

# Real Estate News

By Amy M. Hahn, Pine Knoll Shores Realty



## Year-to-date Pine Knoll Shores Market Report

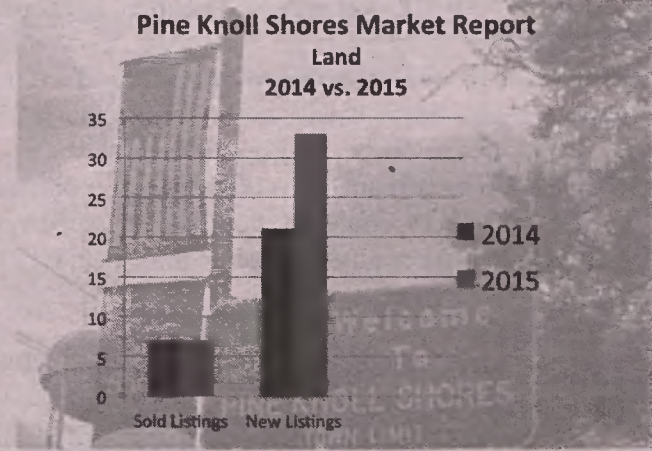
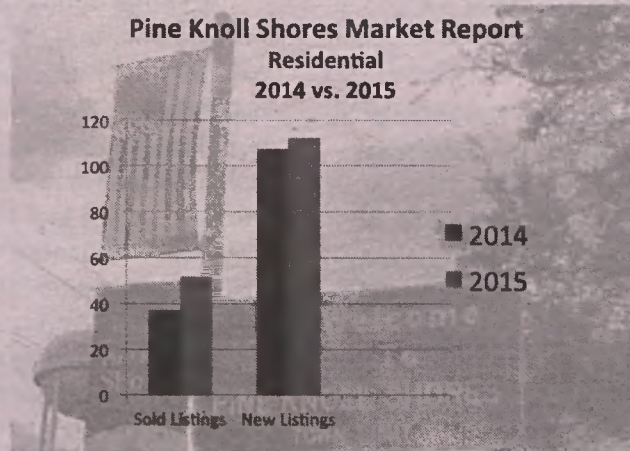
Statistics reported below are year-to-date (YTD) for 2015 and as of the same date for 2014.

### Residential properties

When comparing closed residential listings for Pine Knoll Shores—2014 (37 units) vs. 2015 (52 units)—the number of sales is up 71%. There were 112 new listings added to the inventory for 2015, compared to 107 new listings in 2014.

The median sales price in 2015 is \$431,600 (down 11% from \$485,000 in 2014). The median list price in 2015 is \$360,000 (up 7% from \$336,500 in 2014).

There are currently 56 single family residential properties on the market, 61 condominiums and two townhouses. Eleven of those properties are currently under contract.



Graphics by Amy Hahn

### Land

When comparing closed land listings for Pine Knoll Shores—2014 (7 units) vs. 2015 (7 units)—the number of sales is the same. There were 33 new listings added to the inventory for 2015, compared to 21 new listings in 2014.

The median sales price in 2015 is \$105,000 (up 16.7% from \$90,000 in 2014). The median list price in 2015 is \$149,500 (up 30% from \$115,000 in 2014).

There are currently 38 lots available on the market in Pine Knoll Shores, with two of those properties currently under contract.

Source: Information was found on CCMLS on 8/13/2015 and is deemed to be reliable but not guaranteed.

## PKS History Exhibits

By Phyllis Makuck

### HISTORY STORIES

Reflections of Pine Knoll Shores

The Pine Knoll Shores History Committee, in addition to archiving historical material donated to the town, strives to make historical information available for others to appreciate. The history blog at [pineknollhistory.blogspot.com](http://pineknollhistory.blogspot.com), monthly *Shoreline* articles and regular exhibits are examples of those efforts. Most recently, committee members have changed the exhibit in glass display cases in the town hall foyer from the Aibonito story to a story of local homeowner associations. But the most exciting effort is an upcoming exhibit planned for the Rodney Kemp Gallery of the History Museum of Carteret County (formerly The History Place) in Morehead City.

As part of a major refurbishment of exhibit space, the museum will dedicate its Rodney Kemp Gallery to displays featuring various towns in Carteret County. Pine Knoll Shores will be first to be featured in this enlarged and prominently located gallery.

The plan is to have a multi-media display—seven-foot-high panels with photos and stories, life-sized manikins in period dress, a full-sized alligator, a World War II-era gun emplacement, parrots and pistols, touch-screen technology and a continuously running video display. The goal is to make the exhibit as interesting and hands-on as possible, with appeal for museum goers of all ages, including locals and out-of-town visitors.

The overall theme is "Pine Knoll Shores: A Beach Town in a Forest." A rough outline of what we might feature is as follows: 1) Who Was Here—Early Inhabitants (people and wildlife, including alligators in the backyard); 2) Wartime on the Banks—Civil War, World War I and World War II (with models of artillery pieces that were deployed on the beach in Pine Knoll Shore during WWII); 3) A Life in Two Parts—Alice Hoffman, a Study in Contrasts; 4) Roosevelt Connection—Alice's

Niece and the Teddy Roosevelts: their contributions and legacy; and 5) Beach Town in a Forest, featuring Pine Knoll Shores' natural features, Tree City designation, covenants, etc.

If you have any artifacts, period dresses (especially an Edwardian-style afternoon or evening dress Alice might have worn or jodhpurs in a style she might have used for horseback riding and walking her Bogue Banks property), an old Iver-Johnson 38 pistol, photo of the last alligator in Pine Knoll Shores or other vintage photographs—anything that might enhance this exhibit—we would greatly appreciate your sharing with us.

An exact date has not been set, but the exhibit will open sometime in January 2016. It will be up for about a year, and then we will move as much of it as we can to town hall.



Construction is underway on the Rodney Kemp Gallery at the History Museum of Carteret County. The Pine Knoll Shores History Committee will be the first exhibitor with "Pine Knoll Shores: A Beach Town in a Forest."—Photo by Walt Zaenker