

TWIDDY & COMPANY

HAPPY 4th of JULY from Historic Wash Woods Station!

July 4, 2011

We currently on track for a record rental season in 2011 and see encouraging signs that sales are stabilizing! Hopefully you will find this brief update on the Off Road Real Estate Market informative.

- Sales volume in the 4x4 areas in first half 2011 remains steady to improving as prices have reached levels many people view as attractive. See below or email me gjungen@twiddy.com for details of what sold where!
- The news outlets are reporting some improving economic trends that we hope will continue as the year progresses. Any signs of an improving employment picture will help the real estate market immensely!
- We believe that the proposed mid Currituck Bridge is still on track since necessary gap funding was in the current budget. DOT Website now says "PROJECT OPEN TO TRAFFIC 2016". To see updates on the Mid Currituck Bridge and other issues please go to my Agent Page <http://www.twiddysales.com/agents/glenn-jungen/> . For just the bridge you can also go directly to http://www.ncturnpike.org/projects/Mid_Currituck/ for NC DOT information.

Transaction Information – PLEASE CALL OR EMAIL FOR MORE TRANSACTION DETAILS; 18 lots sold for \$2,132,500 (84.75% of last asking price) in all off road areas during the period January 1 through July 1, 2011 vs. 17 lots totaling \$3,201,500 for the same period in 2010.

10 homes sold for \$4,408,750 in all off road areas during the period January 1 through July 1, 2011 vs. 9 homes totaling \$4,792,900 for the same period in 2010.

Current Inventory -

There are currently 104 lots Available for Sale. The least expensive buildable lot is listed for \$34,900 on Ocean Pearl Cape Rd. in Carova Beach. 7 are Short Sales, 8 are bank owned foreclosures.

There are currently 34 homes Available for Sale– including 5 "Short Sales" and 0 bank owned foreclosures. Please call or email for info on any listing by any broker.

The real estate market remains challenging but when a property is priced appropriately buyers are willing to act – people still love the beach! If you are seriously considering selling your home or lot and would like a comparative market analysis (CMA) please call or email us.

We Hope to See You This SUMMER!

Come Visit Us Every Wednesday at Historic Wash Woods Station MP19.5 or any time by appointment!

Glenn & Jane Jungen Broker Associates **Twiddy & Company Realtors**
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HIGH	LOW	AVERAGE	MEDIAN	TOTAL PRICE	LISTING COUNT
\$995,000	\$150,000	\$485,080	\$351,500	\$4,850,800	10
\$815,000	\$130,000	\$440,875	\$339,000	\$4,408,750	
960	26	252	152		

LIST PRICE:
SOLD PRICE:
DOM:

4x4

Homes Sold
Jan 1 -> July 1, 2011

Default MLS Defined Spreadsheet

MLS #	Address	Original Price	Asking Price	Sold Price	Cumulative DOM	Beds	Baths	P	Baths	Waterfront Location	Potential Short Sale	Bank Owned Y/N	Status Date	Rental Performance	Rental Performance Last Yr	Year Bld
70466	903 Perch Court	\$150,000	\$150,000	\$130,000	26	3	1	1	1	Canalfront	No	No	5/26/2011	0.0000	0.0000	1961
67939	905 Tuna Road	\$263,000	\$224,900	\$211,000	165	3	2	1	1	Canalfront	No	Yes	3/2/2011	0.0000	0.0000	1997
66415	2145 Petrel Road	\$429,900	\$294,900	\$225,750	288	4	4	0	0	Canalfront	No	Yes	3/19/2011	0.0000	0.0000	2002
67952	2132 Dolphin Lane	\$285,000	\$259,000	\$259,000	753	4	3	1	1	Pondfront	No	Yes	2/14/2011	0.0875	0.0000	2002
69211	1558 Sandpiper Road	\$328,000	\$328,000	\$328,000	38	4	3	0	0	None	No	No	3/4/2011	0.0854	0.0000	2002
68013	1690 Ridge Road	\$375,000	\$375,000	\$350,000	115	3	3	1	1	None	No	No	1/19/2011	0.0490	0.0465	2002
68513	1932 Sandfiddler Road	\$535,000	\$535,000	\$505,000	131	5	3	1	1	None	No	No	3/18/2011	0.0851	0.0804	2002
68124	1973 Sandfiddler Road	\$825,000	\$825,000	\$785,000	155	5	4	1	1	Oceanfront	No	No	3/3/2011	0.0938	0.0000	2002
56561	2193 SAND FIDDLER RD	\$1,395,000	\$995,000	\$800,000	960	9	9	1	1	Oceanfront	No	No	2/8/2011	0.1515	0.0000	2002
63574	1596 Sandpiper Road	\$925,000	\$864,000	\$815,000	492	8	8	1	1	None	No	No	2/14/2011	0.1245	0.0000	2002

HIGH	LOW	AVERAGE	MEDIAN	TOTAL PRICE	LISTING COUNT
\$270,000	\$39,500	\$139,788	\$109,950	\$2,516,200	18
\$270,000	\$22,000	\$118,472	\$87,500	\$2,132,500	
546	26	188	130		

LIST PRICE:
SOLD PRICE:
DOM:

4x4

Lots Sold
Jan 1 -> July 1, 2011

Default MLS Defined Spreadsheet

MLS #	Subdivision	Address	Status	Original Price	Asking Price	Sold Price	Cumulative DOM	Waterfront Location	Potential Short Sale	Bank Owned Y/N
68072	Swan Beach	1643 Sandfiddler Road	COP	\$49,900	\$49,900	\$22,000	194	Oceanfront	No	No
68368	Carova Beach	2301 False Cape Road	COP	\$45,000	\$39,500	\$30,000	191	None	No	Yes
68801	Carova Beach	903 Plover Court	COP	\$75,000	\$75,000	\$60,000	61	Canalfront	No	No
69709	Swan Beach	1681 Sandpiper Road	COP	\$110,000	\$110,000	\$67,500	61	None	No	Yes
66773	North Swan Bch	1988 Ocean Pearl Road	SLD	\$115,000	\$99,900	\$75,000	294	None	No	No
69121	Swan Beach	1666 Ocean Pearl Road	COP	\$100,000	\$100,000	\$77,500	26	None	No	No
69762	Carova Beach	420 Brant Road	COP	\$110,000	\$110,000	\$82,500	114	Canalfront	No	No
64656	Carova Beach	2045 Sandpiper Road	COP	\$115,000	\$98,000	\$83,000	527	None	No	No
69714	Carova Beach	528 Swan Road	SLD	\$99,000	\$99,000	\$85,000	71	Canalfront	Yes	No
68195	Carova Beach	2239 Sandpiper Road	SLD	\$159,900	\$109,900	\$90,000	182	None	No	No
62534	Carova Beach	417 Scoter Road	COP	\$254,000	\$90,000	\$90,000	546	Canalfront	Yes	No
69939	North Swan Bch	1980 Sandfiddler Road	COP	\$145,000	\$145,000	\$140,000	46	None	No	No
69234	TKS Hide-A-Ways	1991 Fortier Way	SLD	\$147,000	\$147,000	\$140,000	36	None	No	No
68960	Carova Beach	2156 Mobjack Terrace	COP	\$209,000	\$209,000	\$150,000	64	Soundfront	No	Yes
63729	Carova Beach	0 Ocean Pearl Road	SLD	\$245,000	\$245,000	\$200,000	508	None	No	No
67446	North Swan Bch	1981 Sandfiddler Road	COP	\$270,000	\$270,000	\$225,000	336	Oceanfront	No	Yes
68508	Carova Beach	2357 Sandfiddler Road	COP	\$270,000	\$249,000	\$245,000	1152	Oceanfront	Yes	No
68515	Carova Beach	2127 Sandfiddler Road	COP	\$270,000	\$270,000	\$270,000	1167	Oceanfront	Yes	No

Disclaimer

This information is deemed reliable but not guaranteed. The agent above may not be listing agent.