











Market Analysis for May 2012 for  
Emerald Isle, Carteret County and Swansboro, Cedar Point and Cape Carteret













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

## Emerald Isle Residential – Market Report May 2012





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	22	10,571,000	0	Low	114,000	0	0.00	430	131.55	0.00	36	35
				Avg	480,500	0	0.00	1,839	239.60	0.00	223	222
				High	1,125,000	0	0.00	3,464	324.77	0.00	939	936
Closed	17	5,840,500	5,303,000	Low	139,000	125,000	0.71	612	152.83	140.57	41	41
				Avg	343,559	311,941	0.91	1,484	239.57	218.37	294	292
				High	899,000	815,000	1.00	3,800	308.33	291.07	928	926
Overall	39	16,411,500	5,303,000	Low	114,000			430	131.55		36	35
				Avg	420,808			1,656	239.59		254	253
				High	1,125,000			3,800	324.77		939	936














## Pending Homes for Sale Emerald Isle

Photo	MLS #	Address	List Price	Original List Price	Sold Price	Type of Property	Heated SqFt Range	Baths	Beds	Year Built	Primary Subdivision	Bank Owned	Short Sale	Days On Market
	10-4798	9201 Coast Guard Rd 301 H Emerald Isle, NC 28594	114,000	129,900	0	CN	400 – 599	1	0	1985	Pebble Beach	No	No	583
	12-1833	8819 Janell Ct Emerald Isle, NC 28594	165,000	165,000	0	CN	1000 – 1199	2.50	3	1997	Daisywood	Yes	No	48
	12-372	137 DOE Drive Emerald Isle, NC 28594	237,500	257,000	0	RS	1000 – 1199	2	3	1982	Deerhorn Dunes	No	Yes	132
	11-4459	2802 PIER POINTE Drive 6B2 Emerald Isle, NC 28594	239,000	280,000	0	CN	1000 – 1199	2	2	1997	Pier Pointe	No	No	216
	12-1904	5404 CEDAR TREE Ln Emerald Isle, NC 28594	324,000	324,000	0	RS	2400 – 2599	2.50	3	1977	None	No	No	48
	12-251	113 PAGE Emerald Isle, NC 28594	324,900	339,900	0	RS	1000 – 1199	2	3	1989	Ocean Oaks	No	No	139
	12-1698	200 11th St Emerald Isle, NC 28594	324,900	324,900	0	RS	1200 – 1399	2	4	1975	None	No	No	55
	11-1591	204 Pelican Point Ct Emerald Isle, NC 28594	364,900	364,900	0	RS	1200 – 1399	3	3	1985	Lands End	No	No	430
	12-1129	114 SAND CASTLE Drive Emerald Isle, NC 28594	375,000	399,000	0	RS	1400 – 1599	2	4	2000	Sea Dunes	No	No	88
	10-3985	18 Ocean Drive Emerald Isle, NC 28594	379,000	569,000	0	RS	1400 – 1599	2.50	3	1986	None	No	Yes	654

	12-1131	11007 Station St Emerald Isle, NC 28594	379,000	399,000	0	RS	1800 – 1999	4	3	1988	The Point	No	No	90
	12- 1353	1912 EMERALD Emerald Isle, NC 28594	429,000	429,000	0	RS	1400 – 1599	2	3	1983	None	No	No	75
	12-977	104 Georgia St Emerald Isle, NC 28594	499,000	499,000	0	RS	2000 – 2199	3	3	2000	Emerald Isle By The	No	No	95
	12-822	205 POMPANO Drive Emerald Isle, NC 28594	519,000	519,000	0	RS	2200 – 2399	2.50	3	1984	Lands End	No	No	105
	11-2512	4308 Emerald Drive Emerald Isle, NC 28594	524,900	725,000	0	RS	3200 – 3399	4	4	2005	Windfall North	Yes		369
	12-139	7026 SOUND Drive Emerald Isle, NC 28594	549,000	599,000	0	RS	1200 – 1399	2	4	1984	Piney Point	No	No	146
	11-4452	5426 OCEAN Drive Emerald Isle, NC 28594	559,000	599,000	0	RS	2200 – 2399	3	4	1994	None	No	No	216
	09- 4699	4309 OCEAN Drive EAST Emerald Isle, NC 28594	575,000	829,900	0	RS	2000 – 2199	3	4	1993	None	No	No	939
	12- 1270	7225 Ocean Drive Emerald Isle, NC 28594	773,900	773,900	0	RS	2000 – 2199	2	3	1978	Oakland Hills	No	No	81
	12- 2050	101 SCHOONER Ct Emerald Isle, NC 28594	785,000	785,000	0	RS	4000 – 4199	4.50	4	1989	Lands End	No	No	36
	11-3670	8509 Ocean View Drive Emerald Isle, NC 28594	1,005,000	1,260,000	0	RS	3600 – 3799	4	6	1998	None	Yes	No	292
	12- 1324	9906 SHIPWRECK Ln Emerald Isle, NC 28594	1,125,000	1,125,000	0	RS	3400 – 3599	4	4	1998	Spinnakers Reach			77

## SOLD Homes for Sale Emerald Isle

Photo	MLS #	Address	List Price	Original List Price	Sold Price	Type of Property	Heated SqFt Range	Baths	Beds	Year Built	Primary Subdivision	Bank Owned	Short Sale	Days On Market
	11-4193	303 SPELL Drive Emerald Isle, NC 28594	139,000	139,000	130,000	RS	600 – 799	2	2	1983	None	No	No	226
	11-3472	323 Fairview Drive Emerald Isle, NC 28594	149,000	149,000	125,000	RS	600 – 799	2	3	1968	None	No	No	281
	10-486	300 Osprey Ridge Drive Unit 7 Emerald Isle, NC 28594	162,000	205,000	149,000	TH	1000 – 1199	2.50	2	1992	Osprey Ridge	No	No	828
	11-3640	9201 Coast Guard Rd H106 Emerald Isle, NC 28594	175,000	180,000	161,500	CN	600 – 799	1	1	1985	Pebble Beach	No	No	297

	11-4880	7127 SOUND Drive Emerald Isle, NC 28594	191,900	191,900	192,500	RS	1000 – 1199	2	3	1983	Archers Point	Yes		172
	12- 1542	8608 REED Drive Emerald Isle, NC 28594	224,500	224,500	220,500	RS	1000 – 1199	1	2	1984	None	No	No	41
	11-3059	101 Dorothy Ct Emerald Isle, NC 28594	272,500	272,500	239,500	RS	1000 – 1199	2	3	1987	Ocean Crest			315
	09- 4703	114 Stuart Ave Emerald Isle, NC 28594	275,000	380,000	260,000	RS	1000 – 1199	2	3	1978	Jefferson Place	No	No	928
	11-3896	102 Sea Oats Drive Emerald Isle, NC 28594	295,000	349,000	275,000	RS	1200 – 1399	2	3	2002	None	No	No	245
	11-1069	9201 Coast Guard C 105 Emerald Isle, NC 28594	329,000	329,000	299,000	CN	1200 – 1399	2	3	1983	Pebble Beach	No	No	456
	11-5041	137 Conch Ct Emerald Isle, NC 28594	333,000	333,000	312,000	RS	1000 – 1199	2	3	1994	None	No	No	152
	12-379	210 STROUD St Emerald Isle, NC 28594	359,900	369,900	349,000	RS	1400 – 1599	2	3	2005	Osprey Ridge	No	No	100
	12-579	224 Windjammer E Emerald Isle, NC 28594	397,700	410,000	360,000	RS	2000 – 2199	2.50	3	1992	Lands End	No	Yes	111
	11-4871	803 OCEAN Drive West Emerald Isle, NC 28594	399,000	399,000	285,000	RS	1400 – 1599	3	3	1982	None	No	Yes	151
	11-4624	332 CAPE LOOKOUT LP Emerald Isle, NC 28594	424,000	424,000	395,000	RS	1600 – 1799	3	3	1997	Cape Emerald	No	No	185
	11-828	112 BOGUE Ct Emerald Isle, NC 28594	815,000	949,900	815,000	RS	2800 – 2999	4	4	2004	The Point	No	No	447
	12- 1018	2005 EMERALD Drive Emerald Isle, NC 28594	899,000	899,000	735,000	RS	3800 – 3999	5	4	2004	None	No	Yes	69

## Emerald Isle Land & Lots – Market Report

May 2012

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	125,000	0	Low	125,000	0	0.00	0.00	0.00	0.00	11	10
				Avg	125,000	0	0.00	0.00	0.00	0.00	11	10
				High	125,000	0	0.00	0.00	0.00	0.00	11	10
Closed	2	480,000	430,000	Low	185,000	150,000	0.81	0.00	0.00	0.00	67	62
				Avg	240,000	215,000	0.88	0.00	0.00	0.00	500	497
				High	295,000	280,000	0.95	0.00	0.00	0.00	933	933
Overall	3	605,000	430,000	Low	125,000			0	0.00		11	10
				Avg	201,667			0	0.00		337	335

				High	295,000			0	0.00			933	933
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## Pending Land and Lots for Sale Emerald Isle

Photo	MLS #	Address	List Price	Original List Price	Sold Price	Primary Subdivision	Total Acres	Waterfront (Y/N)	Flood Zone Type	Bank Owned	Short Sale	Days On Market
	12-2529	211 SANDFIDDLER E Emerald Isle, NC 28594	125,000	125,000	0	Lands End	0.17	No	X	No	No	11

## SOLD Land and Lots for Sale Emerald Isle




Photo	MLS #	Address	List Price	Original List Price	Sold Price	Primary Subdivision	Total Acres	Waterfront (Y/N)	Flood Zone Type	Bank Owned	Short Sale	Days On Market
	12-1072	9701 Green Glen Rd Emerald Isle, NC 28594	185,000	185,000	150,000	Dolphin Ridge	0.46	No	X	No	No	67
	09-4668	106 SEA BUOY Ct Emerald Isle, NC 28594	295,000	398,000	280,000	Lands End	0.26	No	X	No	No	933















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

May 2012


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	4,570,990	0	Low	60,000	0	0.00	1,012	59.29	0.00	10	6
				Avg	268,882	0	0.00	2,420	112.28	0.00	193	192
				High	749,000	0	0.00	3,384	221.34	0.00	736	727
Closed	16	3,612,767	3,494,840	Low	104,900	94,000	0.88	1,080	83.07	81.87	63	63
				Avg	225,798	218,428	0.97	2,185	104.42	100.76	208	200
				High	449,900	395,000	1.01	3,393	139.72	122.67	731	730
Overall	33	8,183,757	3,494,840	Low	60,000			1,012	59.29		10	6
				Avg	247,993			2,281	107.62		200	196
				High	749,000			3,393	221.34		736	730

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

Photo	MLS #	Address	List Price	Original List Price	Sold Price	Type of Property	Heated SqFt Range	Baths	Beds	Year Built	Primary Subdivision	Bank Owned	Short Sale	Days On Market
	12-1656	115 South Winds Ct Swansboro, NC 28584	60,000	60,000	0	RS	1000 – 1199	2	3	1999	Swansboro	Yes	No	59
	12-882	601 Pelletier Loop Rd K65 Swansboro, NC 28584	110,000	120,000	0	TH	1000 – 1199	2	2	1997	Silver Creek	No	No	101
	12-896	137 NED Ln Swansboro, NC 28584	125,000	149,900	0	RS	1000 – 1199	2	2	2007	None	No		100
	11-753	401 Patriots Point Ln Swansboro, NC	169,900	171,900	0	RS	1200 – 1399	2	3	2011	Charleston Park	No	No	476

		28584												
	12-1811	214 WHITEHOUSE FORK Rd Cape Carteret, NC 28584	174,900	174,900	0	RS	1400 – 1599	2	3	2007	None	No	No	49
	11-2026	422 Patriots Point Ln Swansboro, NC 28584	179,900	182,900	0	RS	1400 – 1599	2	3	2011	Charleston Park	No	No	401
	11-3807	167 Pelletier Loop Rd Swansboro, NC 28584	189,000	196,000	0	RS	1600 – 1799	2	3	1990	None	No	No	272
	12-144	225 Taylor Notion Rd Cape Carteret, NC 28584	234,500	259,900	0	RS	1800 – 1999	2	3	1983	Star Hill	No	No	146
	12- 2031	108 Forest Ln Swansboro, NC 28584	245,000	250,000	0	RS	2400 – 2599	3	5	2007	ForestBrook			38
	12-1105	Little Bay Drive Lot 127 Cedar Point, NC 28584	291,100	291,000	0	RS	3000 – 3199	2	4	2012	Marsh Harbour	No	No	89
	12- 1005	114 Little Bay Drive Lot 60 Cedar Point, NC 28584	295,720	295,720	0	RS	3000 – 3199	2.50	4	2012	Marsh Harbour	No	No	94
	12- 2490	109 Hope Town Ct Lot 121 Cedar Point, NC 28584	301,570	301,570	0	RS	3000 – 3199	3	4	2012	Marsh Harbour	No	No	13
	12- 1564	115 LITTLE BAY Drive Cedar Point, NC 28584	306,000	306,000	0	RS	3200 – 3399	3	4	2011	Marsh Harbour	No	No	63
	12- 2584	125 Little Bay Drive Lot 132 Cedar Point, NC 28584	327,500	327,500	0	RS	3000 – 3199	3	4	2012	Marsh Harbour	No	No	10
	10- 4725	175 THREE OAKS Ln Cape Carteret, NC 28584	394,900	444,900	0	RS	2600 – 2799	2.50	3	2006	Berger- Holland	No	No	588
	12- 1788	204 Walkers Cay Ct Cedar Point, NC 28584	417,000	417,000	0	RS	3200 – 3399	3.50	4	2008	Marsh Harbour	No	No	49
	10- 2907	203 Bayside Drive Cape Carteret, NC 28584	749,000	994,000	0	RS	3200 – 3399	3	4	2008	Cape Point	No	No	736

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

Photo	MLS #	Address	List Price	Original List Price	Sold Price	Type of Property	Heated SqFt Range	Baths	Beds	Year Built	Primary Subdivision	Bank Owned	Short Sale	Days On Market
	11-1046	21 PIRATES COVE Drive Swansboro, NC 28584	104,900	119,900	94,000	RS	1000 – 1199	2	2	1999	Pirates Cove	No	No	442




Pending	1	195,000	0	Low	195,000	0	0.00	0	0.00	0.00	76	76
				Avg	195,000	0	0.00	0	0.00	0.00	76	76
				High	195,000	0	0.00	0	0.00	0.00	76	76
Closed	1	65,000	65,000	Low	65,000	65,000	1.00	0	0.00	0.00	245	240
				Avg	65,000	65,000	1.00	0	0.00	0.00	245	240
				High	65,000	65,000	1.00	0	0.00	0.00	245	240
Overall	2	260,000	65,000	Low	65,000			0	0.00		76	76
				Avg	130,000			0	0.00		160	158
				High	195,000			0	0.00		245	240

### Pending Lots for Sale Swansboro, Cedar Point, Cape Carteret

Photo	MLS #	Address	List Price	Original List Price	Sold Price	Primary Subdivision	Total Acres	Waterfront (Y/N)	Flood Zone Type	Bank Owned	Short Sale	Days On Market
	12-1349	100 BRIDGEVIEW Ln Swansboro, NC 28584	195,000	195,000	0	Deer Island Harbour	0.36	No	X	No	No	76

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

Photo	MLS #	Address	List Price	Original List Price	Sold Price	Primary Subdivision	Total Acres	Waterfront (Y/N)	Flood Zone Type	Bank Owned	Short Sale	Days On Market
	11-4104	304 JOANS RIDGE Swansboro, NC 28582	65,000	65,000	65,000	Forest Ridge	0.59	No	x	Yes		245

## Market Report Crystal Coast MLS Residential

May 2012

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	152	40,048,932	0	Low	15,300	0	0.00	430	16.67	0.00	8	6
				Avg	263,480	0	0.00	1,902	140.79	0.00	176	176
				High	1,125,000	0	0.00	4,635	382.04	0.00	1,068	1,483
Closed	135	33,269,632	31,014,604	Low	50,000	50,000	0.61	575	27.31	22.37	16	0
				Avg	246,442	229,738	0.94	1,816	141.54	131.69	247	241
				High	979,000	879,500	1.10	5,655	365.77	332.21	1,607	1,880
Overall	287	73,318,564	31,014,604	Low	15,300			430	16.67		8	0
				Avg	255,465			1,855	141.20		209	206
				High	1,125,000			5,655	382.04		1,607	1,880

## Market Report Crystal Coast MLS Land and Lots

May 2012

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	19	1,237,300	0	Low	17,000	0	0.00	0	0.00	0.00	11	10
				Avg	65,121	0	0.00	0	0.00	0.00	263	261

				High	195,000	0	0.00	0	0.00	0.00	1,813	1,813
Closed	33	2,755,699	2,486,401	Low	11,900	10,500	0.73	0	0.00	0.00	4	-3
				Avg	83,506	75,345	0.92	0	0.00	0.00	261	259
				High	299,000	280,000	1.02	0	0.00	0.00	933	933
Overall	52	3,992,999	2,486,401	Low	11,900			0	0.00		4	-3
				Avg	76,788			0	0.00		261	260
				High	299,000			0	0.00		1,813	1,813

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### Summary Market Report for Emerald Isle and the Crystal Coast NC for May 2012

May 2012 had 17 closed residential homes for sale in Emerald Isle NC in the subdivisions of: Osprey Ridge, Pebble Beach, Archers Point, Ocean Crest, Jefferson Place, Lands End, Cape Emerald and The Point. The average sales price for the closed "homes for sale" in Emerald Isle NC in May of 2012 was \$311,941, the low was \$125,000 and the high was \$815,000.

A total of 22 homes for sale in Emerald Isle NC went under pending status in May in several subdivisions including Pebble Beach, Daisywood, Deerhorn Dunes, Pier Pointe, Ocean Oaks, Lands End, Sea Dunes, The Point, Emerald Isle By The, Windfall North, Piney Point, Oakland Hills and Spinnakers Reach

There is 1 land or lot for sale went under pending status in Emerald Isle in May. And 2 lands or lots for sale closed in May in Emerald Isle NC. These closed and pending lots were located in the subdivision of Dolphin Ridge and Lands End.

The Swansboro, Cedar Point and Cape Carteret area had 16 sold "homes for sale" in the following subdivisions: Pirates Cove, Silver Creek, Bayshore Park, Star Hill, Deer Haven, Coldwater Creek, Charleston Park, Halls Creek North, Star Hill North and Marsh Harbour. The average sales price for May in the area was \$218,428, the low was \$94,000 and the high was \$395,000.

In May, 17 homes for sale in Swansboro, Cedar Point and Cape Carteret went into the pending sales status located in the following subdivisions: Swansboro, Silver Creek, Charleston Park, Star Hill, Forest Brook, Marsh Harbour, Borger-Holland and Cape Point.

Lot and Land activity for the Swansboro, Cedar Point and Cape Carteret area in May 2012 reflected 1 closed sales. The lot that sold was in the subdivision of Forest Ridge.. And 1 lot in the pending sale status in May.

The Crystal Coast MLS residential homes for sale that sold in May 2012 came in at 135 closed properties and 152 homes for sale that went under contract pending sale. The average price for the SOLD properties was \$229,738, the low was \$50,000 and the high was \$879,500.

Land and Lots for sale in the Crystal Coast MLS showed 33 closed sales with an average price of \$75,345. There was also 19 land or lots for sale that went under contract pending status in the MLS this month.