












Market Report for August 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



August 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	11	4,667,400	0	Low	169,900	0	0.00	560	186.70	0.00	43	43
				Avg	424,309	0	0.00	1,425	304.45	0.00	186	252
				High	1,199,000	0	0.00	4,000	446.43	0.00	554	554
Closed	12	7,021,299	6,501,900	Low	239,900	220,000	0.92	1,008	166.67	164.58	33	30
				Avg	585,108	541,825	0.93	1,877	317.06	295.25	205	243
				High	899,900	820,000	0.91	2,900	499.94	455.56	534	965
Overall	23	11,688,699	6,501,900	Low	169,900			560	166.67		33	30
				Avg	508,204			1,661	311.03		196	247
				High	1,199,000			4,000	499.94		554	96



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
	09-817	104 BOGUE Ct Emerald Isle, NC 28594	1,168	4	2	1972	The Point		189	499,900	0
	08-1057	9201 COAST GUARD RD Rd G209 Emerald Isle, NC 28594	768	2	2	1985	Pebble Beach		554	240,000	0
	09-2693	2306 Emerald Drive # 10 Emerald Isle, NC 28594	560	1	1.50	1972	Emerald Cove Condominium		73	250,000	0
	09-1067	128 FAWN Drive Emerald Isle, NC 28594	1,176	3	2	1984	Deerhorn Dunes		180	355,900	0
	08-5414	308 Governor Safford Ln Emerald Isle, NC 28594	1,417	3	3	2000	Spinnakers Reach		240	580,000	0
	09-1172	315 LOBLOLLY St Emerald Isle, NC 28594	1,120	3	2	1995	Ocean Forest		171	259,900	0
	09-1697	106 Ocean Oaks Drive Emerald Isle, NC 28594	1,537	3	2	1992	Ocean Oaks		139	419,000	0
	08-4448	8612 OCEAN VIEW Drive Emerald Isle, NC 28594	4,000	7	6	2006	None		345	1,199,000	0
	09-3158	128 PINEWOOD Place Emerald Isle, NC 28594	1,536	3	2	1992	Ocean Oaks		43	346,800	0
	09-3142	8612 POWELL Drive Emerald Isle, NC 28594	910	3	2	1986	None		44	169,900	0
	09-2848	210 Stroud St Emerald Isle, NC 28594	1,488	3	2	2005	Osprey Ridge		71	347,000	0

SOLD Homes for Sale in Emerald Isle NC

	09-2675	8720 Ocean Dune Drive Emerald Isle, NC 28594	Emerald Isle	Sea Oats	23	0.42	No			72	595,000	0
	08-3722	7526 SOUND Drive Emerald Isle, NC 28594	Emerald Isle	None	2	0.44	Yes			397	749,900	0






SOLD 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
	08-3988	212 Emerald Isle Drive Emerald Isle, NC 28594	Emerald Isle	None	119	0.48	Yes	8/24/2009	371	599,000	500,000
	09-2681	8725 Ocean Dune Drive Emerald Isle, NC 28594	Emerald Isle	Sea Oats	20	0.63	Yes	8/14/2009	52	995,000	950,000

Swansboro, Cedar Point & Cape Carteret – Market Report August 2009 Residential

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	12	2,359,600	0	Low	112,000	0	0.00	1,000	82.50	0.00	5	3
				Avg	196,633	0	0.00	1,635	118.75	0.00	176	175
				High	425,000	0	0.00	2,700	157.41	0.00	743	743
Closed	15	3,630,600	3,433,100	Low	79,500	75,000	0.94	704	81.12	76.53	0	63
				Avg	242,040	228,873	0.95	1,788	132.28	125.48	183	193
				High	575,000	526,900	0.92	3,760	224.41	206.69	843	843
Overall	27	5,990,200	3,433,100	Low	79,500			704	81.12		0	3
				Avg	221,859			1,720	126.27		180	185
				High	575,000			3,760	224.41		843	843



Pending Homes for Sale in Swansboro, Cedar Point, and 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
	08-1500	408 Arabian Ln Cape Carteret, NC 28584	1,280	3	2	2004	White Horse Ridge		531	174,900	0
	07-4635	402 Ardan Oaks Cir Cape Carteret, NC 28584	2,700	4	3	2007	Ardan Oaks		743	425,000	0
	09-3723	108 Bay Harbor Ct Cape Carteret, NC 28584	1,000	3	2	2000	Hidden Bay		5	125,000	0
	09-3666	112 Brigantine Ct Cape Carteret, NC 28584	1,571	3	2	1980	Silver Creek Plantation		9	145,000	0
	09-2630	121 BROOKSIDE Ct South Cape Carteret, NC 28584	1,620	3	2	2003	Five Aprils Plantation		76	156,000	0
	09-3245	137 Starlight Drive Cape Carteret, NC 28584	1,629	3	2	1988	Fox Forest		36	165,000	0

												
	08-3750	290 River Oaks Drive Stella, NC 28582	2,000	5	3	1999	River Oaks Plantation		398	165,000	0	
	09-1867	95 CENTURY Ct Swansboro, NC 28584	1,080	2	2.50	1999	Pirates Cove		129	112,000	0	
	09-3096	305 Clamdigger Ct Swansboro, NC 28584	1,831	3	2	2001	Halls Creek		47	239,900	0	
	09-3192	105 HALLS CREEK Drive Swansboro, NC 28584	1,670	3	2	1999	Halls Creek		40	233,000	0	
	09-3387	202 Raven Ridge Ct Swansboro, NC 28584	1,584	3	2	2001	Raven Ridge		30	219,900	0	
	09-2624	115 Ryan Glenn Drive Swansboro, NC 28584	1,650	3	2	2005	Deer Run		77	198,900	0	

SOLD Homes for Sale in Swansboro, Cedar Point, and 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
	09-2193	345 Bahia Ln Cape Carteret, NC 28584	2,190	4	2.50	2009	Star Hill North	8/17/2009	91	269,900	275,000
	09-2082	103 Bay Harbor Ct Cape Carteret, NC 28584	980	2	2	1998	Hidden Bay	8/14/2009	98	79,500	75,000
	09-3413	302 Coldwater Drive Cape Carteret, NC 28584	1,998	3	2	2009	Coldwater Creek	7/29/2009	0	229,900	229,900
	09-1224	119 Fairway Ln. Cape Carteret, NC 28584	1,650	2	2	1973	Star Hill	8/27/2009	163	189,900	189,000
	09-704	107 Lejeune Rd Cape Carteret, NC 28584	1,650	3	2	1998	Bayshore Park	8/7/2009	168	199,000	185,000
	09-1061	502 Park Ave Cape Carteret, NC 28584	1,495	3	2	1985	Hunting Bay	8/6/2009	153	189,900	181,000
	09-2280	108 St Augustine Drive Cape Carteret, NC 28584	2,408	4	2.50	2005	Star Hill North	7/31/2009	67	269,500	262,000
	09-2420	109 Cedar Ln 15 Cedar Point, NC 28584	704	1	1	1969	Dolphin Enterprise	8/7/2009	67	112,900	108,500
	09-2313	1037 Cedar Point Blvd Cedar Point, NC 28584	1,524	3	1	1952	John Jones S/D	8/4/2009	69	342,000	315,000
	08-1526	214 ROYAL OAKS Ct Cedar Point, NC 28584	2,550	3	2	2001	Magens Bay	8/21/2009	518	499,900	440,000
	09-1850	106 Gordan Ct Swansboro, NC 28584	1,522	3	2	2009	None	8/17/2009	115	189,900	189,900
	07-2437	405 Holly Lane Swansboro, NC 28584	1,298	3	2	1992	Swansboro	8/14/2009	843	149,900	127,000
	09-742	411 Moss Springs Swansboro, NC 28584	1,844	3	2	2009	Coldwater Creek	8/10/2009	167	199,900	199,900
	09-1377	22 Pirate Cove Drive	1,240	2	2	1999	Pirates Cove	8/28/2009	153	133,500	129,000



		Swansboro, NC 28584											
	09-2152	204 VENICE Ct Swansboro, NC 28584	3,760	4	3.50	2004	Hurst Harbour N	8/6/2009	84	575,000	526,900		

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





August 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	2	225,900	0	Low	65,900	0	0.00	0	0.00	0.00	33	28
				Avg	112,950	0	0.00	0	0.00	250	482	
				High	160,000	0	0.00	0	0.00	468	936	
Closed	4	524,700	313,000	Low	75,000	60,000	0.80	0	0.00	0.00	30	-3
				Avg	131,175	78,250	0.60	0	0.00	298	281	
				High	199,900	106,000	0.53	0	0.00	1,010	1,010	
Overall	6	750,600	313,000	Low	65,900			0	0.00		30	-3
				Avg	125,100			0	0.00	282	348	
				High	199,900			0	0.00	1,010	1,010	

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

Photo	List #	Address	City	Primary Subdivision	Lot #	Total Acres	Waterfront (Y/N)	Sold Date	Days On Market	List Price	Sold Price
	08-2647	194 DEER ISLAND Rd Swansboro, NC 28584	Swansboro	None	1	0.54	Yes		468	160,000	0
	09-3401	305 Holly Lane Swansboro, NC 28584	Swansboro	Swansboro Heights	4&5	0.73	No		33	65,900	

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

Photo	List #	Address	City	Primary Subdivision	Lot #	Total Acres	Waterfront (Y/N)	Sold Date	Days On Market	List Price	Sold Price
	06-5468	159 Cedar Point Blvd Cedar Point, NC 28584	Cedar Point	None		0.30	Yes	7/15/2009	1,010	149,900	106,000
	09-3643	629 Cannonsgate Drive Newport, NC 28570	Newport	Cannonsgate		0.37	Yes	8/21/2009	30	99,900	65,625
	09-3642	103 Greenhill Place Newport, NC 28570	Newport	Cannonsgate		0.27	Yes	8/21/2009	30	199,900	81,375
	09-1758	191 DEER ISLAND Rd Swansboro, NC 28584	Swansboro	None		0.25	No	8/21/2009	123	75,000	60,000

Market Report Crystal Coast MLS Homes for Sale

August 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	105	28,994,849	0	Low	67,000	0	0.00	560	56.25	0.00	5	3
				Avg	276,141	0	0.00	1,649	173.78	0.00	190	223
				High	1,199,000	0	0.00	4,340	577.40	0.00	1,199	1,199
Closed	129	31,761,618	29,680,555	Low	15,000	20,000	1.33	275	7.51	10.01	0	-3
				Avg	246,214	230,082	0.93	1,688	149.85	139.46	216	229
				High	899,900	820,000	0.91	4,920	499.94	455.56	1,162	1,162
Overall	234	60,756,467	29,680,555	Low	15,000			275	7.51		0	-3
				Avg	259,643			1,670	160.59		204	226
				High	1,199,000			4,920	577.40		1,199	1,199

Market Report Crystal Coast MLS Land, Lots

August 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	8	3,175,700	0	Low	59,900	0	0.00	0	0.00	0.00	33	28
				Avg	396,962	0	0.00	0	0.00	0.00	250	306
				High	1,150,000	0	0.00	0	0.00	0.00	468	936
Closed	12	2,908,700	2,446,400	Low	44,900	18,000	0.40	0	0.00	0.00	30	-3
				Avg	242,392	203,867	0.84	0	0.00	0.00	250	243
				High	995,000	950,000	0.95	0	0.00	0.00	1,010	1,010
Overall	20	6,084,400	2,446,400	Low	44,900			0	0.00		30	-3
				Avg	304,220			0	0.00		250	268
				High	1,150,000			0	0.00		1,010	1,010

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Prepared by Kathryn Gorham, RSPS, ABR, e-PRO, SRES, SRS, Broker on Tue Sep 03 2009 16:10 GMT-0400 (Eastern Daylight Time)

Summary Market Report for Emerald Isle and the Crystal Coast NC for August 2009

Emerald Isle had 12 closed residential properties in Jefferson Place (2), Ocean Oaks (2), Lands End (2), and six in unincorporated location. The average sales price for the closed "homes for sale" in Emerald Isle in August of 2009 was \$541,825, the low was \$220,000 and the high was \$820,000.

A total of 11 homes for sale went under pending status in August including The Point, Pebble Beach, Ocean Oaks, Deerhorn Dunes, Emerald Cove Condominiums, Ocean Forest, Osprey Ridge and 2 properties in unincorporated locations.

There were 2 listed land or lot for sale that closed in Emerald Isle in August one in the Sea Oats subdivision and one in an unincorporated area. There were 2 lots that went under pending sale status in August in the subdivisions of Sea Oats and one lot in an unincorporated area of Emerald Isle.

The Swansboro, Cedar Point and Cape Carteret area had 15 sold properties in the following subdivisions: Star Hill North (2), Hidden Bay, Coldwater Creek (2), Star Hill, Bayshore Park, Hunting Bay, Dolphin Enterprise, John Jones S/D, Magens Bay, Swansboro, Pirates Cove, Hurst Harbour N and 1 of the homes for sale closed in an unincorporated area. Cape Carteret had 7 of the closed properties, 5 for Swansboro, and 3 for Cedar Point. The average sales price for August in the area was \$228,873, the low was \$75,000 and the high was \$526,900.

In August 12 properties went into the pending sales status located as follows: 5 were in Swansboro, 1 was in Stella, and 6 for Cape Carteret. The homes for sale that went under contract for sale were located in the subdivisions of White Horse Ridge, Ardan Oaks, Hidden Bay, Silver Creek Plantation, Five Aprils Plantation, Fox Forest, River Oaks Plantation, Pirates Cove, Halls Creek (2), Raven Ridge, Deer Run, and none in an unincorporated locations.

Lot and Land activity for the Swansboro, Cedar Point and Cape Carteret area in August 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 August 2009 came in at 129 closed properties and 105 homes for sale that went under contract for sale. The average price for the SOLD properties was \$230,082, the low was \$20,000 and the high was \$820,000.

Land and Lots for sale in the Crystal Coast MLS showed 12 closed sales with an average price of \$203,867 a low price of \$18,000 and the high being \$950,000. There were also 8 land or lot for sale that went under contract pending status in the MLS

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