











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

Emerald Isle Homes for Sale – Market Report


July 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	10	5,095,400	0	Low	159,900	0	0.00	612	229.26	0.00	8	5
				Avg	509,540	0	0.00	1,646	312.09	0.00	175	174
				High	899,900	0	0.00	3,049	499.94	0.00	549	549
Closed	8	4,182,500	3,817,000	Low	285,000	265,000	0.93	700	184.86	184.86	70	69
				Avg	522,812	477,125	0.91	1,701	314.00	288.23	264	263
				High	1,499,000	1,300,000	0.87	3,387	557.14	490.00	520	520
Overall	18	9,277,900	3,817,000	Low	159,900			612	184.86		8	5
				Avg	515,439			1,671	312.94		214	214
				High	1,499,000			3,387	557.14		549	549

Pending Homes for Sale in Emerald Isle NC

Photo	List #	Address	Aprox. Htd SqFt +/-	Total Bedrooms	Total Bathrooms	Year Built	Primary Subdivision	Sold Date	Days On Market	List Price	Sold Price
	08-566	9201 Coast Guard Road G207 Emerald Isle, NC 28594	620	1	1	1985	Pebble Beach		549	169,900	0
	09-1370	9201 COAST GUARD Rd G202 Emerald Isle, NC 28594	612	1	1	1985	Pebble Beach		129	159,900	0
	09-314	1607 Emerald Drive Emerald Isle, NC 28594	1,320	4	2	1984	None		189	329,900	0
	09-2983	9711 GREEN GLEN Rd Emerald Isle, NC 28594	3,049	4	3	2003	Dolphin Ridge		24	699,000	0
	09-3176	104 Melanie St Emerald Isle, NC 28594	1,092	3	2	1980	None		11	359,000	0
	09-3224	7315 Ocean Drive East Emerald Isle, NC 28594	1,800	4	3	1996	Jefferson Place		8	780,000	0
	08-1164	412 Ocean Drive Emerald Isle, NC 28594	2,900	3	3	2000	None		517	799,000	0
	08-5249	7315 OCEAN Drive WEST Emerald Isle, NC 28594	1,800	4	3	1996	Jefferson Place		237	899,900	0
	09-2717	8503 OCEANVIEW DRIVE EAST Emerald Isle, NC 28594	2,040	2	3	1994	None		41	499,900	0
	09-2611	117 Page Place Emerald Isle, NC 28594	1,232	4	2	1989	Ocean Oaks		47	398,900	0

SOLD Homes for Sale in Emerald Isle NC

Photo	List #	Address	Aprox. Htd SqFt +/-	Total Bedrooms	Total Bathrooms	Year Built	Primary Subdivision	Sold Date	Days On Market	List Price	Sold Price
	09-1762	5104 Emerald Drive Emerald Isle, NC 28594	1,552	3	2	1984	None	6/30/2009	70	349,000	344,000




	09-270	126 Ethel Drive Emerald Isle, NC 28594	2,170	4	4	1977	Oakland Hills	7/10/2009	168	440,000	410,000
	08-3570	102 ETHEL Drive Emerald Isle, NC 28594	700	3	1.50	1978	Oakland Hills	6/30/2009	347	390,000	343,000
	08-3923	142 FAWN Drive Emerald Isle, NC 28594	1,032	3	3	1985	Deerhorn Dunes	6/30/2009	318	285,000	265,000
	08-2084	11109 INLET DRIVE Emerald Isle, NC 28594	3,387	5	4	2003	None	7/1/2009	434	1,499,000	1,300,000
	08-899	119 JACKSON Ave Emerald Isle, NC 28594	1,704	3	3	1984	Jefferson Place	7/23/2009	520	315,000	315,000
	09-558	5902 McLean St Emerald Isle, NC 28594	1,900	4	4	2005	Surf Landing Cove	7/23/2009	165	465,000	430,000
	09-1669	8624 SOUND DRIVE A-3 Emerald Isle, NC 28594	1,160	2	2.50	2002	Sunset Harbor	7/17/2009	95	439,500	410,000

Emerald Isle Land & Lots – Market Report

July 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
Pending	3	2,184,900	0	194,900	728,300	0	0.00	0	0.00	0.00	41	41
				Avg	728,300	0	0.00	0	0.00	0.00	91	88
				High	995,000	0	0.00	0	0.00	0.00	167	158
Overall	3	2,184,900	0	194,900	728,300			0	0.00		41	41
				Avg	728,300			0	0.00		91	88
				High	995,000			0	0.00		167	158

Pending Lots and Land For Sale in Emerald Isle NC

Photo	List #	Address	City	Primary Subdivision	Lot #	Total Acres	Waterfront (Y/N)	Sold Date	Days On Market	List Price	Sold Price
	09-2681	8725 Ocean Dune Drive Emerald Isle, NC 28594	Emerald Isle	Sea Oats	20	0.63	Yes		41	995,000	0
	09-2356	8525 Ocean View Drive Emerald Isle, NC 28594	Emerald Isle	None	3	0.41	Yes		67	995,000	0
	09-837	118 SEA DUNES Drive Emerald Isle, NC 28594	Emerald Isle	Sea Dunes	7	0.29	No		167	194,900	0

Swansboro, Cedar Point & Cape Carteret – Market Report

July 2009 Residential

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	17	3,469,100	0	79,500	204,065	0	0.00	704	81.12	0.00	20	18
				Avg	204,065	0	0.00	1,498	138.52	0.00	147	147
				High	575,000	0	0.00	3,760	335.58	0.00	832	832
Closed	12	2,533,400	2,423,250	154,900	135,000	0.87	1,152	76.91	67.03	56	72	












				Avg	211,117	201,938	0.96	1,733	125.26	119.93	258	305
				High	329,500	310,000	0.94	2,532	168.75	162.34	637	637
Overall	29	6,002,500	2,423,250	Low	79,500			704	76.91		20	18
				Avg	206,983			1,595	133.03		193	212
				High	575,000			3,760	335.58		832	832

Pending Listings Residential Swansboro, Cedar Point, Cape Carteret

Photo	List #	Address	Aprox. Htd SqFt +/-	Total Bedrooms	Total Bathrooms	Year Built	Primary Subdivision	Sold Date	Days On Market	List Price	Sold Price
	09-2082	103 Bay Harbor Ct Cape Carteret, NC 28584	980	2	2	1998	Hidden Bay		87	79,500	0
	09-685	122 Bob White Circle Cape Carteret, NC 28584	1,970	3	2.50	2006	Quailwood Village		167	239,900	0
	09-2630	121 BROOKSIDE Ct Cape Carteret, NC 28584	1,620	3	2	2003	Five Aprils Plantati		45	156,000	0
	09-1224	119 Fairway Ln. Cape Carteret, NC 28584	1,650	2	2	1973	Star Hill		139	189,900	0
	09-471	109 Quailwood Circle Cape Carteret, NC 28584	1,516	3	2	1979	Quailwood Acres		178	239,900	0
	08-4522	450 WOODLAND Drive Cape Carteret, NC 28584	1,173	3	2	2008	Hadnot Creek		306	149,900	0
	09-2420	109 Cedar Ln 15 Cedar Point, NC 28584	704	1	1	1969	Dolphin Enterprise		63	112,900	0
	09-2523	110 CORBETT Ave W Swansboro, NC 28584	1,040	3	1	1900	None		55	349,000	0
	09-2767	19 Creekside Woods Drive Swansboro, NC 28584	1,636	3	2	1994	Creekside Woods		37	199,900	0
	09-2641	203 GALLEON Ct Swansboro, NC 28584	1,895	3	2	2009	Silver Creek		44	229,900	0
	09-2567	1505 Hammocks Beach Rd Swansboro, NC 28584	1,400	3	2	1950	None		49	235,000	0
	07-2437	405 Holly Lane Swansboro, NC 28584	1,298	3	2	1992	Swansboro		832	149,900	0
	09-742	411 Moss Springs Swansboro, NC 28584	1,844	3	2	2009	Coldwater Creek		160	199,900	0
	09-3054	134 Old Freeman Rd Swansboro, NC 28584	943	3	1	1961	None		20	120,000	0
	09-1377	22 Pirate Cove Drive Swansboro, NC 28584	1,240	2	2	1999	Pirates Cove		128	133,500	0
	09-1450	891 Queens Creek Rd Swansboro, NC 28584	805	2	1	1935	None		124	109,000	0
	09-2152	204 VENICE Ct Swansboro, NC 28584	3,760	4	3.50	2004	Hurst Harbour N		81	575,000	0

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

Photo	List #	Address	Aprox. Htd SqFt +/-	Total Bedrooms	Total Bathrooms	Year Built	Primary Subdivision	Sold Date	Days On Market	List Price	Sold Price
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	08-3708	114 Bobwhite Circle Cape Carteret, NC 28584	2,241	3	2.50	2008	Quailwood Village	7/20/2009	353	235,000	230,000
	08-2405	306 BONITA St Cape Carteret, NC 28584	1,232	3	2	2000	None	7/10/2009	424	207,900	200,000
	09-2026	117 Dolphin St Cape Carteret, NC 28584	1,734	3	2	1981	None	7/17/2009	73	234,500	234,500
	09-655	104 Path Finder Ln Cape Carteret, NC 28584	1,584	3	2	2007	Coldwater Creek	6/30/2009	135	182,900	182,900
	08-5275	200 Lighthouse Ln C-3 Cedar Point, NC 28584	1,338	2	2	2006	Village at Magens Ba	7/10/2009	211	169,900	152,450
	09-2252	197 DEER ISLAND Rd Swansboro, NC 28584	1,499	2	1	1940	None	7/17/2009	56	179,000	164,000
	07-5433	120 Forest Lane Swansboro, NC 28584	2,368	4	2.50	2007	ForestBrook	7/1/2009	637	265,000	250,000
	08-1134	104 HIDDEN CREEK Drive Swansboro, NC 28584	2,014	3	2.50	2002	Swansboro Landing	7/1/2009	485	154,900	135,000
	09-913	203 MORNINGSTAR N Swansboro, NC 28584	1,576	3	2	2003	The Villages at Swan	7/20/2009	142	185,000	182,000
	08-4747	213 PIGEON Ln Swansboro, NC 28584	2,532	3	2	2009	Halls Creek North	7/6/2009	258	329,500	310,000
	08-5402	104 RIVER REACH Drive W Swansboro, NC 28584	1,524	3	2	2001	River Reach West	7/24/2009	205	199,900	199,900
	09-1287	614 Sabiston Drive Swansboro, NC 28584	1,152	3	1	1956	None	7/29/2009	128	189,900	182,500




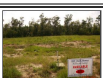
Swansboro, Cedar Point & Cape Carteret – Market Report

July 2009 – Land and Lots

Status	# Listings	List Volume	Sold Volume	Low Price	Avg Price	High Price	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	7	1,272,658	1,118,500	Low	69,500	64,500	0.93	0	0.00	0.00	35	35		
				Avg	181,808	159,786	0.88	0	0.00	0.00	287	340		
				High	375,000	345,000	0.92	0	0.00	0.00	831	1,226		
Overall	7	1,272,658	1,118,500	Low	69,500			0	0.00		35	35		
				Avg	181,808			0	0.00		287	340		
				High	375,000			0	0.00		831	1,226		

Pending Listings 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
	09-39	505 Neptune Drive Cape Carteret, NC 28584	Cape Carteret	None		0.76	Yes	7/15/2009	207	350,000	300,000
	09-2751	134 White Heron Lane Cape Carteret, NC 28584	Cape Carteret	Bluewater Cove	26	0.36	No	7/31/2009	35	137,629	125,000
	09-2749	136 White Heron Lane Cape Carteret, NC 28584	Cape Carteret	Bluewater Cove	25	0.35	No	7/31/2009	35	137,629	125,000
	09-367	112 Casey Ct Cedar Point, NC 28584	Cedar Point	Crystal Shores		0.53	No	7/29/2009	180	127,900	94,000

												
	08-3503	206 Brittany Ln Stella, NC 28582	Stella	Forest Ridge	Lot 4	0.45	No	7/27/2009	376	69,500	64,500	
	07-2207	110 Adrian Lane Swansboro, NC 28584	Swansboro	None		0.50	Yes	7/21/2009	831	375,000	345,000	
	08-3778	914 MORGANSER Drive Swansboro, NC 28584	Swansboro	Halls Creek North	69	0.60	No	7/17/2009	350	75,000	65,00	

Market Report Carteret County Residential

July 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	121	30,145,665	0	Low	37,900	0	0.00	612	22.29	0.00	8	5
				Avg	249,138	0	0.00	1,607	154.65	0.00	175	177
				High	1,600,000	0	0.00	4,800	634.92	0.00	1,155	1,155
Closed	142	36,015,253	34,125,435	Low	65,000	58,750	0.90	253	58.82	58.82	0	-17
				Avg	253,629	240,320	0.95	1,612	163.36	154.25	224	259
				High	1,499,000	1,300,000	0.87	3,800	557.14	541.13	1,158	1,346
Overall	263	66,160,918	34,125,435	Low	37,900			253	22.29		0	-17
				Avg	251,562			1,610	159.35		201	221
				High	1,600,000			4,800	634.92		1,158	1,34

Market Report Carteret County Land and Lots

July 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	15	2,887,100	0	Low	49,900	0	0.00	0	0.00	0.00	41	41
				Avg	192,473	0	0.00	0	0.00	0.00	125	124
				High	995,000	0	0.00	0	0.00	0.00	361	361
Closed	15	1,966,558	1,630,500	Low	24,500	7,000	0.29	0	0.00	0.00	35	35
				Avg	131,104	108,700	0.83	0	0.00	0.00	379	452
				High	375,000	345,000	0.92	0	0.00	0.00	1,060	1,600
Overall	30	4,853,658	1,630,500	Low	24,500			0	0.00		35	35
				Avg	161,789			0	0.00		252	288
				High	995,000			0	0.00		1,060	1,600

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Prepared by Kathryn Gorham, RSPS, ABR, e-PRO, SRES, SRS, Broker on Tue Jul 07 2009 21:28 GMT-0400 (Eastern Daylight Time)

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

Emerald Isle had 8 closed residential properties in Sunset Harbor, Surf Landing Cove, Oakland Hills (2), Deerhorn Dunes, Jefferson Place and two in unincorporated location. The average sales price for the closed "homes for sale" in Emerald Isle in July of 2009 was \$477,125, the low was \$265,000 and the high was \$1,300,000.

A total of 10 properties went under pending status in July including Pebble Beach (2), Jefferson Place (2), Ocean Oaks, Dolphin Ridge, and 4 properties in unincorporated locations.

There were no land or lot sales in Emerald Isle in July. There were 3 lots that went under pending sale status in July in the subdivisions of Sea Oats, Sea Dunes and one lot in an unincorporated area of Emerald Isle.

The Swansboro, Cedar Point and Cape Carteret area had 12 sold properties in the following subdivisions: Quailwood Village, Coldwater Creek, Village at Magens Bay, Forest Brook, Swansboro Landing, the Villages at Swansboro, Halls Creek North, River Reach West, and 4 of the homes for sale closed in unincorporated areas. Cape Carteret had 4 of the closed properties, 7 for Swansboro, and 1 for Cedar Point. The average sales price for July in the area was \$211,117, the low was \$201,938 and the high was \$310,000.

In July 17 properties went into the pending sales status located as follows: 10 were in Swansboro, 1 were in Cedar Point and 6 for Cape Carteret. The sales pending homes were located in the subdivisions of Star Hill, Hidden Bay, Quailwood Village, Five Aprils Plantation, Quailwood Acres, Hadnot Creek, Dolphin Enterprise, Creekside Woods, Silver Creek, Swansboro, Coldwater Creek, Pirates Cove, Hurst Harbour N, and 4 in an unincorporated locations.

Lot and Land activity for the Swansboro, Cedar Point and Cape Carteret area in July 2009 reflected no pending sales and 7 closed sales located in the subdivisions of Bluewater Cove, Crystal Shores, Forest Ridge, Halls Creek North and 2 in unincorporated areas.

The Crystal Coast MLS residential sales for July 2009 came in at 142 closed properties and 121 properties that went pending. The average price for the SOLD properties was \$253,629, the low was \$58,750 and the high was \$1,300,000.