

TWIDDY & COMPANY

HAPPY JULY 4th from Historic Corolla!

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 Corolla Real Estate Market informative.

- There were 98 home sales totaling \$66.1 million in all of Corolla from January 1st through July 1st 2011 vs. 75 sales totaling \$50.5 million for the same period in 2010 as prices have receded to levels not seen in many years. 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; 20 homes were sold Whalehead for \$17.2 million during the period January 1 through July 1, 2011 vs. 17 homes totaling \$13.9 million for the same period in 2010.

2 lots sold during the period January 1 through July 1, 2011 (1 ocean front @ \$900k and a 6th row for \$175k) vs. 0 lots sold for the same period in 2010.

Current Inventory -

There are currently 48 homes for Sale in Whalehead – including 6 "Short Sales" and 1 bank owned foreclosure.

There are currently 8 lots available for sale in Whalehead. The least expensive lot is listed for \$199,000 on Corolla Drive. There are 0 Short Sales and 1 bank owned foreclosure.

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 at the Historic Life Saving Station in Corolla Village!

Glenn & Jane Jungen Broker Associates **Twiddy & Company Realtors**
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Whalehead Homes Sold
 Jan 1 -> July 1, 2011

HIGH	LOW	AVERAGE	MEDIAN	TOTAL PRICE	LISTING COUNT
\$2,600,000	\$498,000	\$930,480	\$864,950	\$18,609,600	20
\$2,370,000	\$432,000	\$860,721	\$847,000	\$17,214,430	
1.205	41	310	149		

LIST PRICE:
 SOLD PRICE:
 DOM:

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 Bu
62337	1004 Whalehead Drive	\$625,000	\$498,000	\$432,000	711	4	3	0	None	No	No	6/30/2011	0.0597	0.0518	198E
69384	1085 Whalehead Drive	\$575,000	\$575,000	\$581,930	78	7	5	1	None	No	Yes	5/2/2011	0.0000	0.0000	2001
67643	1041 Corolla Drive	\$699,000	\$674,900	\$600,000	1047	5	5	1	None	No	No	4/8/2011	0.0801	0.0638	2001
67899	935 Corolla Drive	\$747,500	\$634,900	\$610,000	213	4	5	2	None	No	No	4/14/2011	0.0666	0.0640	198E
68620	1040 Lighthouse Drive	\$629,900	\$599,900	\$623,500	112	4	3	1	None	No	No	3/12/2011	0.0865	0.0000	199Z
59556	845 Whalehead Drive	\$999,000	\$725,000	\$625,000	1266	8	6	1	None	Yes	No	6/6/2011	0.1004	0.0704	199E
68952	988 Whalehead Drive	\$849,000	\$775,000	\$665,000	296	8	8	1	None	No	Yes	5/27/2011	0.0000	0.0000	200E
67600	864 Lighthouse Drive	\$849,000	\$774,000	\$680,000	605	7	6	2	None	Yes	No	5/10/2011	0.0744	0.0000	199Z
68953	966 Whalehead Drive	\$849,000	\$775,000	\$685,000	245	8	8	1	None	No	Yes	4/5/2011	0.0000	0.0000	200E
69752	966 Lighthouse Road	\$850,000	\$850,000	\$847,000	41	6	5	1	None	No	No	4/16/2011	0.0000	0.0000	199E
69292	984 Lighthouse Drive	\$890,000	\$890,000	\$847,000	146	6	5	1	None	No	No	6/30/2011	0.0945	0.0826	199E
69887	991 Lighthouse Drive	\$999,999	\$925,000	\$860,000	205	5	2	1	Oceanfront	No	No	6/10/2011	0.0829	0.0692	198E
65377	947 Lighthouse Drive	\$1,350,000	\$965,000	\$860,000	1137	5	3	1	Oceanfront	No	No	6/1/2011	0.0843	0.0000	198Z
60340	1053 Whalehead Drive	\$1,195,000	\$949,000	\$886,000	814	7	6	1	None	No	No	6/3/2011	0.0793	0.0741	200Z
54796	868 Whalehead Drive	\$1,100,000	\$925,000	\$887,000	1205	8	6	1	None	No	No	6/21/2011	0.0848	0.0607	200Z
69659	1076 Lighthouse Drive	\$879,900	\$879,900	\$895,000	52	8	8	2	None	No	Yes	5/2/2011	0.0000	0.0000	2001
67355	1087 Whalehead Drive	\$1,299,000	\$1,195,000	\$1,000,000	287	10	10	2	None	Yes	No	5/10/2011	0.1225	0.1025	200E
68331	900 Lighthouse Drive	\$5,250,000	\$1,250,000	\$1,090,000	123	8	7	2	None	No	No	2/18/2011	0.1133	0.0988	200E
68093	932 Lighthouse Drive	\$1,275,000	\$1,149,000	\$1,170,000	1415	9	9	2	None	No	Yes	2/5/2011	0.1392	0.0000	200E
68323	867 Lighthouse Drive	\$2,600,000	\$2,600,000	\$2,370,000	152	9	9	3	Oceanfront	No	No	3/18/2011	0.0890	0.0862	200Z

Disclaimer

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