

Market Analysis for September 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 September 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 | 10 | 3,628,200 | 0 | Low | 220,000 | 0 | 0.00 | 1,080 | 181.81 | 0.00 | 16 | 16 |
| | | | | Avg | 362,820 | 0 | 0.00 | 1,490 | 245.50 | 0.00 | 68 | 66 |
| | | | | High | 599,000 | 0 | 0.00 | 1,941 | 270.29 | 0.00 | 179 | 179 |
| Closed | 15 | 6,792,500 | 6,279,000 | Low | 130,000 | 105,000 | 0.81 | 644 | 0.37 | 0.35 | 1 | -8 |
| | | | | Avg | 452,833 | 418,600 | 0.91 | 55,187 | 221.53 | 203.18 | 225 | 221 |
| | | | | High | 1,650,000 | 1,575,000 | 0.95 | 800,999 | 319.20 | 297.62 | 927 | 920 |
| Overall | 25 | 10,420,700 | 6,279,000 | Low | 130,000 | | | 644 | 0.37 | | 1 | -8 |
| | | | | Avg | 416,828 | | | 39,845 | 228.38 | | 162 | 159 |
| | | | | High | 1,650,000 | | | 800,999 | 319.20 | | 927 | 920 |




Pending Listings Emerald Isle Residential

| 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 |
|-------------------------------------------------------------------------------------|---------|-------------------------------------------------|------------|---------------------|------------|------------------|-------------------|-------|------|------------|---------------------|------------|------------|----------------|
|  | 12-4088 | 102 18th St Emerald Isle, NC 28594 | 399,000 | 399,900 | 0 | RS | 1600 – 1799 | 4 | 3 | 1984 | None | No | No | 31 |
|  | 12-3090 | 603 Emerald Drive Emerald Isle, NC 28594 | 352,900 | 389,000 | 0 | RS | 1800 – 1999 | 3 | 4 | 1988 | None | Yes | | 96 |
|  | 12-2758 | 1504 EMERALD Drive Emerald Isle, NC 28594 | 333,000 | 285,500 | 0 | RS | 1200 – 1399 | 1 | 2 | 1955 | None | No | No | 138 |
|  | 12-3608 | 7213 EMERALD Drive Emerald Isle, NC 28594 | 334,500 | 334,500 | 0 | RS | 2600 – 2799 | 3 | 3 | 1981 | Oakland Hills | No | No | 58 |
|  | 12-3757 | 5503 FREDEEN Ct Emerald Isle, NC 28594 | 329,900 | 329,900 | 0 | RS | 1400 – 1599 | 2 | 3 | 1994 | None | No | No | 51 |
|  | 12-4234 | 104 Live Oak St Emerald Isle, NC 28594 | 425,000 | 425,000 | 0 | RS | 1400 – 1599 | 2 | 3 | 1991 | Ocean Forest | No | No | 16 |
|  | 12-1672 | 2510 Ocean Drive 15B1 Emerald Isle, NC 28594 | 285,000 | 285,000 | 0 | CN | 1000 – 1199 | 2 | 2 | 1994 | Ocean Reef | No | No | 179 |
|  | 12-4084 | 8612 Reed Drive Emerald Isle, NC 28594 | 349,900 | 349,900 | 0 | RS | 1200 – 1399 | 2 | 3 | 1985 | None | No | No | 28 |
| | 12-3471 | 8801 Reed Drive 208 N | 220,000 | 220,000 | 0 | CN | 1000 – 1199 | 2.50 | 2 | 1986 | Sound Of The Sea | | | 67 |

| | | | | | | | | | | | | | | |
|-----------------------------------------------------------------------------------|---------|---------------------------------------------------|---------|---------|---|----|-------------|---|---|------|---------------|----|----|----|
|  | | Emerald Isle, NC 28594 | | | | | | | | | | | | |
|  | 12-4184 | 9712 Spinnaker Place Emerald Isle, NC 28594 | 599,000 | 599,000 | 0 | RS | 2800 – 2999 | 3 | 4 | 2002 | Dolphin Ridge | No | No | 21 |

Closed Listings Emerald Isle Residential

| 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 |
|-------------------------------------------------------------------------------------|---------|---------------------------------------------------------|------------|---------------------|------------|------------------|-------------------|-------|------|------------|----------------------|------------|------------|----------------|
|  | 11-1074 | 10300 Coast Guard Rd D 210 Emerald Isle, NC 28594 | 299,900 | 337,000 | 272,500 | CN | 1200 – 1399 | 3 | 3 | 1984 | Point Emerald Vill | No | No | 549 |
|  | 12-3507 | 308 Courtney Ct Emerald Isle, NC 28594 | 130,000 | 130,000 | 105,000 | RS | 800 – 999 | 2 | 2 | 2004 | Watersedge | No | No | 55 |
|  | 12-2988 | 2306 Emerald Drive # 6 Emerald Isle, NC 28594 | 145,000 | 145,000 | 130,000 | CN | 600 – 799 | 1.50 | 1 | 1955 | Emerald Cove Condomi | No | No | 90 |
|  | 12-2012 | 905 Emerald Drive Emerald Isle, NC 28594 | 399,900 | 469,000 | 355,000 | RS | 2800 – 2999 | 5 | 4 | 1999 | None | Yes | No | 152 |
|  | 10-1213 | 4107 Ocean Drive E&W Emerald Isle, NC 28594 | 750,000 | 950,000 | 655,000 | RS | 2400 – 2599 | 4 | 4 | 1978 | None | No | No | 927 |
|  | 12-3214 | 9263 Ocean Drive Emerald Isle, NC 28594 | 1,650,000 | 1,650,000 | 1,575,000 | RS | 5000+ | 10.50 | 7 | 2005 | Deerhorn Dunes | No | Yes | 79 |
|  | 12-3110 | 103 Ocean Oaks Drive Emerald Isle, NC 28594 | 369,900 | 369,900 | 345,000 | RS | 1400 – 1599 | 2 | 3 | 1987 | Ocean Oaks | Yes | No | 70 |
|  | 12-1150 | 406 OCEAN Drive Emerald Isle, NC 28594 | 429,000 | 429,000 | 400,000 | RS | 1200 – 1399 | 2 | 4 | 1994 | None | No | No | 191 |
|  | 12-551 | 303 Osprey Ridge Ct Emerald Isle, NC 28594 | 297,000 | 385,000 | 282,500 | RS | 1000 – 1199 | 2 | 3 | 2002 | Osprey Ridge | No | No | 232 |
|  | 12-152 | 213 POMPANO Drive Emerald Isle, NC 28594 | 499,900 | 499,900 | 465,000 | RS | 2200 – 2399 | 2 | 3 | 1990 | Lands End | No | No | 256 |
|  | 12-3478 | 8624 REED Drive Emerald Isle, NC 28594 | 395,000 | 395,000 | 370,000 | RS | 1400 – 1599 | 2 | 3 | 1974 | None | No | No | 61 |
|  | 12-1863 | 8801 REED Drive 6 Emerald Isle, NC 28594 | 344,000 | 354,000 | 320,000 | TH | 1400 – 1599 | 2 | 4 | 1982 | Sound Of The Sea | No | No | 158 |
| | 12-4223 | 9007 REED Drive 2206 | 184,900 | 184,900 | 169,000 | RS | 1000 – 1199 | 2 | 2 | 1984 | Queens Court | Yes | No | 1 |

| | | | | | | | | | | | | | | |
|-----------------------------------------------------------------------------------|---------|-------------------------------------------------|---------|---------|---------|----|-------------|---|---|------|------|----|----|-----|
|  | | Emerald Isle, NC 28594 | | | | | | | | | | | | |
|  | 11-3969 | 111 Sandbur Drive Emerald Isle, NC 28594 | 399,000 | 549,900 | 380,000 | RS | 1200 – 1399 | 3 | 3 | 1983 | None | No | No | 393 |
|  | 12-1594 | 106 W. Summerplace Emerald Isle, NC 28594 | 499,000 | 499,000 | 455,000 | RS | 2200 – 2399 | 4 | 4 | 1991 | None | No | No | 169 |

Emerald Isle Land & Lots – Market Report September 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 |
|---------|------------|-------------|-------------|------|----------------|------------|-----------------|---------------------|------------------------------------|------------------------------------|----------------|---------------------------|
| Closed | 1 | 399,000 | 0 | Low | 399,000 | 0 | 0.00 | 0 | 0.00 | 0.00 | 260 | 260 |
| | | | | Avg | 399,000 | 0 | 0.00 | 0 | 0.00 | 0.00 | 260 | 260 |
| | | | | High | 399,000 | 0 | 0.00 | 0 | 0.00 | 0.00 | 260 | 260 |
| Overall | 1 | 399,000 | 309,000 | Low | 399,000 | | | 0 | 0.00 | | 260 | 260 |
| | | | | Avg | 399,000 | | | 0 | 0.00 | | 260 | 260 |
| | | | | High | 399,000 | | | 0 | 0.00 | | 260 | 260 |

Pending Listings Emerald Isle Land & Lots















| 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 |
|-------------------------------------------------------------------------------------|--------|--------------------------------------------|------------|---------------------|------------|---------------------|-------------|------------------|-----------------|------------|------------|----------------|
|  | 12-250 | 9918 Bluff Ct Emerald Isle, NC 28594 | 399,000 | 449,900 | 0 | Spinnakers Landing | 0.82 | Yes | X and AE | No | No | 260 |

Swansboro, Cedar Point & Cape Carteret Homes – Market Report September 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 | 14 | 3,049,350 | 0 | Low | 105,000 | 0 | 0.00 | 1,080 | 98.94 | 0.00 | 31 | 28 |
| | | | | Avg | 217,811 | 0 | 0.00 | 1,962 | 127.15 | 0.00 | 171 | 162 |
| | | | | High | 475,000 | 0 | 0.00 | 2,820 | 189.55 | 0.00 | 300 | 300 |
| Closed | 22 | 5,250,607 | 5,023,741 | Low | 49,500 | 51,000 | 0.80 | 1,050 | 38.08 | 39.23 | 40 | -4 |
| | | | | Avg | 238,664 | 228,352 | 0.95 | 2,137 | 112.00 | 106.08 | 185 | 181 |
| | | | | High | 499,900 | 490,000 | 1.03 | 3,255 | 187.37 | 181.08 | 475 | 475 |
| Overall | 36 | 8,299,957 | 5,023,741 | Low | 49,500 | | | 1,050 | 38.08 | | 31 | -4 |
| | | | | Avg | 230,554 | | | 2,095 | 115.66 | | 180 | 173 |
| | | | | High | 499,900 | | | 3,255 | 189.55 | | 475 | 475 |

















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 |
|-------|---------|-------------------|------------|---------------------|------------|------------------|-------------------|-------|------|------------|---------------------|------------|------------|----------------|
| | 12-1494 | 102 CLUB HOUSE Rd | 174,000 | 189,000 | 0 | RS | 1400 – 1599 | 2 | 2 | 1972 | Star Hill | No | No | 204 |

| | | | | | | | | | | | | | | |
|-------------------------------------------------------------------------------------|---------|----------------------------------------------------|---------|---------|---|----|-------------|------|---|------|-------------------|-----|----|-----|
|  | | Cape Carteret, NC 28584 | | | | | | | | | | | | |
|  | 12-1460 | 306 Ocean Spray Dr. Cape Carteret, NC 28584 | 105,000 | 110,000 | 0 | RS | 1200 – 1399 | 2 | 3 | 1993 | Ocean Spray | No | No | 194 |
|  | 12-3025 | 514 QUAILWOOD Ct Cape Carteret, NC 28584 | 245,000 | 259,900 | 0 | RS | 2400 – 2599 | 2.50 | 4 | 2012 | Star Hill North | | | 99 |
|  | 11-4916 | 213 Taylor Notion Rd Cape Carteret, NC 28584 | 349,900 | 249,900 | 0 | RS | 2200 – 2399 | 3 | 3 | 2005 | Star Hill | No | No | 300 |
|  | 12-859 | 135 Tifton Circle Cape Carteret, NC 28584 | 279,000 | 293,000 | 0 | RS | 2800 – 2999 | 2.50 | 4 | 2007 | Star Hill North | No | No | 223 |
|  | 12-1323 | 105 Creek End Ct Swansboro, NC 28584 | 249,650 | 255,501 | 0 | RS | 2400 – 2599 | 3 | 4 | 2012 | Halls Creek North | No | | 198 |
|  | 12-530 | 812 Fort Sumter Way Swansboro, NC 28584 | 199,900 | 199,900 | 0 | RS | 1800 – 1999 | 2.50 | 4 | 2011 | Charleston Park | No | No | 244 |
|  | 12-2879 | 218 Harbour View Drive Swansboro, NC 28584 | 475,000 | 499,900 | 0 | CN | 2400 – 2599 | 3.50 | 4 | 2006 | Swann Harbour | No | No | 110 |
|  | 12-3508 | 513 Main St E xtension Swansboro, NC 28584 | 179,900 | 179,900 | 0 | RS | 2600 – 2799 | 4 | 4 | 1964 | None | Yes | | 64 |
|  | 12-1227 | 410 Moss Springs Drive Swansboro, NC 28584 | 190,000 | 199,950 | 0 | RS | 1800 – 1999 | 2 | 4 | 2012 | Coldwater Creek | No | | 295 |
|  | 12-3481 | 124 POND Swansboro, NC 28539 | 138,000 | 138,000 | 0 | RS | 1400 – 1599 | 2 | 3 | 1999 | None | No | | 77 |
|  | 12-2646 | 213 RAVEN RIDGE Ct Swansboro, NC 28584 | 210,000 | 220,000 | 0 | RS | 2200 – 2399 | 2 | 3 | 2006 | Raven Ridge | No | No | 124 |
|  | 12-4089 | 202 Sea Horse Drive Swansboro, NC 28584 | 119,000 | 119,000 | 0 | RS | 1000 – 1199 | 2 | 3 | 2002 | Ocean Spray | No | No | 31 |
|  | 12-704 | 605 Ward Rd Swansboro, NC 28584 | 135,000 | 159,000 | 0 | RS | 1000 – 1199 | 1.50 | 3 | 1964 | None | No | No | 235 |

Sold and Closed 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 |
|-------------------------------------------------------------------------------------|--------|--------------------------------------------------|------------|---------------------|------------|------------------|-------------------|-------|------|------------|---------------------|------------|------------|----------------|
|  | 12-679 | 113 bay landing Rd Cape Carteret, NC 28584 | 119,900 | 134,000 | 96,000 | RS | 1200 – 1399 | 2 | 3 | 1999 | Hidden Bay | No | No | 224 |


| | | | | | | | | | | | | | | |
|--------------------------------------------------------------------------------------------------|---------|-------------------------------------------------------|---------|---------|---------|----|-------------|------|---|------|-------------------|----|----|-----|
|  Emerald Isle | 12-2845 | 147 BOBWHITE Circle Cape Carteret, NC 28584 | 249,900 | 249,900 | 237,900 | RS | 2000 – 2199 | 2.50 | 3 | 2012 | Quailwood Village | | | 92 |
|  Emerald Isle | 12-1313 | 125 CEDARWOOD Drive Cape Carteret, NC 28584 | 49,500 | 92,200 | 51,000 | RS | 1200 – 1399 | 2 | 4 | 2000 | None | No | No | 186 |
|  Emerald Isle | 12-1876 | 203 SEA HORSE Drive Cape Carteret, NC 28584 | 145,000 | 169,000 | 133,000 | RS | 1200 – 1399 | 2 | 3 | 1992 | Ocean Spray | No | No | 145 |
|  Emerald Isle | 12-1907 | 114 Buds Ln Cedar Point, NC 28584 | 178,000 | 188,500 | 167,000 | RS | 1200 – 1399 | 2 | 3 | 1998 | Buds Retreat | No | No | 154 |
|  Emerald Isle | 12-2285 | 187 CEDAR POINT Blvd Cedar Point, NC 28584 | 189,000 | 189,000 | 170,000 | RS | 1000 – 1199 | 2 | 3 | 2002 | None | No | No | 127 |
|  Emerald Isle | 12-2490 | 109 Hope Town Ct Lot 121 Cedar Point, NC 28584 | 301,570 | 301,570 | 308,348 | RS | 3000 – 3199 | 3 | 4 | 2012 | Marsh Harbour | No | No | 115 |
|  Emerald Isle | 11-2557 | 302 Sherwood Ave Cedar Point, NC 28584 | 412,000 | 429,000 | 380,000 | RS | 3000 – 3199 | 3 | 4 | 2009 | Marsh Harbour | No | No | 475 |
|  Emerald Isle | 12-2140 | 104 Sweet Grass Trail Lot 90 Cedar Point, NC 28584 | 331,126 | 326,000 | 330,400 | RS | 3200 – 3399 | 3 | 4 | 2012 | Marsh Harbour | No | No | 133 |
|  Emerald Isle | 12-2304 | 305 Treasure Cay Ct Lot 17 Cedar Point, NC 28584 | 308,531 | 308,531 | 306,213 | RS | 3000 – 3199 | 2.50 | 4 | 2012 | Marsh Harbour | No | No | 137 |
|  Emerald Isle | 12-3170 | 303 Treasure Cay Lot 16 Cedar Point, NC 28584 | 298,000 | 292,000 | 298,000 | RS | 3000 – 3199 | 2 | 4 | 2012 | Marsh Harbour | No | No | 81 |
|  Emerald Isle | 11-4397 | 85 CENTURY Ct Swansboro, NC 28584 | 119,500 | 125,000 | 97,000 | TH | 1200 – 1399 | 2 | 2 | 1999 | Pirates Cove | No | No | 342 |
|  Emerald Isle | 12-1143 | 20 Creekside Woods Drive Swansboro, NC 28584 | 179,000 | 199,900 | 168,000 | RS | 1600 – 1799 | 2 | 3 | 1984 | Creekside Woods | No | No | 188 |
|  Emerald Isle | 12-2365 | 104 Echo Ridge Rd Swansboro, NC 28584 | 209,000 | 209,000 | 209,000 | RS | 1800 – 1999 | 2 | 3 | 2012 | Coldwater Creek | No | No | 132 |
|  Emerald Isle | 12-965 | 806 Fort Sumter Way Swansboro, NC 28584 | 189,900 | 189,900 | 189,900 | RS | 1600 – 1799 | 2.50 | 4 | 2012 | Charleston Park | No | No | 210 |
|  Emerald Isle | 12-2491 | 156 Goodwill Ln Swansboro, NC 28584 | 350,000 | 350,000 | 330,000 | RS | 1800 – 1999 | 2 | 3 | 1930 | None | No | No | 121 |
|  Emerald Isle | 12-2078 | 203 Hidden Bay Drive | 94,000 | 94,000 | 85,000 | RS | 1000 – 1199 | 2 | 3 | 1983 | None | No | No | 136 |

| | | | | | | | | | | | | | | |
|-----------------------------------------------------------------------------------|---------|------------------------------------------------------|---------|---------|---------|----|----------------|------|---|------|----------------------|-----|----|-----|
| | | Swansboro, NC 28584 | | | | | | | | | | | | |
|  | 12-4168 | 504 ISLAND Place Swansboro, NC 28584 | 198,000 | 198,000 | 198,000 | RS | 2200 – 2399 | 2 | 3 | 2003 | Foster Creek | Yes | | 40 |
|  | 12-1897 | 304 Leaward Trace Swansboro, NC 28584 | 298,980 | 298,980 | 298,980 | RS | 3000 – 3199 | 3.50 | 4 | 2012 | Queens Harbor | | | 174 |
|  | 11-4430 | 910 Morganser Drive Swansboro, NC 28584 | 299,900 | 274,900 | 265,000 | RS | 3200 – 3399 | 3.50 | 5 | 2011 | Halls Creek North | No | No | 318 |
|  | 12-2398 | 117 RIVER REACH Drive W Swansboro, NC 28584 | 229,900 | 239,900 | 215,000 | RS | 1800 – 1999 | 2 | 4 | 2004 | River Reach West | | | 133 |
|  | 11-3174 | 219 S Walnut St Swansboro, NC 28584 | 499,900 | 550,000 | 490,000 | RS | 2600 – 2799 | 3.50 | 4 | 2008 | Swansboro | No | No | 420 |

Swansboro, Cedar Point & Cape Carteret Land and Lots Market Report September 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 |
|---------|------------|-------------|-------------|------|------------|------------|-----------------|---------------------|------------------------------------|------------------------------------|----------------|---------------------------|
| Closed | 1 | 65,000 | 50,000 | Low | 65,000 | 50,000 | 0.77 | 0 | 0.00 | 0.00 | 329 | 329 |
| | | | | Avg | 65,000 | 50,000 | 0.77 | 0 | 0.00 | 0.00 | 329 | 329 |
| | | | | High | 65,000 | 50,000 | 0.77 | 0 | 0.00 | 0.00 | 329 | 329 |
| Overall | 1 | 65,000 | 50,000 | Low | 65,000 | | | 0 | 0.00 | | 329 | 329 |
| | | | | Avg | 65,000 | | | 0 | 0.00 | | 329 | 329 |
| | | | | High | 65,000 | | | 0 | 0.00 | | 329 | 329 |

Closed Listings 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 |
|-------------------------------------------------------------------------------------|---------|-----------------------------------------------|------------|---------------------|------------|---------------------|-------------|------------------|-----------------|------------|------------|----------------|
|  | 11-4199 | 301 Joan's Ridge Swansboro, NC 28582 | 65,000 | 65,000 | 50,000 | Forest Ridge | 0.49 | No | x | Yes | | 329 |

Market Report Crystal Coast MLS Residential September 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 | 1,837,800 | 0 | Low | 25,000 | 0 | 0.00 | 0 | 0.00 | 0.00 | 19 | 15 |
| | | | | Avg | 114,862 | 0 | 0.00 | 0 | 0.00 | 0.00 | 286 | 285 |
| | | | | High | 399,000 | 0 | 0.00 | 0 | 0.00 | 0.00 | 995 | 995 |
| Closed | 24 | 2,144,300 | 1,666,275 | Low | 19,000 | 13,500 | 0.46 | 0 | 0.00 | 0.00 | 0 | -7 |
| | | | | Avg | 89,346 | 69,428 | 0.83 | 0 | 0.00 | 0.00 | 238 | 253 |
| | | | | High | 500,000 | 400,000 | 1.07 | 0 | 0.00 | 0.00 | 1,089 | 1,563 |
| Overall | 40 | 3,982,100 | 1,666,275 | Low | 19,000 | | | 0 | 0.00 | | 0 | -7 |
| | | | | Avg | 99,552 | | | 0 | 0.00 | | 257 | 265 |

| | | | | | | | | | | | | |
|--|--|--|--|------|---------|--|--|---|------|--|-------|-------|
| | | | | High | 500,000 | | | 0 | 0.00 | | 1,089 | 1,563 |
|--|--|--|--|------|---------|--|--|---|------|--|-------|-------|

Market Report Crystal Coast MLS Land and Lots September 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 |
|---------|------------|-------------|-------------|------|------------|------------|-----------------|---------------------|------------------------------------|------------------------------------|----------------|---------------------------|
| Closed | 131 | 34,509,686 | 32,283,849 | Low | 40,000 | 23,000 | 0.49 | 324 | 0.37 | 0.35 | 1 | -8 |
| | | | | Avg | 263,433 | 246,442 | 0.93 | 7,976 | 140.14 | 129.91 | 213 | 208 |
| | | | | High | 1,650,000 | 1,575,000 | 1.03 | 800,999 | 386.11 | 329.17 | 1,390 | 1,382 |
| Overall | 131 | 34,509,686 | 32,283,849 | Low | 40,000 | | | 324 | 0.37 | | 1 | -8 |
| | | | | Avg | 263,433 | | | 7,976 | 140.14 | | 213 | 208 |
| | | | | High | 1,650,000 | | | 800,999 | 386.11 | | 1,390 | 1,382 |

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

September 2012 had 15 closed residential homes for sale in Emerald Isle NC in the subdivisions of: Point Emerald Vill , Watersedge, Emerald Cove, Deerhorn Dunes , Ocean Oaks , Osprey Ridge , Lands End , Sound Of The Sea and Queens Court. The average sales price for the closed "homes for sale" in Emerald Isle NC in September of 2012 was \$418,600, the low was \$105,000 and the high was \$1,575,000.

A total of 10 homes for sale in Emerald Isle NC went under pending status in September in several subdivisions including Oakland Hills , Ocean Forest , Ocean Reef , Sound Of The Sea and Dolphin Ridge.

There was a single land or lot for sale went under pending status in Emerald Isle in September. Zero or No lands or lots for sale were closed in September in Emerald Isle NC.

In September, 14 homes for sale in Swansboro, Cedar Point and Cape Carteret went into the pending sales status located in the following subdivisions: Star Hill , Ocean Spray , Star Hill North , Star Hill , Star Hill North Halls Creek North , Charleston Park , Swann Harbour , Coldwater Creek , Raven Ridge and Ocean Spray.

In September as well, 22 homes for sale were closed located in the following Subdivisions: Hidden Bay , Quailwood Village , Ocean Spray , Buds Retreat , Marsh Harbour , Pirates Cove , Creekside Woods Coldwater Creek , Charleston Park , Foster Creek, Queens Harbor , Halls Creek North , River Reach West and Swansboro.

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

The Crystal Coast MLS residential homes for sale that sold in September 2012 came in at 131 closed properties. The average price for the SOLD properties was \$246,442, the low was \$23,000 and the high was \$1,575,000.

Land and Lots for sale in the Crystal Coast MLS showed 24 closed sales with an average price of \$69,428. There were also 16 land or lots for sale that went under contract pending status in the MLS this month.