Swansboro, Cedar Point, Cape Carteret – Land and Lots for Sale that SOLD January 2009

| Photo | List # | Address | City | Primary Subdivision | Lot # | Total Acres | Waterfront (Y/N) | Sold Date | Days On Market | List Price | Sold Price |
|---|---------|--|-----------|---------------------|-------|-------------|------------------|-----------|----------------|------------|------------|
|  | 08-2058 | 109 Oyster Bay Rd Swansboro, NC 28584 | Swansboro | Oyster Bay | | 0.52 | No | 1/5/2009 | 258 | 65,900 | 55,000 |

Crystal Coast Market Report for Homes for Sale January 2009

| Status | # Listings | List Volume | Sold Volume | List Price | Sold Price | Sale/List Price | Aprox. Htd SqFt +/- | List Price Per Aprox. Htd SqFt +/- | Sold Price Per Aprox. Htd SqFt +/- | Days On Market | Cumulative Days On Market |
|----------------|------------|-------------------|-------------------|---|------------------------------|----------------------|--|--|------------------------------------|--|--|
| Pending | 3 | 559,800 | 0 | Low 144,900 Avg 186,600 High 265,000 | 0 | 0.00 | 1,400 1,491 1,668 | 103.50 123.02 158.87 | 0.00 0.00 0.00 | 181 291 469 | 181 291 469 |
| Closed | 63 | 13,253,900 | 12,445,625 | Low 29,900 Avg 210,379 High 549,900 | 29,900 197,550 450,000 | 1.00 0.94 0.82 | 615 1,586 3,000 | 14.95 137.20 352.82 | 14.95 128.16 312.19 | 3 202 1,014 | -20 206 1,014 |
| Overall | 66 | 13,813,700 | 12,445,625 | Low 29,900 Avg 209,298 High 549,900 | | | 615 1,582 3,000 | 14.95 136.56 352.82 | | 3 206 1,014 | -20 209 1,014 |

Crystal Coast Market Report for Land and Lots SOLD January 2009

| Status | # Listings | List Volume | Sold Volume | List Price | Sold Price | Sale/List Price | no data | List Price Per no data | Sold Price Per no data | Days On Market | Cumulative Days On Market |
|----------------|------------|------------------|------------------|--|------------------------------|----------------------|----------------------------------|---|------------------------|--|--|
| Closed | 6 | 1,846,900 | 1,353,500 | Low 65,900 Avg 307,817 High 985,000 | 50,000 225,583 820,000 | 0.76 0.73 0.83 | 0 0 0 | 0.00 0.00 0.00 | 0.00 0.00 0.00 | 131 353 629 | 129 341 629 |
| Overall | 6 | 1,846,900 | 1,353,500 | Low 65,900 Avg 307,817 High 985,000 | | | 0 0 0 | 0.00 0.00 0.00 | | 131 353 629 | 129 341 629 |

Summary Market Report for Emerald Isle and Surrounding Areas for January 2009

Emerald Isle had 2 closed homes for sale, one in Ocean Oaks and one in the city limits. There were no land or lot sales in Emerald Isle in January. There were no pending sales for homes or for land Emerald Isle in January. The average sales price for the SOLD homes for sale in January of 2009 was \$404,550, the low was \$389,000 and the high was \$420,100.

Swansboro, Cedar Point and Cape Carteret areas had 9 sold properties and 1 property that went into the pending status in January. Cape Carteret had 5 of the closed properties, 3 for Swansboro and 1 for Cedar Point. The pending sale was in Swansboro. The sold properties were located in the subdivisions of Ardan Oaks (1), Star Hill North (2), Bayshore Park (1), Forest Brook (2), Silver Creek Plantation (1), Coldwater Creek (1) and 1 in an unincorporated location. The average sales price for January in the area was \$215,644, the low was \$100,000 and the high was \$330,000.

Land and lot activity for the Swansboro, Cedar Point and Cape Carteret area in January 2009 reflected 1 closed sale at \$65,900 in the Oyster Bay subdivision of Swansboro.

The Carteret County MLS residential sales for January 2009 came in at 63 closed properties and 3 properties that went pending. The average price for the SOLD properties was \$197,550, the low was \$29,900 and the high was \$450,000. Land and Lots in the county showed 6 closed sales with an average price of \$225,583, a low price of \$50,000 and the high being \$820,000.