

Market Analysis for June 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

June 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	20	8,005,900	0	Low	159,900	0	0.00	648	130.83	0.00	37	27
				Avg	400,295	0	0.00	1,428	252.86	0.00	196	213
				High	799,900	0	0.00	2,530	357.07	0.00	897	897
Closed	22	11,080,100	10,285,402	Low	114,000	105,000	0.82	430	131.55	120.54	7	7
				Avg	503,641	467,518	0.93	2,003	251.05	234.20	236	236
				High	1,449,000	1,290,000	1.00	4,024	462.64	411.88	890	890
Overall	42	19,086,000	10,285,402	Low	114,000			430	130.83		7	7
				Avg	454,429			1,761	251.81		217	217
				High	1,449,000			4,024	462.64		897	897

















## 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
	12-2166	300 Osprey Ridge Drive #10 Emerald Isle, NC 28594	159,900	159,900	0	TH	1000 – 1199	2.50	3	1992	Osprey Ridge	No	No	62
	12-1920	9201 COAST GUARD Rd 105 I Emerald Isle, NC 28594	169,900	169,900	0	CN	600 – 799	1.50	1	1985	Pebble Beach	No	No	74
	12-1459	8801 REED Drive 129E Emerald Isle, NC 28594	260,000	293,900	0	CN	1200 – 1399	2	3	1982	Sound Of The Sea	Yes	No	102
	12-787	311 LIVE OAK St Emerald Isle, NC 28594	269,500	279,000	0	RS	2000 – 2199	2	3	1972	Ocean Forest	No	No	141
	12-1201	405 WILD CHERRY Ln Emerald Isle, NC 28594	275,000	285,000	0	RS	1400 – 1599	2	3	1994	Holly Point		No	115
	12-2758	1504 EMERALD Drive Emerald Isle, NC 28594	285,500	285,500	0	RS	1200 – 1399	1	2	1955	None	No	No	48
	12-244	2007 Ocean Drive West Emerald Isle, NC 28594	299,000	299,000	0	RS	800 – 999	2	3	1983	None	No	No	171
	11-4025	237 WINDJAMMER W Emerald Isle, NC 28594	324,900	324,900	0	RS	1400 – 1599	2	2	1993	Lands End	No	No	283
	11-4701	114 DEER HORN Drive	338,500	346,000	0	RS	1000 – 1199	2	3	1992	Deerhorn Dunes	No	No	232

		Emerald Isle, NC 28594												
	10-283	123 INDIGO Drive Emerald Isle, NC 28594	349,000	389,500	0	RS	1200 – 1399	2	3	1986	Bluewater Bay	No	No	897
	12-589	102 East Summer Place Emerald Isle, NC 28594	349,000	392,000	0	RS	1000 – 1199	2	3	1978	None	No	Yes	149
	12- 2607	4606 EMERALD Drive Emerald Isle, NC 28594	350,000	350,000	0	RS	1600 – 1799	3	4	1996	North Beach	No	No	37
	12- 2262	10703 Coast Guard Rd Emerald Isle, NC 28594	399,000	399,000	0	RS	1600 – 1799	2	3	2004	None	No	No	58
	11-4959	311 Lord Berkeley Drive Emerald Isle, NC 28594	424,000	439,900	0	RS	1400 – 1599	2	3	1994	Royall Oaks	No	No	205
	12- 1670	105 OCEAN Drive Emerald Isle, NC 28594	425,000	450,000	0	RS	1400 – 1599	3	5	1958	None	No	No	91
	12-1150	406 OCEAN Drive Emerald Isle, NC 28594	429,000	429,000	0	RS	1200 – 1399	2	4	1994	None	No	No	120
	11-323	1602 EMERALD Drive Emerald Isle, NC 28594	499,900	624,900	0	RS	1400 – 1599	2	3	1984	Emerald Isle By The	No	No	532
	12- 2214	6812 Ocean Drive Emerald Isle, NC 28594	799,000	894,000	0	RS	3000 – 3199	6	5	2005	Shell Cove	Yes	No	58
	11-2456	11113 INLET Drive Emerald Isle, NC 28594	799,900	799,900	0	RS	1000 – 1199	2	3	1977	The Point	No	No	404
	12-429	2208 EMERALD Drive Emerald Isle, NC 28594	799,900	799,900	0	RS	2400 – 2599	4	3	1994	Island Shores	No	No	160

## 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
	10- 4798	9201 Coast Guard Rd 301 H Emerald Isle, NC 28594	114,000	129,900	105,000	CN	400 – 599	1	0	1985	Pebble Beach	No	No	607
	12- 1833	8819 Janell Ct Emerald Isle, NC 28594	165,000	165,000	135,000	CN	1000 – 1199	2.50	3	1997	Daisywood	Yes	No	70
	11- 4459	2802 PIER POINTE Drive 6B2 Emerald Isle, NC 28594	239,000	280,000	225,000	CN	1000 – 1199	2	2	1997	Pier Pointe	No	No	226

	10-4666	10300 Coast Guard . Rd 311 D Emerald Isle, NC 28594	285,000	379,500	272,500	CN	1200 – 1399	3	3	1984	Point Emerald Vill	No		594
	10-300	601 Emerald Drive Emerald Isle, NC 28594	300,000	495,000	275,000	RS	1000 – 1199	1	3	1967	None	No	No	890
	12-1904	5404 CEDAR TREE Ln Emerald Isle, NC 28594	324,000	324,000	310,000	RS	2400 – 2599	2.50	3	1977	None	No	No	58
	12-251	113 PAGE Emerald Isle, NC 28594	324,900	339,900	310,000	RS	1000 – 1199	2	3	1989	Ocean Oaks	No	No	164
	12-1698	200 11th St Emerald Isle, NC 28594	324,900	324,900	309,900	RS	1200 – 1399	2	4	1975	None	No	No	72
	12-2947	139 PAGE Place Emerald Isle, NC 28594	325,000	325,000	308,000	RS	1400 – 1599	2	3	1986	Ocean Oaks	Yes	No	7
	12-1465	133 CONCH Ct Emerald Isle, NC 28594	334,900	334,900	327,452	RS	1000 – 1199	2	3	1993	Sea Dunes	No	No	66
	12-1129	114 SAND CASTLE Drive Emerald Isle, NC 28594	375,000	399,000	358,000	RS	1400 – 1599	2	4	2000	Sea Dunes	No	No	113
	12-1353	1912 EMERALD Emerald Isle, NC 28594	429,000	429,000	420,000	RS	1400 – 1599	2	3	1983	None	No	No	79
	10-5078	408 Emerald Landing Drive Emerald Isle, NC 28594	497,500	585,000	475,000	RS	2400 – 2599	2	3	2000	Emerald Landing	No	No	574
	12-977	104 Georgia St Emerald Isle, NC 28594	499,000	499,000	450,000	RS	2000 – 2199	3	3	2000	Emerald Isle By The	No	No	109
	12-162	9259 Ocean Drive EAST Emerald Isle, NC 28594	520,000	520,000	480,000	RS	1400 – 1599	3	4	1986	Deerhorn Dunes	No	No	162
	11-2512	4308 Emerald Drive Emerald Isle, NC 28594	524,900	725,000	499,550	RS	3200 – 3399	4	4	2005	Windfall North	Yes		370
	11-4452	5426 OCEAN Drive Emerald Isle, NC 28594	559,000	599,000	557,000	RS	2200 – 2399	3	4	1994	None	No	No	220
	12-720	209 POMPANO Drive Emerald Isle, NC 28594	575,000	575,000	515,000	RS	2400 – 2599	3.50	3	2005	Lands End	No	No	122
	12-2050	101 SCHOONER Ct Emerald Isle, NC 28594	785,000	785,000	760,000	RS	4000 – 4199	4.50	4	1989	Lands End	No	No	57
	11-	8509 Ocean View	1,005,000	1,260,000	853,000	RS	3600 –	4	6	1998	None	Yes	No	313

	3670	Drive Emerald Isle, NC 28594							3799						
	12-1324	9906 SHIPWRECK Ln Emerald Isle, NC 28594	1,125,000	1,125,000	1,050,000	RS		3400 – 3599	4	4	1998	Spinnakers Reach			102
	11-4163	10025 SEA BREEZE Drive Emerald Isle, NC 28594	1,449,000	1,500,000	1,290,000	RS		3000 – 3199	3	3	1995	Lands End			238

## Emerald Isle Land & Lots – Market Report June 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	2	148,100	0	Low	68,200	0	0.00	0.00	0.00	0.00	87	87
				Avg	74,050	0	0.00	0.00	0.00	0.00	260	260
				High	79,900	0	0.00	0.00	0.00	0.00	434	434
Overall	2	148,100	0	Low	68,200			0	0.00		87	87
				Avg	74,050			0	0.00		260	260
				High	79,900			0	0.00		434	434

## 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
	12-1686	301 Miller St Emerald Isle, NC 28594	68,200	81,900	0	None	0.17	No	X	No	No	87
	11-1992	200 Old Cove Rd Emerald Isle, NC 28594	79,900	139,000	0	Sea Crest	0.29	No	AE	No	No	434














## Swansboro, Cedar Point & Cape Carteret Homes – Market Report June 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	16	4,842,246	0	Low	179,000	0	0.00	1,300	82.28	0.00	20	20
				Avg	302,640	0	0.00	2,526	114.52	0.00	222	215
				High	685,000	0	0.00	3,215	193.28	0.00	1,302	1,302
Closed	13	3,839,611	3,721,907	Low	110,000	110,000	0.87	1,088	87.82	91.31	71	71
				Avg	295,355	286,301	0.98	2,557	113.30	110.31	194	191
				High	749,000	650,000	1.06	3,390	221.34	192.08	760	751
Overall	29	8,681,857	3,721,907	Low	110,000			1,088	82.28		20	20
				Avg	299,374			2,544	113.83		209	204
				High	749,000			3,390	221.34		1,302	1,302

## 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
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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
	12-882	601 Pelletier Loop Rd K65 Swansboro, NC 28584	110,000	120,000	110,000	TH	1000 – 1199	2	2	1997	Silver Creek	No	No	108
	11-2026	422 Patriots Point Ln Swansboro, NC 28584	179,900	182,900	179,900	RS	1400 – 1599	2	3	2011	Charleston Park	No	No	411
	12-989	335 Foster Creek Rd Swansboro, NC 28584	214,800	214,800	212,000	RS	2200 – 2399	2	3	2005	Foster Creek	No	No	101
	12-1259	209 Brook Crossing Swansboro, NC 28584	227,400	227,400	223,800	RS	2000 – 2199	2	4	2012	ForestBrook	No	No	96
	11-4874	102 Kayak Ct Swansboro, NC 28584	229,950	229,950	215,000	RS	2200 – 2399	2	4	2011	Coldwater Creek	No	No	194
	12-397	159 BOBWHITE Circle Cape Carteret, NC 28584	249,900	249,900	249,900	RS	2200 – 2399	2	3	2012	Quailwood Village	No	No	134
	12-996	151 BOBWHITE Circle Cape Carteret, NC 28584	249,900	249,900	245,000	RS	2200 – 2399	2.50	3	2012	Quailwood Village	No		104
	11-4642	104 Hope Town Court Lot 118 Cedar Point, NC 28584	297,700	297,700	309,528	RS	3200 – 3399	3	4	2012	Marsh Harbour	No		215
	12-1103	137 Little Bay Drive Lot 126 Cedar Point, NC 28584	301,161	301,161	319,792	RS	3000 – 3199	3	4	2012	Marsh Harbour	No	No	114
	12-1012	107 Hope Town Ct Lot 122 Cedar Point, NC 28584	303,000	303,000	306,987	RS	3000 – 3199	3.50	4	2012	Marsh Harbour	No	No	97
	12-907	113 CASEY Ct Cedar Point, NC 28584	309,900	334,900	300,000	RS	2800 – 2999	3	3	2006	Crystal Shores	Yes		120
	12-1788	204 Walkers Cay Ct Cedar Point, NC 28584	417,000	417,000	400,000	RS	3200 – 3399	3.50	4	2008	Marsh Harbour	No	No	71
	10-2907	203 Bayside Drive Cape Carteret, NC 28584	749,000	994,000	650,000	RS	3200 – 3399	3	4	2008	Cape Point	No	No	760

## Swansboro, Cedar Point & Cape Carteret Land and Lots Market Report

June 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	154,900	0	<b>Low</b>	154,900	0	0.00	0	0.00	0.00	110	52
				<b>Avg</b>	154,900	0	0.00	0	0.00	0.00	110	52
				<b>High</b>	154,900	0	0.00	0	0.00	0.00	110	52
Closed	2	145,000	133,000	<b>Low</b>	65,000	65,000	1.00	0	0.00	0.00	245	114

				<b>Avg</b>	72,500	65,000	1.00	0	0.00	0.00	245	231
				<b>High</b>	80,000	65,000	1.00	0	0.00	0.00	245	348
Overall	3	299,900	133,000	Low	65,000			0	0.00		110	52
				Avg	99,967			0	0.00		190	171
				High	154,900			0	0.00		348	348

### 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
	12-2315	Gertrude Hurst Ct Swansboro, NC 28584	154,900	154,900	0	Hurst Harbour	0.63	No	X	No	No	110

### 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
	11-2906	304 BONITA St Cape Carteret, NC 28584	65,000	65,000	58,000	None	0.34	No	x	No	No	348
	12-620	212 SHORELINE Drive Cedar Point, NC 28584	80,000	80,000	75,000	Crystal Shores	0.49	No	C	No	No	114

## Market Report Crystal Coast MLS Residential

June 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	148	1,847,050	0	<b>Low</b>	42,500	0	0.00	648	26.11	0.00	10	10
				<b>Avg</b>	245,661	0	0.00	1,769	140.85	0.00	200	197
				<b>High</b>	799,900	0	0.00	3,927	357.07	0.00	1,844	1,844
Closed	133	38,945,748	36,408,446	<b>Low</b>	15,300	10,000	0.64	250	16.67	10.89	1	-15
				<b>Avg</b>	292,825	273,748	0.94	1,879	156.77	145.79	206	204
				<b>High</b>	1,500,000	1,290,000	1.08	4,635	462.64	411.88	1,456	1,504
Overall	281	75,303,612	36,408,446	Low	15,300			250	16.67		1	-15
				Avg	267,984			1,827	149.19		203	200
				High	1,500,000			4,635	462.64		1,844	1,844

## Market Report Crystal Coast MLS Land and Lots

June 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	20	1,847,050	0	<b>Low</b>	14,900	0	0.00	430	0.00	0.00	20	17
				<b>Avg</b>	92,352	0	0.00	1,902	0.00	0.00	323	315

				High	550,000	0	0.00	4,635	0.00	0.00	1,360	1,359
Closed	29	1,188,623	1,008,873	Low	13,900	12,000	0.52	0	0.00	0.00	0	0
				Avg	40,987	34,789	0.87	0	0.00	0.00	183	181
				High	120,000	110,000	1.00	0	0.00	0.00	559	559
Overall	49	3,035,673	1,008,873	Low	13,900			0	0.00		0	0
				Avg	61,953			0	0.00		240	236
				High	550,000			0	0.00		1,360	1,359

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

June 2012 had 22 closed residential homes for sale in Emerald Isle NC in the subdivisions of: Pebble Beach, Daisywood, Pier Pointe, Point Emerald Vill, Ocean Oaks, Sea Dunes, Emerald Landing, Emerald Isle By The , Deerhorn Dunes, Windfall North, Lands End, Spinnakers Reach. The average sales price for the closed "homes for sale" in Emerald Isle NC in June of 2012 was \$467,518, the low was \$105,000 and the high was \$1,290,000.

A total of 20 homes for sale in Emerald Isle NC went under pending status in June in several subdivisions including Osprey Ridge, Pebble Beach, Sound Of The Sea, Ocean Forest, Holly Point, Lands End, Deerhorn Dunes, Bluewater Bay, North Beach, Royall Oaks, Emerald Isle By The, Shell Cove, The Point, Island Shores.

There are 2 lands or lots for sale went under pending status in Emerald Isle in June. And no lands or lots for sale were closed in June in Emerald Isle NC. One pending lot is located in the subdivision of Sea Crest.

The Swansboro, Cedar Point and Cape Carteret area had 13 sold "homes for sale" in the following subdivisions: Silver Creek, Charleston Park, Foster Creek, ForestBrook, Coldwater Creek, Quailwood Village, Marsh Harbour, Crystal Shores, Cape Point. The average sales price for June in the area was \$286,301, the low was \$110,000 and the high was \$650,000.

In June, 16 homes for sale in Swansboro, Cedar Point and Cape Carteret went into the pending sales status located in the following subdivisions: Creekside Woods, Buds Retreat, Coldwater Creek, Halls Creek North, Marsh Harbour, Ardan Oaks, Silver Lake, Hurst Harbour N.

Lot and Land activity for the Swansboro, Cedar Point and Cape Carteret area in June 2012 reflected 2 closed sales. One lot that sold was in the subdivisions of Crystal Shores. And 1 lot in the pending sale status in June.

The Crystal Coast MLS residential homes for sale that sold in June 2012 came in at 133 closed properties and 148 homes for sale that went under contract pending sale. The average price for the SOLD properties was \$273,748, the low was \$10,000 and the high was \$1,290,000.

Land and Lots for sale in the Crystal Coast MLS showed 29 closed sale with an average price of \$34,789. There was also 20 land or lots for sale that went under contract pending status in the MLS this month.