

Market Report for February 2009 for
Emerald Isle, Carteret County, Swansboro, Cedar Point and Cape Carteret








Residential properties, Land and Lots **SOLD** and **PENDING**

Emerald Isle Residential – Market Report

February 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	7	4,339,600	3,959,700	Low	159,900	159,900	1.00	365	203.26	195.65	0	-11
				Avg	619,943	565,671	0.91	2,166	312.43	298.39	201	208
				High	1,500,000	1,250,000	0.83	3,957	438.08	438.08	506	581
Overall	7	4,339,600	3,959,700	Low	159,900			365	203.26		0	-11
				Avg	619,943			2,166	312.43		201	208
				High	1,500,000			3,957	438.08		506	581

SOLD Homes for Sale in Emerald Isle


Photo	List #	Address	Aprox. Htd SqFt +/-	Total Bedrooms	Total Bathrooms	Year Built	Primary Subdivision	Sold Date	Days On Market	List Price	Sold Price
	08-4665	310 Cape Fear Loop Emerald Isle, NC 28594	2,115	3	2	2005	Cape Emerald	2/6/2009	116	429,900	415,000
	09-524	103 Islander Drive 131 Emerald Isle, NC 28594	365	1	1	2007	The Islander Suites	1/29/2009	0	159,900	159,900
	09-525	103 Islander Drive 132 Emerald Isle, NC 28594	365	1	1	2007	The Islander Suites	1/29/2009	0	159,900	159,900
	07-5388	3011 Ocean Dr Emerald Isle, NC 28594	3,957	5	5.50	2006	South Beach	2/20/2009	506	1,095,000	975,000
	08-1590	7404 OCEAN Drive Emerald Isle, NC 28594	3,886	5	6	2005	Jefferson Place	2/20/2009	330	1,500,000	1,250,000
	08-2896	9801 OUTRIGGER Ct Emerald Isle, NC 28594	2,300	3	3.50	1994	Dolphin Ridge	2/13/2009	252	495,000	450,000
	08-3616	406 Sunrise Ct Emerald Isle, NC 28594	2,177	4	3	2008	Sunset Landing	2/13/2009	205	499,900	549,900

Emerald Isle Land & Lots – Market Report

February 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	1	399,500	366,000	Low	399,500	366,000	0.92	0	0.00	0.00	647	647
				Avg	399,500	366,000	0.92	0	0.00	0.00	647	647
				High	399,500	366,000	0.92	0	0.00	0.00	647	647
Overall	1	399,500	366,000	Low	399,500			0	0.00		647	647
				Avg	399,500			0	0.00		647	647
				High	399,500			0	0.00		647	647



Closed Lots and Land For Sale in Emerald Isle

Photo	List #	Address	City	Primary Subdivision	Lot #	Total Acres	Waterfront (Y/N)	Sold Date	Days On Market	List Price	Sold Price
	07-2729	10004 Coast Guard Road Emerald Isle, NC 28594	Emerald Isle	None	2	0.70	Yes	2/13/2009	647	399,500	366,000







Swansboro, Cedar Point & Cape Carteret Homes For Sale – Market Report February 2009



Status	# Listings	List Volume	Sold Volume	Low	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	2	433,750	0	204,000	0	0.00	1,540	132.47	0.00	387	616	
				Avg 216,875	0	0.00	1,604	135.10	0.00	532	647	
				High 229,750	0	0.00	1,668	137.74	0.00	678	678	
Closed	8	2,351,314	2,158,254	158,000	158,000	1.00	1,244	85.27	82.45	88	87	
				Avg 293,914	269,782	0.92	1,740	158.88	148.85	243	243	
				High 999,900	825,000	0.83	2,450	411.82	339.79	522	522	
Overall	10	2,785,064	2,158,254	Low 158,000			1,244	85.27		88	87	
				Avg 278,506			1,713	154.12		301	324	
				High 999,900			2,450	411.82		678	678	

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

Photo	List #	Address	City	Primary Subdivision	Lot #	Lot Acres	Waterfront (Y/N)	Sold Date	Days On Market	List Price	Sold Price
	07-5632	903 Meadowbrook South Swansboro, NC 28584	Swansboro	The Villages at Swan		0	No		678	204,000	0
	08-3075	9 SLOOP St Swansboro, NC 28584	Swansboro	The Hammocks/Port Sw	19	0.05	No		387	229,750	0

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

Photo	List #	Address	City	Primary Subdivision	Lot #	Lot Acres	Waterfront (Y/N)	Sold Date	Days On Market	List Price	Sold Price
	08-2106	314 Appaloosa Ct Cape Carteret, NC 28584	Cape Carteret	White Horse Ridge	49	0.34	No	2/18/2009	299	165,000	165,000
	08-4905	504 Quailwood Ct Cape Carteret, NC 28584	Cape Carteret	Star Hill North		0.46	No	1/30/2009	88	208,900	202,000
	08-3313	205 Blueberry Ct Hubert, NC 28539	Hubert	Jumping Run Creek	4 Ph 7	0.45	No	2/20/2009	232	158,000	158,000
	08-2704	203 Stella Bridgeway Rd Stella, NC 28582	Stella	Riverwatch		0.59	No	9/9/2008	108	274,950	265,000
	08-659	128 Elizabeth's Way Swansboro, NC 28584	Swansboro	None		1.12	Yes	2/27/2009	388	999,900	825,000
	08-4069	46 KETCH Drive Swansboro, NC 28584	Swansboro	The Hammocks/Port Sw	35	0.04	No	2/20/2009	179	189,750	189,750
	07-5644	1001 Meadowbrook North Swansboro, NC 28584	Swansboro	The Villages at Swan		0	No	2/4/2009	522	196,500	195,190


												
	08-4387	452 WOODLAND Swansboro, NC 28584	Swansboro	Hadnot Creek	79	0.54	No	1/30/2009	133	158,314	158,314	

Swansboro, Cedar Point & Cape Carteret Lots & Lands – Market Report



February 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
Pending	1	28,900	0	Low	28,900	0	0.00	0	0.00	0.00	150	148
				Avg	28,900	0	0.00	0	0.00	0.00	150	148
				High	28,900	0	0.00	0	0.00	0.00	150	148
Closed	2	179,400	171,500	Low	79,900	76,000	0.95	0	0.00	0.00	37	35
				Avg	89,700	85,750	0.96	0	0.00	0.00	107	106
				High	99,500	95,500	0.96	0	0.00	0.00	178	177
Overall	3	208,300	171,500	Low	28,900			0	0.00		37	35
				Avg	69,433			0	0.00		121	120
				High	99,500			0	0.00		178	177

Pending Lots and Land For Sale Land Swansboro, Cedar Point, Cape Carteret

Photo	List #	Address	City	Primary Subdivision	Lot #	Total Acres	Waterfront (Y/N)	Sold Date	Days On Market	List Price	Sold Price
	09-570	362 Old Church Rd Rd Swansboro, NC 28584	Swansboro	None		0.50	No		150	28,900	0

SOLD Lots and Land For Sale in Swansboro, Cedar Point, Cape Carteret

Photo	List #	Address	City	Primary Subdivision	Lot #	Total Acres	Waterfront (Y/N)	Sold Date	Days On Market	List Price	Sold Price
	08-3972	103 QUAILWOOD Cape Carteret, NC 28584	Cape Carteret	Quailwood Acres	23	0.99	No	2/12/2009	178	79,900	76,000
	09-217	511 Holland Mill Lane Stella, NC 28582	Stella	Forest Ridge	68	1.09	No	2/20/2009	37	99,500	95,500

Market Report – Carteret County Homes For Sale

February 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	6	1,229,650	0	Low	156,900	0	0.00	1,438	85.81	0.00	143	143
				Avg	204,942	0	0.00	1,774	118.58	0.00	415	431
				High	229,750	0	0.00	2,389	145.34	0.00	678	678
Closed	94	26,631,444	25,002,479	Low	57,500	52,000	0.90	365	50.48	45.65	0	-11
				Avg	283,313	265,984	0.94	1,725	157.80	149.01	203	217
				High	2,500,000	2,500,000	1.00	4,275	584.80	584.80	685	1,011
Overall	100	27,861,094	25,002,479	Low	57,500			365	50.48		0	-11
				Avg	278,611			1,728	155.45		216	230

				High	2,500,000			4,275	584.80		685	1,011
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Market Report – Carteret County Land and Lots For Sale February 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
Pending	1	28,900	0	Low	28,900	0	0.00	0	0.00	0.00	150	148
				Avg	28,900	0	0.00	0	0.00	150	148	
				High	28,900	0	0.00	0	0.00	150	148	
Closed	3	578,900	537,500	Low	79,900	76,000	0.95	0	0.00	0.00	37	35
				Avg	192,967	179,167	0.93	0	0.00	0.00	287	286
				High	399,500	366,000	0.92	0	0.00	0.00	647	647
Overall	4	607,800	537,500	Low	28,900			0	0.00		37	35
				Avg	151,950			0	0.00		253	251
				High	399,500			0	0.00		647	647

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Prepared by Kathryn Gorham, RSPS, ABR, e-PRO, SRES, SRS, Broker on Fri Jul 10 2009 09:39 GMT-0400 (Eastern Daylight Time)

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

Emerald Isle had 7 closed residential properties for the month of February 2009 located in the subdivisions of: Cape Emerald, The Islander Suites (2), South Beach, Jefferson Place, [Dolphin Ridge](#) and Sunset Landing. The average days on market was 201. No properties went under pending status in February. There was one closed land sale in Emerald Isle for the month in an unincorporated area. The average sales price for the closed properties in February of 2009 was \$619,943, the low was \$159,900 and the high was \$1,500,000.

The Swansboro, Cedar Point and Cape Carteret area had 8 sold properties and 2 homes for sale that went into the pending status in February. The average days on market were 243 days for closed properties, 532 for pending properties and 301 overall average. Cape Carteret had 2 of the closed properties and no pending properties for the month. Swansboro had 4 closed residential properties and 2 pending homes for sale. The towns of Hubert and Stella each had one of their homes for sale close in February. The sold properties were located in the subdivisions of White Horse Ridge, Star Hill North, Jumping Run Creek, Riverwatch, Hammocks Port Swansboro, Villages at Swansboro, Hadnot Creek and one home for sale was located in an unincorporated area. The average sales price for February in the area for homes that sold was \$269,782, the low was \$158,000 and the high was \$825,000.

Lot and Land activity for the Swansboro, Cedar Point and Cape Carteret area in February 2009 reflected 2 closed lots for sale and 1 lot for sale that went into the pending status. The average price for sold lots was \$85,750, with a low end sales price of \$76,000 and a high end of \$95,500. The average days on market was 121 overall, 107 for sold lots and 150 for lots in the pending status.

The Carteret County MLS residential sales for February 2009 came in at 94 closed properties and 6 properties that went pending. The average price for the SOLD properties was \$265,984, the low was \$52,000 and the high was \$2,500,000. The average days on market overall for homes for sale was 216 for sold homes the average was 203 and 415 average days on market for pending homes for sale. Land and Lots in the county showed 3 closed sales with an average price of \$179,167 a low price of \$76,000 and the high being \$366,000. There was also 1 land or lot properties that went under contract as a pending sale in the MLS in February 2009.