



	07-5215	9201 Coast Guard Rd H107 Emerald Isle, NC 28594	612	1	1	1985	Pebble Beach	2/19/2010	882	169,000	155,000
	09-3690	129 Eastview Drive Emerald Isle, NC 28594	2,265	4	3.50	2003	None	2/19/2010	176	345,900	310,000
	08-451	6607 MARSH COVE Rd Emerald Isle, NC 28594	3,192	3	4	2000	Marsh Cove	2/9/2010	746	550,000	525,000
	09-4647	2506 Ocean Drive 13-A-1 Emerald Isle, NC 28594	1,080	2	2	1994	Ocean Reef	2/11/2010	98	340,000	294,750
	09-4410	2911 POINTE WEST 2B2 Emerald Isle, NC 28594	1,134	2	2	1997	Pier Pointe	2/25/2010	146	360,000	325,000

## Emerald Isle Land & Lots – Market Report

February 2010






No Lots and Land was SOLD or put under the status of Pending to be Sold in Emerald Isle













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

February 2010





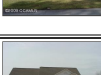


Status	# Listings	List Volume	Sold Volume		List Price	Sold Price	Sale/List Price	Aprox. Htd SqFt +/-	List Price Per Aprox. Htd SqFt +/-	Sold Price Per Aprox. Htd SqFt +/-	Days On Market	Cumulative Days On Market
Pending	17	4,772,040	0	Low	69,900	0	0.00	1,250	47.94	0.00	25	22
				Avg	280,708	0	0.00	2,154	127.68	0.00	244	298
				High	599,000	0	0.00	4,056	233.53	0.00	923	923
Closed	12	2,488,500	2,356,900	Low	105,000	105,000	0.89	1,000	75.00	75.00	32	30
				Avg	207,375	196,408	0.96	1,654	122.08	116.24	110	110
				High	499,000	450,000	1.00	2,942	169.61	152.96	280	279
Overall	29	7,260,540	2,356,900	Low	69,900			1,000	47.94		25	22
				Avg	250,363			1,947	125.36		189	220
				High	599,000			4,056	233.53		923	923






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

Photo	MLS #	Address	Aprox. Htd SqFt +/-	Total Bedrooms	Total Bathrooms	Year Built	Primary Subdivision	Sold Date	Days On Market	List Price	Sold Price
	09-4522	110 Apollo Drive Cape Carteret, NC 28584	2,150	3	3	1998	Star Hill		130	310,000	0
	07-4635	402 Ardan Oaks Cir Cape Carteret, NC 28584	2,700	4	3	2007	Ardan Oaks		923	425,000	0
	10-462	348 Bahia Ln Cape Carteret, NC 28584	2,300	3	2	2008	Star Hill North		33	254,900	0
	08-4333	606 Bridle Ct Cape Carteret, NC 28584	1,253	3	2	2004	White Horse Ridge		532	168,000	0
	10-77	511 Quail wood Ct Cape Carteret, NC	2,108	4	3	2005	Star Hill North		55	249,000	0

		28584									
	10-646	101 Holland Farm Rd Cedar Point, NC 28584	1,518	3	2	2010	Holland Farm		25	237,340	0
	08-4779	402 Shoreline Drive Cedar Point, NC 28584	1,694	3	2	1998	Crystal Shores		494	299,900	0
	09-2379	107 Melissa Ln Hubert, NC 28539	1,250	3	2	1995	Mill Bridge Estate		274	99,900	0
	09-3443	208 Brook Crossing Swansboro, NC 28574	2,512	3	2	2009	ForestBrook		207	249,900	0
	10-120	304 Coldwater Drive Swansboro, NC 28584	1,900	3	2	2010	Coldwater Creek		49	229,900	0
	10-498	112 Cormorant Drive Swansboro, NC 28584	2,669	3	2.50	2010	Halls Creek North		30	288,500	0
	09-4816	113 Cormorant Drive Swansboro, NC 28584	2,767	3	2.50	2009	Halls Creek North		102	298,900	0
	10-495	114 Cormorant Drive Swansboro, NC 28584	2,389	4	2.50	2010	Halls Creek North		30	257,900	0
	08-1699	126 Dr Corbett Rd Swansboro, NC 28584	2,565	3	2.50	1986	None		700	599,000	0
	09-2203	125 Mulligan Drive Swansboro, NC 28584	4,056	4	2	2007	Silver Creek		287	565,000	0
	09-3364	501 SABISTON Drive Swansboro, NC 28584	1,328	3	2	1940	Swansboro		211	169,000	0
	09-5123	102 Star Fish Ln Swansboro, NC 28584	1,458	3	2	1993	None		74	69,900	0

### Sold Homes for Sale in Swansboro, Cedar Point, Cape Carteret



Photo	MLS #	Address	Aprox. Htd SqFt +/-	Total Bedrooms	Total Bathrooms	Year Built	Primary Subdivision	Sold Date	Days On Market	List Price	Sold Price
	09-3723	108 Bay Harbor Ct Cape Carteret, NC 28584	1,000	3	2	2000	Hidden Bay	9/30/2009	32	125,000	111,500
	09-4837	138 BOBWHITE Circle Cape Carteret, NC 28584	1,844	3	2	2010	Quailwood Village	2/26/2010	95	239,000	227,000
	09-4838	145 BOBWHITE Circle Cape Carteret, NC 28584	1,840	3	2	2010	Quailwood Village	2/25/2010	94	229,900	229,900
	09-4971	118 Fairway Ln Cape Carteret, NC 28584	2,942	3	2.50	1991	Star Hill	2/19/2010	77	499,000	450,000
	10-206	226 PALOMINO Ln Cape Carteret, NC 28584	1,211	3	2	2005	White Horse Ridge	2/25/2010	43	169,900	165,000
	09-2640	101 Wild Oak Drive Newport, NC 28570	1,900	3	2	2009	Bogue Bluff	2/12/2010	237	219,000	205,000
	09-3888	113 Wild Oak Drive Newport, NC 28570	1,728	3	2.50	2009	Bogue Bluff	2/4/2010	147	207,900	200,000

	09-2162	105 LONGWOOD Drive Stella, NC 28582	2,000	4	2	2000	White Oak Landing	2/19/2010	280	239,900	215,000
	09-3917	310 Appaloosa Ct. Swansboro, NC 28584	1,173	3	2	2002	White Horse Ridge	1/8/2010	119	143,900	143,500
	10-34	87 CENTURY Ct Swansboro, NC 28584	1,080	2	2.50	1999	Pirates Cove	2/24/2010	51	125,000	120,000
	09-4040	169 Leslie Ln Swansboro, NC 28584	1,400	3	2	1993	None	12/30/2009	102	105,000	105,000
	09-5030	665 Westwood Ct Swansboro, NC 28584	1,736	3	2	1995	Westwood	2/2/2010	54	185,000	185,000


**Swansboro, Cedar Point, Cape Carteret Lots and Land For Sale  
Market Report  
February 2010**

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	2	90,000	0	Low	45,000	0	0.00	0	0.00	0.00	29	28
				Avg	45,000	0	0.00	0	0.00	0.00	29	28
				High	45,000	0	0.00	0	0.00	0.00	29	28
Closed	1	45,000	45,000	Low	45,000	45,000	1.00	0	0.00	0.00	30	28
				Avg	45,000	45,000	1.00	0	0.00	0.00	30	28
				High	45,000	45,000	1.00	0	0.00	0.00	30	28
Overall	3	135,000	45,000	Low	45,000			0	0.00		29	28
				Avg	45,000			0	0.00		29	28
				High	45,000			0	0.00		30	28

**Pending Lots and Land for Sale in Swansboro,  
Cedar Point, and Cape Carteret**

Photo	MLS #	Address	City	Primary Subdivision	Lot #	Total Acres	Waterfront (Y/N)	Sold Date	Days On Market	List Price	Sold Price
	10-565	444 Woodland Drive Swansboro, NC 28584	Swansboro	Hadnot Creek		0.62	No		29	45,000	0
	10-566	446 Woodland Drive Swansboro, NC 28584	Swansboro	Hadnot Creek		0.78	No		29	45,000	0

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

Photo	MLS #	Address	City	Primary Subdivision	Lot #	Total Acres	Waterfront (Y/N)	Sold Date	Days On Market	List Price	Sold Price
	10-128	442 Woodland Drive Swansboro, NC 28584	Swansboro	Hadnot Creek	84	1.12	No	2/9/2010	30	45,000	45,000

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	86	22,542,390	0	Low	50,000	0	0.00	600	40.39	0.00	13	12
				Avg	262,121	0	0.00	1,717	154.14	0.00	203	232
				High	1,550,000	0	0.00	4,056	499.93	0.00	1,091	1,873
Closed	75	17,252,360	16,139,316	Low	65,000	60,000	0.73	612	44.91	45.37	20	-3
				Avg	230,031	215,191	0.95	1,695	137.60	129.12	185	230
				High	1,250,000	1,050,000	1.04	3,468	458.92	419.58	882	1,612
Overall	161	39,794,750	16,139,316	Low	50,000			600	40.39		13	-3
				Avg	247,172			1,707	146.44		195	231
				High	1,550,000			4,056	499.93		1,091	1,873

## Market Report Crystal Coast MLS Land and Lots

February 2010

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	12	1,183,000	0	Low	24,300	0	0.00	0	0.00	0.00	22	21
				Avg	98,583	0	0.00	0	0.00	0.00	640	847
				High	165,000	0	0.00	0	0.00	0.00	1,286	1,826
Closed	10	1,468,200	1,043,800	Low	25,500	22,000	0.49	0	0.00	0.00	30	28
				Avg	146,820	104,380	0.85	0	0.00	0.00	173	198
				High	695,000	400,000	1.02	0	0.00	0.00	499	499
Overall	22	2,651,200	1,043,800	Low	24,300			0	0.00		22	21
				Avg	120,509			0	0.00		427	552
				High	695,000			0	0.00		1,286	1,826

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Information is deemed to be reliable, but is not guaranteed. See [copyright notice](#).

Prepared by Kathryn Gorham, RSPS, ABR, e-PRO, SRES, SRS, Broker on Tue March 02 2010 16:10 GMT-0400 (Eastern Daylight Time)

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### Summary Market Report for Emerald Isle and the Crystal Coast NC for February 2010

Emerald Isle had 5 closed residential properties in Pebble Beach, Ocean Reef, Marsh Cove, Pier Pointe, and 1 in an unincorporated location. The average sales price for the closed "homes for sale" in Emerald Isle in February of 2010 was \$321,950, the low was \$155,000 and the high was \$525,000.

A total of 10 homes for sale went under pending status in February including Archers Point (2), Pebble Beach (2), Archers Creek, Bluewater Bay, The Point, and two in unincorporated locations.

No listed land or lot for sale closed in Emerald Isle in February. No lot went under pending sale status in February in Emerald Isle.

The Swansboro, Cedar Point and Cape Carteret area had 12 sold properties in the following subdivisions: Star Hill, Bogue Bluff (2), White Horse Ridge (2), Hidden Bay, Quailwood Village (2), White Oak Landing, Pirates Cove, Westwood and 1 of the homes for sale closed in an unincorporated area. Cape Carteret had 5 of the closed properties, 4 for Swansboro, 2 for Newport and 1 for Stella. The average sales price for February in the area was \$196,408, the low was \$105,000 and the high was \$450,000.

In February, 17 properties went into the pending sales status located as follows: Star Hill, Star Hill North (2), White Horse Ridge, Crystal Shores, Swansboro, Ardan Oaks, Holland Farm, Mill Bridge Estate, Forest Brook, Coldwater Creek, Halls Creek North (3), Silver Creek and 2 in an

unincorporated location. The homes for sale that went under contract for sale were located in the subdivisions of Star Hill, Bogue Bluff (2), White Horse Ridge (2), Hidden Bay, Quailwood Village (2), White Oak Landing, Pirates Cove, Westwood and 1 of the homes for sale closed in an unincorporated area.

Land and lot activity for the Swansboro, Cedar Point and Cape Carteret area in February 2010 reflected 2 pending sales and 1 closed sale in Swansboro.

The Crystal Coast MLS residential sales for February 2010 came in at 75 closed properties and 86 homes for sale that went under contract for sale. The average price for the SOLD properties was \$215,191, the low was \$60,000 and the high was \$1,050,000.

Land and Lots for sale in the Crystal Coast MLS showed 10 closed sales with an average price of \$104,380, a low price of \$22,000 and the high being \$400,000. There were also 12 land or lots for sale that went under contract pending status in the MLS this month.