

Real Estate News & Views

By Dianne Dunn and Donna Harmatuk, Keller Williams Realty

Hello, Taberna Neighbors!

The Holiday season is here, and while it's normally a slower time for real estate, we're looking forward to 2011 with hopes of an improving market!

Here are a few comparison statistics taken from our New Bern MLS Service from January 1st to December 1st for this year and last year..

Number of Homes Sold (Jan. 1 thru Dec. 1 2009):	1282
Total Volume of units sold:	\$227,807,746
Average Days on the Market	220
Average Sales Price	\$177,697

Number of Homes Sold (Jan. 1 thru Dec. 1, 2010):	1229
Total Volume of units sold:	\$210,933,672
Average Days on Market	214
Average Sales Price	\$171,630

While the average sales price, and the number of units sold is down from last year, the Good News is that the trend for average days on the market has been coming down! Statistics show us that when we move towards a "180 Days on Market" or lower, we are moving away from a Buyer's market toward a more "neutral" market. That's good news for the current inventory of 1495 homes for sale at the current time. Below 120 days, or 4 months, is considered a seller's market.

With interest rates still low, now is the time to buy!

TABERNA: Total Number of Homes SOLD:

	2010	2009	2008
January	1	2	2
February	2	4	2
March	1	0	3
April	2	0	5
May	4	0	5
June	7	6	4
July	4	5	4
August	4	5	2
September	2	2	3
October	3	2	2
November	4	1	3
December		1	1
Subtotal	34	28	36

TABERNA: PENDING SALE = 6

#Homes/Price-Range (\$238,000 - \$499,900)

TABERNA LOTS:

#Lots Sold: 3

#Lots Pending: 0
 #Lots For Sale: 12 (\$66,900 to \$249,000)

TABERNA HOMES: FOR SALE Currently on the Market = Total 47
 #Homes/Price-Range 47 (\$194,500 to \$750,000)

MLS: The following are statistics from the Neuse River Region Assoc. Realtors® Multiple Listing Service, showing ALL Home Sales the last two months:

Price Range	No. of Sales November 2010	Average Days on the Market	No. of Sales October 2010
Under \$99,999	16	253	19
\$100,000 - \$139,999	10	256	19
\$140,000-\$179,999	24	228	29
\$180,000 - \$219,999	11	277	7
\$220,000 - \$259,999	7	204	6
\$260,000 - \$299,999	5	202	2
\$300,000-\$349,999	2	350	2
\$350,000-\$399,999	2	118	2
\$400,000-\$499,999	3	697	2
\$500,000-\$999,999	1	79	1
Over \$1,000,000	0	0	0

MLS: Total Homes SOLD:

	2010	2009	2008
January	76	62	119
February	84	106	118
March	114	113	140
April	124	88	168
May	146	120	168
June	173	157	176
July	108	133	166
August	131	124	182
September	100	117	127
October	89	129	115
November	81	122	78
SubTotal	1226	1271	1557
December		94	103
TOTAL:		1365	1660

See you next month!

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 (Dianne is a 13-year resident of Taberna)