








	10-2678	9201 Coast Guard Rd 1109 Emerald Isle, NC 28594	640	1	1	1985	Pebble Beach	11/3/2010	162	175,000	163,000
	08-5315	9201 Coast Guard Rd H 104 Emerald Isle, NC 28584	640	1	1.50	1985	Pebble Beach	7/8/2010	570	165,000	150,000
	10-1915	7409 Coral Ct Emerald Isle, NC 28594	1,288	3	2	1996	Archers Point	11/15/2010	216	329,900	290,000
	10-2441	111 MYRTLE Drive Emerald Isle, NC 28594	1,456	3	3	1989	None	11/12/2010	186	250,000	240,000
	10-4662	2512 Ocean Drive 16 A-2 Emerald Isle, NC 28594	976	2	2	1996	Ocean Reef	11/19/2010	31	279,725	265,000
	10-4525	2517 Ocean Drive A2 Emerald Isle, NC 28594	1,007	2	2	1992	Ocean Reef	11/1/2010	32	335,000	335,000
	10-2842	10519 OLD COAST GUARD Rd Emerald Isle, NC 28594	1,350	3	2	1986	None	10/29/2010	148	495,000	470,000
	07-6513	401 W. Landing Drive Emerald Isle, NC 28594	2,332	4	3.50	1998	Surf Landing Cove	11/15/2010	1,052	459,900	406,000
	08-3668	10555 WYNDTREE Drive Emerald Isle, NC 28594	2,346	4	4	1978	Wyndtree	11/12/2010	836	1,299,000	1,000,000

## Emerald Isle Land & Lots – Market Report

November 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
Pending	1	139,900	0	Low	139,900	0	0.00	0	0.00	0.00	297
				Avg	139,900	0	0.00	0	0.00	0.00	297
				High	139,900	0	0.00	0	0.00	0.00	297
Overall	1	139,900	0	Low	139,900			0	0.00		297
				Avg	139,900			0	0.00		297
				High	139,900			0	0.00		297

## Pending Lots and Land for Sale Emerald Isle

Photo	MLS #	Address	City	Primary Subdivision	Lot #	Total Acres	Waterfront (Y/N)	Sold Date	Days On Market	List Price	Sold Price
	10-677	9716 Green Glen Emerald Isle, NC 28594	Emerald Isle	Dolphin Ridge	18	0.60	No		297	139,900	







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

November 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
Pending	6	1,657,000	0	Low	171,900	0	0.00	1,256	83.12	0.00	16
				Avg	276,167	0	0.00	1,961	143.88	0.00	206




				<b>High</b>	489,900	0	0.00	2,600	225.55	0.00	282
Closed	10	2,376,400	2,310,600	<b>Low</b>	120,000	121,000	0.92	968	102.37	96.35	74
				<b>Avg</b>	237,640	231,060	0.98	1,624	151.94	147.45	193
				<b>High</b>	535,000	515,000	1.01	2,491	292.67	281.73	399
Overall	16	4,033,400	2,310,600	<b>Low</b>	120,000			968	83.12		16
				<b>Avg</b>	252,088			1,750	148.91		198
				<b>High</b>	535,000			2,600	292.67		399

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

Photo	MLS #	Address	Aprox. Htd SqFt +/-	Total Bedrooms	Total Bathrooms	Year Built	Primary Subdivision	Sold Date	Days On Market	List Price	Sold Price
	10-3064	322 Silver Creek Landing Cape Carteret, NC 28584	2,172	3	3	1996	Silver Creek Plantat		165	489,900	
	10-914	103 SUTTON Drive Cape Carteret, NC 28584	2,400	3	2	1971	Star Hill		282	199,500	
	10-891	150 Leslie Ct Hubert, NC 28539	1,750	3	2	1972	Peninsula Manor		282	336,900	
	10-5033	104 Wild Oak Rd Newport, NC 28570	1,588	3	2	2010	Bogue Bluff		16	198,900	
	10-1821	304 Battery Park Ct Swansboro, NC 28584	1,256	3	2	2010	Charleston Park		238	171,900	
	10-1465	215 Brook Crossing Swansboro, NC 28574	2,600	4	3	2010	ForestBrook		255	259,900	

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



Photo	MLS #	Address	Aprox. Htd SqFt +/-	Total Bedrooms	Total Bathrooms	Year Built	Primary Subdivision	Sold Date	Days On Market	List Price	Sold Price
	10-2464	305 Gambrel Way Cape Carteret, NC 28584	2,079	3	2.50	2005	Quailwood Village	11/8/2010	180	259,900	255,000
	10-591	350 Star Hill Drive Cape Carteret, NC 28584	1,628	3	2	1997	Star Hill	11/18/2010	286	189,900	189,900
	10-3515	105 TIFTON Circle Cape Carteret, NC 28584	2,491	4	2	2005	Star Hill North	10/20/2010	160	255,000	240,000
	10-3608	402 SEALIFE Ct Newport, NC 28560	2,231	3	2	2010	Morada Bay	11/18/2010	119	249,900	249,900
	10-3548	91 CENTURY Ct Swansboro, NC 28584	1,240	2	2	1998	Pirates Cove	11/9/2010	112	135,900	130,000
	10-3623	206 Low Country Ln Swansboro, NC 28584	1,418	3	2	2010	Charleston Park	11/23/2010	119	179,900	179,900
	10-602	413 Patriots Point Ln Swansboro, NC 28584	1,256	3	2	2010	Charleston Park	11/19/2010	287	171,900	171,900
	09-	601 Pelletier Loop Rd A2	1,100	2	2	2008	Silver Creek	11/18/2010	399	120,000	121,000

	4378	Swansboro, NC 28584										
	10-2201	248 River Reach Swansboro, NC 28584	1,828	3	2	1988	River Reach	11/18/2010	203	535,000	515,000	
	10-4172	114 Water St S Swansboro, NC 28584	968	3	1	1915	None	11/8/2010	74	279,000	258,000	


## Swansboro, Cedar Point, Cape Carteret Lands and Lots – Market Report November 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
Pending	2	378,000	0	Low	99,000	0	0.00	0	0.00	0.00	3
				Avg	189,000	0	0.00	0	0.00	0.00	360
				High	279,000	0	0.00	0	0.00	0.00	717
Closed	1	89,000	75,000	Low	89,000	75,000	0.84	0	0.00	0.00	297
				Avg	89,000	75,000	0.84	0	0.00	0.00	297
				High	89,000	75,000	0.84	0	0.00	0.00	297
Overall	3	467,000	75,000	Low	89,000			0	0.00		3
				Avg	155,667			0	0.00		339
				High	279,000			0	0.00		717

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

Photo	MLS #	Address	City	Primary Subdivision	Lot #	Total Acres	Waterfront (Y/N)	Sold Date	Days On Market	List Price	Sold Price
	08-5309	301 Cape Point Ct Cape Carteret, NC 28584	Cape Carteret	Cape Point	11	0.70	Yes		717	279,000	
	10-5170	117 Casey Ct Cedar Point, NC 28584	Cedar Point	Crystal Shores	80	0.47	No		3	99,000	

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

Photo	MLS #	Address	City	Primary Subdivision	Lot #	Total Acres	Waterfront (Y/N)	Sold Date	Days On Market	List Price	Sold Price
	10-382	119 Casey Court Cedar Point, NC 28584	Cedar Point	Crystal Shores		0.42	No	11/18/2010	297	89,000	75,000

## Market Report Crystal Coast MLS Residential

November 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
Pending	98	23,426,753	0	Low	42,900	0	0.00	576	27.50	0.00	15
				Avg	239,048	0	0.00	1,666	133.43	0.00	195
				High	2,950,000	0	0.00	4,907	601.18	0.00	1,756
Closed	88	22,885,826	21,014,503	Low	45,000	38,000	0.72	375	28.70	27.78	4
				Avg	260,066	238,801	0.95	1,749	150.00	138.72	222
				High	1,299,000	1,000,000	1.18	4,079	553.71	426.26	1,414
Overall	186	46,312,579	21,014,503	Low	42,900			375	27.50		4
				Avg	248,992			1,705	141.27		208
				High	2,950,000			4,907	601.18		1,756

## Market Report Crystal Coast MLS Land and Lots

November 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
Pending	13	1,257,300	0	Low	39,000	0	0.00	0	0.00	0.00	3
				Avg	96,715	0	0.00	0	0.00	0.00	265
				High	279,000	0	0.00	0	0.00	0.00	995
Closed	8	1,533,800	1,247,500	Low	25,000	21,000	0.38	0	0.00	0.00	20
				Avg	191,725	155,938	0.80	0	0.00	0.00	289
				High	1,000,000	800,000	0.97	0	0.00	0.00	1,543
Overall	21	2,791,100	1,247,500	Low	25,000			0	0.00		3
				Avg	132,910			0	0.00		274
				High	1,000,000			0	0.00		1,543

Information is deemed to be reliable, but is not guaranteed. See [copyright notice](#).

Prepared by Kathryn Gorham, RSPS, ABR, e-PRO, SRES, SRS, Broker on Tue Dec 02 2010 05:00 GMT-0400 (Eastern Daylight Time)

### Summary Market Report for Emerald Isle and the Crystal Coast NC for November 2010

Emerald Isle had 9 closed residential properties in Pebble Beach (2), Archers Point, Ocean Reef (2), Surf Landing Cove, Wydtree and two in unincorporated locations. The average sales price for the closed "homes for sale" in Emerald Isle in November of 2010 was \$368,778, the low was \$150,000 and the high was \$1,000,000.

A total of 10 homes for sale went under pending status in November including Royall Oaks, Ocean Forest, Pebble Beach, Ocean Crest, Oakland Hills, Jefferson Place, Queens Court, Lands End (2), and one in an unincorporated location.

No land or lot for sale closed in Emerald Isle in November. One went under pending sale status in November in Emerald Isle.

The Swansboro, Cedar Point and Cape Carteret area had 10 sold properties in the following subdivisions: Quailwood Village, Star Hill, Star Hill North, Morada Bay, Pirates Cove, Charleston Park (2), Silver Creek, River Reach and one in an unincorporated location. Cape Carteret had 3 of the closed properties, 6 for Swansboro and 1 for Newport. The average sales price for November in the area was \$231,060, the low was \$121,000 and the high was \$515,000.

In November, 6 properties went into the pending sales status located as follows: Silver Creek Plantation, Star Hill, Peninsula Manor, Bogue Bluff, Charleston Park, and Forest Brook. The homes for sale that went under contract for sale were located in the subdivisions of Silver Creek

Plantation, Star Hill, Peninsula Manor, Bogue Bluff, Charleston Park, and Forest Brook.

Lot and Land activity for the Swansboro, Cedar Point and Cape Carteret area in November 2010 reflected 2 pending sales and 1 closed sales in Swansboro.

The Crystal Coast MLS residential sales for November 2010 came in at 88 closed properties and 98 homes for sale that went under contract for sale. The average price for the SOLD properties was \$238,801, the low was \$38,000 and the high was \$1,000,000.

Land and Lots for sale in the Crystal Coast MLS showed 8 closed sales with an average price of \$155,938, a low price of \$21,000 and the high being \$800,000. There were also 13 land or lots for sale that went under contract pending status in the MLS this month.