

# Real Estate News & Views

By Dianne Dunn and Donna Harmatuk, Keller Williams Realty

## *Hello, Taberna Neighbors!*

It certainly has been a “steamy” summer ... yet, we continue to see sales in most all price ranges. In fact, the number of homes sold in Taberna are up 19 percent (January through July) from the same time last year, so that’s good news for Taberna! Also on an up-note, Taberna has 7 pending home sales (under contract) at this time, and 1 lot pending.

Our overall MLS Service reports that the number of sales are up 4 percent over last year (779 Jan-July 2009) to (812 Jan-July 2010). The average price of homes has declined 7 percent (from \$183,824 to \$171,206).

While foreclosures have not been the mainstream of sales in the New Bern area, compared to California, Florida, Nevada and Arizona, we are seeing more bank-owned properties coming on the market for sale. Fannie Mae (Federal National Mortgage Association) has launched a new online resource guide to educate struggling homeowners, so if you know of anyone who might need some help, please direct them to the new site: <http://KnowYourOptions.com/>

### **TABERNA: Total Number of Homes SOLD:**

|              | <b>2010</b> | <b>2009</b> | <b>2008</b> |
|--------------|-------------|-------------|-------------|
| 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       |             | 5           | 2           |
| September    |             | 2           | 3           |
| October      |             | 2           | 2           |
| November     |             | 1           | 3           |
| December     |             | 1           | 1           |
| <b>Total</b> |             | <b>28</b>   | <b>36</b>   |

### **TABERNA: PENDING SALE July 2010 = 7**

#Homes/Price-Range                    7 (\$225,000 - \$499,000)

**#Lots Sold:**                                    0

**#Lots Pending:**                                1

**#Lots For Sale:**                                7 (\$78,500 to \$249,000)

### **TABERNA: FOR SALE Currently on the Market = Total 50**

#Homes/Price-Range                    50 (\$188,900 to \$750,000)

**MLS: The following are statistics from the Neuse River Region Assoc. Realtors® Multiple Listing Service, showing ALL Home Sales for July 2010:**

| <b>Price Range</b>    | <b>No. of Sales<br/>July 2010</b> | <b>Average Days<br/>on the Market</b> |
|-----------------------|-----------------------------------|---------------------------------------|
| Under \$99,999        | 18                                | 143                                   |
| \$100,000 - \$139,999 | 16                                | 171                                   |
| \$140,000-\$179,999   | 28                                | 196                                   |
| \$180,000 - \$219,999 | 13                                | 186                                   |
| \$220,000 - \$259,999 | 9                                 | 220                                   |
| \$260,000 - \$299,999 | 6                                 | 107                                   |
| \$300,000-\$349,999   | 4                                 | 353                                   |
| \$350,000-\$399,999   | 5                                 | 255                                   |
| \$400,000-\$499,999   | 1                                 | 214                                   |
| \$500,000-\$999,999   | 2                                 | 176                                   |
| Over \$1,000,000      | 0                                 | 0                                     |

**MLS: Total Homes SOLD:**

|               | <b>2010</b> | <b>2009</b> | <b>2008</b> |
|---------------|-------------|-------------|-------------|
| January       | 68          | 55          | 97          |
| February      | 60          | 89          | 125         |
| March         | 102         | 100         | 123         |
| April         | 124         | 74          | 129         |
| May           | 136         | 105         | 151         |
| June          | 168         | 142         | 162         |
| July          | 102         | 118         | 144         |
| August        |             | 109         | 149         |
| September     |             | 117         | 127         |
| October       |             | 104         | 104         |
| November      |             | 108         | 69          |
| December      |             | 78          | 80          |
| <b>TOTAL:</b> |             | <b>1199</b> | <b>1460</b> |

**See you next month!**

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