












Emerald Isle – Market Report











January 2017

Emerald Isle Homes for Sale

Status	# Listings	List Volume	Sold Volume		List Price	Sold Price	Sale/List Price	SqFt – Heated	List Price Per SqFt – Heated	Sold Price Per SqFt – Heated	Days On Market	Cumulative Days On Market
Active	170	86,500,944	0	Low	92,000	0	0.00	360	118.24	0.00	1	1
				Avg	508,829	0	0.00	1,840	280.05	0.00	238	242
				High	2,575,000	0	0.00	6,267	1,000.00	0.00	3,362	3,362
Pending	17	7,818,300	0	Low	153,500	0	0.00	1,000	110.90	0.00	0	0
				Avg	459,900	0	0.00	1,830	257.36	0.00	161	161
				High	1,150,000	0	0.00	4,644	451.78	0.00	373	373
Closed	21	9,030,100	8,427,650	Low	145,000	145,000	0.89	768	151.38	143.79	1	1
				Avg	430,005	401,317	0.94	1,781	244.47	230.04	127	172
				High	1,299,000	1,170,000	1.03	3,800	350.18	319.73	688	987
Overall	208	103,349,344	8,427,650	Low	92,000	145,000	0.89	360	110.90	143.79	0	0
				Avg	496,872	401,317	0.94	1,833	274.60	230.04	221	228
				High	2,575,000	1,170,000	1.03	6,267	1,000.00	319.73	3,362	3,362

Emerald Isle NC Homes for Sale that SOLD in January 2017

Photo	MLS #	Address	Sold Date	Original List Price	Listing Price	Sold Price	SqFt – Heated	Subdivision	Cumulative DOM
	100040192	9702 Ashley Place	01/31/2017	425,000	425,000	415,000	1,952	Royall Oaks	1
	100020737	328 Cedar Street	01/09/2017	325,000	315,000	302,000	1,728	Ocean Forest	112
	100019203	418 Channel Drive	01/06/ 2017	799,000	749,900	675,000	3,160	The Point	86
	11500036	10300 Coast Guard Road 303c	01/11/2017	262,500	262,500	240,000	1,072	Point Emerald Villas	688
	100032840	10300 Coast Guard Road 106d	01/23/2017	235,900	235,900	230,000	1,296	Point Emerald Villas	15
	100032249	9201 Coast Guard Road D206	01/13/2017	365,000	365,000	350,000	1,120	Pebble Beach	64
	100030478	9201 Coast Guard Road I212	01/26/2017	145,000	145,000	145,000	768	Pebble Beach	163
	100008750	5102 Emerald Drive	01/13/2017	329,000	324,000	310,000	1,152	Not In Subdivision	191
	100037466	125 Indigo Drive	01/20/2017	349,500	349,500	325,000	1,664	Bluewater Bay	27
	100030159	114 Mangrove Drive	01/10/2017	378,000	378,000	365,000	1,527	Not In Subdivision	46
	100038425	2517 Ocean Drive A2	01/27/2017	300,000	300,000	288,000	1,076	Ocean Reef	8

	100019634	5203 Ocean Drive	01/27/2017	1,450,000	1,299,000	1,170,000	3,800	Not In Subdivision	987
	100014337	5801 Ocean Drive East	01/31/2017	575,000	575,000	525,000	1,642	Surf Landing Cove	140
	100035871	2510 Ocean Drive B2	01/26/2017	259,900	259,900	266,900	1,080	Ocean Reef	30
	100024344	8801 Reed Drive 413 W	01/20/2017	239,000	239,000	215,000	800	Sound Of The Sea	123
	100002603	104 Rhett Street	01/06/2017	469,900	439,900	418,000	1,536	Not In Subdivision	229
	100017575	130 Sand Castle Drive	01/27/2017	450,000	439,000	417,000	2,900	Sea Dunes	153
	100025621	146 Sand Castle Drive	01/11/2017	325,000	325,000	290,000	1,188	Sea Dunes	122
	100021617	209 W Shorewood Drive	01/18/2017	375,000	349,500	325,000	2,100	Shorewood	113
	100015261	102 Starfish Court	01/19/2017	995,000	799,000	720,000	3,674	Lands End	208
	100028740	107 Tracy Drive	01/17/2017	475,000	455,000	435,750	2,160	Dogwood Acres	122

Emerald Isle Lots and Land for Sale in January 2017

Status	# Listings	List Volume	Sold Volume		List Price	Sold Price	Sale/List Price	Lot SqFt	List Price Per Lot SqFt	Sold Price Per Lot SqFt	Days On Market	Cumulative Days On Market
Active	104	23,611,700	0	Low	59,900	0	0.00	7,187	1.34	0.00	6	6
				Avg	227,036	0	0.00	22,779	13.35	0.00	405	469
				High	799,900	0	0.00	155,596	53.38	0.00	2,172	2,172
Pending	1	155,000	0	Low	155,000	0	0.00	12,545	12.36	0.00	58	58
				Avg	155,000	0	0.00	12,545	12.36	0.00	58	58
				High	155,000	0	0.00	12,545	12.36	0.00	58	58
Closed	4	723,000	659,000	Low	75,000	60,000	0.80	10,106	3.86	3.09	1	1
				Avg	180,750	164,750	0.90	13,918	15.42	14.09	360	360
				High	299,000	260,000	1.00	19,428	29.59	25.73	625	625
Overall	109	24,489,700	659,000	Low	59,900	60,000	0.80	7,187	1.34	3.09	1	1
				Avg	224,676	164,750	0.90	22,360	13.42	14.09	400	461
				High	799,900	260,000	1.00	155,596	53.38	25.73	2,172	2,172

SOLD Lots and Land in Emerald Isle NC in January 2017

Photo	MLS #	Address	Sold Date	Original List Price	Listing Price	Sold Price	Subdivision	Cumulative DOM
	100040189	9704 Ashley Place 12	01/31/2017	75,000	75,000	60,000	Royall Oaks	1
	11502464	3003 Emerald Drive 5	01/26/2017	450,000	225,000	225,000	South Beach	532
	11501417	5004 Emerald Dr.	01/03/2017	139,000	124,000	114,000	Not In Subdivision	625
	100007647	1810 Ocean Drive	01/25/2017	299,000	299,000	260,000	Other	285

Swansboro, Cedar Point & Cape Carteret – Market Report


January 2017






Swansboro, Cedar Point, Cape Carteret Homes for Sale

Status	#	List	Sold		List	Sold	Sale/List	SqFt –	List Price	Sold Price	Days	Cumulative
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	Listings	Volume	Volume		Price	Price	Price	Heated	Per SqFt - Heated	Per SqFt - Heated	On Market	Days On Market
Active	168	45,702,181	0	Low	49,500	0	0.00	448	50.68	0.00	1	1
				Avg	272,037	0	0.00	1,921	141.10	0.00	188	202
				High	1,250,000	0	0.00	5,600	501.47	0.00	1,180	1,344
Pending	20	4,931,300	0	Low	76,500	0	0.00	1,152	66.41	0.00	3	3
				Avg	246,565	0	0.00	2,175	111.85	0.00	122	122
				High	430,000	0	0.00	3,430	199.26	0.00	338	338
Closed	23	5,663,525	5,507,700	Low	67,900	64,000	0.89	1,014	58.94	55.56	0	0
				Avg	246,240	239,465	0.98	2,013	123.86	120.32	90	110
				High	439,000	417,000	1.12	3,331	289.01	274.52	765	765
Overall	211	56,297,006	5,507,700	Low	49,500	64,000	0.89	448	50.68	55.56	0	0
				Avg	266,810	239,465	0.98	1,956	136.36	120.32	171	184
				High	1,250,000	417,000	1.12	5,600	501.47	274.52	1,180	1,344

Homes for Sale that SOLD in Swansboro, Cape Carteret, and Cedar Point

Photo	MLS #	Address	Sold Date	Original List Price	Listing Price	Sold Price	SqFt - Heated	Subdivision	Cumulative DOM
	11505675	204 Anita Forte Drive	01/31/2017	234,900	209,400	200,000	1,609	Cape Carteret	542
	100023747	280 Star Hill Drive	01/13/2017	247,550	247,550	253,625	2,055	Star Hill	1
	100038710	121 Tifton Circle	01/12/2017	285,000	285,000	280,000	2,804	Star Hill North	4
	100030542	115 Casey Court	01/11/2017	379,000	374,000	365,000	3,331	Crystal Shores	183
	100031848	107 Shady Path	01/05/2017	375,000	375,000	350,000	2,678	Crystal Shores	51
	100036752	602 W Broad Street	01/05/2017	299,000	299,000	289,500	2,098	Edgewater Height	5
	100037448	609 W Broad Street	01/09/2017	189,000	189,000	171,500	1,014	Edgewater Height	5
	100037523	105 Gordon Ct.	01/23/2017	189,900	189,900	185,000	1,551	Queens Cove	19
	100030938	306 Little Egret Lane	01/23/2017	257,000	257,000	257,000	2,975	Park Place	61
	100030758	311 Little Egret Lane	01/31/2017	212,000	212,000	212,000	2,013	Park Place	115
	100033563	150 Little Kinston Road	01/12/2017	109,900	84,900	95,000	1,272	Not In Subdivision	186
	100040757	223 Marsh Hen Court	01/31/2017	214,500	214,500	214,500	1,872	Halls Creek At The Hammocks	2
	100031768	601 Pelletier Loop Road B9	01/11/2017	77,900	67,900	64,000	1,152	Silver Creek	70
	100034325	249 River Reach Drive	01/18/2017	228,000	228,000	222,300	2,208	River Reach	23
	80122050	616 Russell Street	01/30/2017	175,900	165,900	148,200	1,790	Russell Park	181
	100040251	601 Shore Drive	01/13/2017	439,000	439,000	417,000	1,519	Edgewater Height	0
	100017806	421 Shoreside Drive	01/25/2017	325,000	315,000	290,000	2,302	Silver Creek	141
	100028609	115 Silver Creek Landing Road	01/20/2017	229,900	229,900	230,000	1,821	Silver Creek	65

	100013942	503 Sommerville Court	01/13/2017	177,500	177,500	177,500	1,568	Charleston Park	76
	100025674	610 Spoleto Court	01/18/2017	215,500	215,500	215,500	2,278	Charleston Park	8
	100025677	609 Spoleto Court	01/23/2017	175,000	175,000	175,000	1,528	Charleston Park	29
	11405162	665 White Oak Crossing	01/20/2017	495,000	425,000	407,500	2,690	White Oak Crossing	765
	100019957	112 White Swan Way	01/06/2017	287,575	287,575	287,575	2,169	Swans Bluff	0

Swansboro, Cape Carteret, Cedar Point Land and Lots for Sale

Status	# Listings	List Volume	Sold Volume		List Price	Sold Price	Sale/List Price	Lot SqFt	List Price Per Lot SqFt	Sold Price Per Lot SqFt	Days On Market	Cumulative Days On Market
Active	160	27,119,500	0	Low	29,900	0	0.00	1,230	0.14	0.00	2	2
				Avg	169,497	0	0.00	172,528	5.21	0.00	706	725
				High	2,500,000	0	0.00	10,236,600	40.57	0.00	2,785	2,957
Pending	5	667,400	0	Low	69,900	0	0.00	18,731	1.28	0.00	5	5
				Avg	133,480	0	0.00	55,330	4.23	0.00	183	183
				High	229,000	0	0.00	155,074	12.23	0.00	447	447
Closed	3	498,000	402,500	Low	70,000	65,000	0.76	24,394	1.87	1.87	0	0
				Avg	166,000	134,167	0.87	64,905	2.57	2.18	54	54
				High	350,000	267,500	1.00	132,858	3.20	2.66	109	109
Overall	168	28,284,900	402,500	Low	29,900	65,000	0.76	1,230	0.14	1.87	0	0
				Avg	168,362	134,167	0.87	166,848	5.13	2.18	678	697
				High	2,500,000	267,500	1.00	10,236,600	40.57	2.66	2,785	2,957

Swansboro, Cape Carteret, and Cedar Point Land and Lots Sold

Photo	MLS #	Address	Sold Date	Original List Price	Listing Price	Sold Price	Subdivision	Cumulative DOM
	100002620	280 Star Hill Drive	01/13/2017	78,000	78,000	65,000	Star Hill	109
	100031952	000 Charleston Park Lane	01/06/2017	70,000	70,000	70,000	Not In Subdivision	0
	100032240	131 Wildlife Trail	01/05/2017	350,000	350,000	267,500	Not In Subdivision	54

Crystal Coast Market Report

January 2017

Homes for Sale at the Crystal Coast

Status	# Listings	List Volume	Sold Volume		List Price	Sold Price	Sale/List Price	SqFt – Heated	List Price Per SqFt – Heated	Sold Price Per SqFt – Heated	Days On Market	Cumulative Days On Market
Active	10,666	3,202,688,479	0	Low	750	0	0.00	167	0.11	0.00	0	0
				Avg	300,271	0	0.00	2,158	144.27	0.00	187	200
				High	8,200,000	0	0.00	800,900	1,761.15	0.00	3,942	4,361
Pending	1,553	345,541,598	0	Low	12,900	0	0.00	312	10.79	0.00	-2	-2
				Avg	222,499	0	0.00	1,862	116.47	0.00	121	131
				High	3,295,000	0	0.00	9,626	787.23	0.00	1,840	2,645
Closed	1,475	308,471,659	297,408,004	Low	5,000	345	0.00	253	8.09	0.13	0	0
				Avg	209,133	201,633	0.96	1,843	112.08	108.11	108	117
				High	1,850,000	1,675,000	1.32	6,900	758.82	687.04	2,049	2,049
Overall	13,694	3,856,701,736	297,408,004	Low	750	345	0.00	167	0.11	0.00	-2	-2

				Avg	281,634	201,633	0.96	2,091	137.63	96.87	171	183
				High	8,200,000	1,675,000	1.32	800,900	1,761.15	687.04	3,942	4,361

Crystal Coast Land and Lots for Sale

Status	# Listings	List Volume	Sold Volume		List Price	Sold Price	Sale/List Price	Lot SqFt	List Price Per Lot SqFt	Sold Price Per Lot SqFt	Days On Market	Cumulative Days On Market
Active	8,650	1,294,408,718	0	Low	175	0	0.00	0	0.01	0.00	-581	-581
				Avg	149,643	0	0.00	285,937	547.69	0.00	491	515
				High	16,000,000	0	0.00	174,240,000	1,315,789.47	0.00	7,015	10,342
Pending	160	16,223,170	0	Low	4,000	0	0.00	0	0.02	0.00	0	0
				Avg	101,395	0	0.00	319,921	2,567.61	0.00	282	307
				High	1,149,000	0	0.00	10,584,209	404,761.90	0.00	2,781	3,577
Closed	215	31,671,838	25,523,899	Low	2,500	2,000	0.12	0	0.02	0.01	0	0
				Avg	147,311	118,716	0.88	655,439	1,962.69	1,881.83	268	283
				High	3,500,000	2,800,000	1.45	78,056,471	392,000.00	380,000.00	2,990	2,990
Overall	9,025	1,342,303,726	25,523,899	Low	175	2,000	0.12	0	0.01	0.00	-581	-581
				Avg	148,732	118,716	0.88	295,551	619.42	534.00	482	506
				High	16,000,000	2,800,000	1.45	174,240,000	1,315,789.47	380,000.00	7,015	10,342

Summary Market Report for Emerald Isle and the Crystal Coast NC for January 2017

Summary Market Report for Emerald Isle and the Crystal Coast NC for January 2017

Market Report for Emerald Isle NC for January 2017 shows that there were 21 homes SOLD in January. One home sold in Ocean Forest subdivision, one home was located in Royall Oaks subdivision, one property was located in The Point subdivision. One property was located in Bluewater Bay subdivision, two homes were located in Point Emerald Villas subdivision, one homes were located in Sound of the Sea subdivision, one home was located in Shorewoods, two condos was located in Pebble Beach, two homes located in Ocean Reef, one home located in Surf Landing Cove, two homes located in Sea Dunes, one home is located in Lands End, one home is located in Dogwood Acres and the remaining 4 homes sold in unincorporated areas of Emerald Isle NC. The average price for a home sold in Emerald Isle NC in January 2017 was \$401,317. The lowest price home that sold was priced at \$145,000. The highest priced home that sold in Emerald Isle NC this month was \$1,170,000. Of the 21 homes that sold in Emerald Isle NC in January the sold at an average of 94% of list price. The average price per square foot for homes sold in Emerald Isle this month was \$230.04 per square foot.

There was 4 lots sold in Emerald Isle during the month of January 2017. The lots were located in Royall Oaks, South Beach subdivision, and unincorporated areas of Emerald Isle.