

Market Report for Homes for Sale February 2014 for  
Emerald Isle, Swansboro, Cedar Point, Cape Carteret and Crystal Coast,

Residential, Land and Lots **ACTIVE, SOLD and PENDING**









## Emerald Isle – Market Report

February 2014

### Emerald Isle Homes for Sale

Status	# Listings	List Volume	Sold Volume		List Price	Sold Price	Sale/List Price	Aprox. Htd SqFt +/-	List Price Per Aprox. Htd SqFt +/-	Sold Price Per Aprox. Htd SqFt +/-	Days On Market	Cumulative Days On Market
Active	255	126,281,309	0	Low	89,900	0	0.00	385	80.51	0.00	1	1
				Avg	495,221	0	0.00	1,801	277.51	0.00	288	301
				High	2,599,000	0	0.00	6,228	824.17	0.00	2,299	2,299
Pending	17	7,099,800	0	Low	115,000	0	0.00	692	108.08	0.00	18	16
				Avg	417,635	0	0.00	1,922	234.22	0.00	187	208
				High	995,000	0	0.00	4,199	450.28	0.00	695	686
Closed	8	2,754,799	2,588,499	Low	155,000	148,000	0.90	692	152.42	139.67	56	56
				Avg	344,350	323,562	0.95	1,554	220.31	209.38	313	310
				High	925,000	830,000	1.00	4,000	292.01	270.62	869	869
Overall	280	136,135,908	2,588,499	Low	89,900			385	80.51		1	1
				Avg	486,200			1,799	272.41		282	296
				High	2,599,000			6,228	824.17		2,299	2,299

### Emerald Isle NC Homes for Sale that SOLD in February 2014

Photo	MLS #	Address	Sold Date	Original List Price	List Price	Sold Price	Aprox. Htd SqFt +/-	Primary Subdivision	Waterfront (Y/N)	Bank Owned	Short Sale	Days On Market
	11-4217	9007 Reed Drive 2101 Emerald Isle, NC 28594	2/27/2014	171,900	155,000	148,000	692	Queens Court	No	No	No	869
	13-4075	9100 Reed Drive 1210 Emerald Isle, NC 28594	2/28/2014	167,500	158,500	148,000	800	Queens Court	No	No	No	199
	13-3156	112 Shorerush Drive Emerald Isle, NC 28594	2/19/2014	279,900	239,000	219,000	1,568	None	No	No	No	248
	13-3787	404 Wild Cherry Ln Emerald Isle, NC 28594	2/7/2014	275,000	259,900	257,000	1,338	Holly Point	No	No	No	195
	13-5854	8801 Reed Drive 107E Emerald Isle, NC 28594	2/25/2014	279	279,999	279,999	1,400	Sound Of The Sea	No	No	No	60
	13-4829	8626 Sound Drive A-3 Emerald Isle, NC 28594	2/14/2014	339,900	339,900	315,000	1,164	Sunset Harbor	Yes	No	No	154
	14-32	207 PARK Drive West Emerald Isle, NC 28594	2/28/2014	397,500	397,500	391,500	1,470	None	Yes	No	No	56
	12-987	2112 OCEAN Drive	2/25/2014	999,999	925,000	830,000	4,000	Island Shores	No	No	No	725

Emerald Isle,  
NC 28594

### Emerald Isle Lots and Land for Sale in February 2014

Status	# Listings	List Volume	Sold Volume		List Price	Sold Price	Sale/List Price	Aprox. Htd SqFt +/-	List Price Per Aprox. Htd SqFt +/-	Sold Price Per Aprox. Htd SqFt +/-	Days On Market	Cumulative Days On Market
Active	117	29,176,200	0	Low	85,000	0	0.00	0	0.00	0.00	2	2
				Avg	249,369	0	0.00	0	0.00	0.00	625	691
				High	1,000,000	0	0.00	0	0.00	0.00	2,688	2,688
Pending	1	155,000	0	Low	155,000	0	0.00	0	0.00	0.00	182	182
				Avg	155,000	0	0.00	0	0.00	0.00	182	182
				High	155,000	0	0.00	0	0.00	0.00	182	182
Closed	1	139,000	105,000	Low	139,000	105,000	0.76	0	0.00	0.00	484	484
				Avg	139,000	105,000	0.76	0	0.00	0.00	484	484
				High	139,000	105,000	0.76	0	0.00	0.00	484	484
Overall	119	29,470,200	105,000	Low	85,000			0	0.00		2	2
				Avg	247,649			0	0.00		620	685
				High	1,000,000			0	0.00		2,688	2,688

### SOLD Lots and Land in Emerald Isle NC in February 2014

Photo	MLS #	Address	Sold Date	Original List Price	List Price	Sold Price	Aprox. Htd SqFt +/-	Primary Subdivision	Waterfront (Y/N)	Bank Owned	Short Sale	Days On Market
	12-4591	8802 Edgewater Court Emerald Isle, NC 28594	2/10/2014	189,000	139,000	105,000	0	Emerald Landing	No	No	No	484

## Swansboro, Cedar Point & Cape Carteret – Market Report





February 2014

### Swansboro, Cedar Point, Cape Carteret Homes for Sale

Status	# Listings	List Volume	Sold Volume		List Price	Sold Price	Sale/List Price	Aprox. Htd SqFt +/-	List Price Per Aprox. Htd SqFt +/-	Sold Price Per Aprox. Htd SqFt +/-	Days On Market	Cumulative Days On Market
Active	179	50,023,825	0	Low	72,500	0	0.00	490	58.50	0.00	0	0
				Avg	279,463	0	0.00	2,163	141.03	0.00	219	239
				High	1,400,000	0	0.00	5,200	856.19	0.00	1,305	1,890
Pending	18	4,443,588	0	Low	127,900	0	0.00	1,400	90.55	0.00	18	16
				Avg	246,866	0	0.00	2,225	118.39	0.00	180	202
				High	425,000	0	0.00	3,157	157.41	0.00	404	637
Closed	6	1,343,900	1,308,763	Low	112,000	105,500	0.92	1,376	81.40	76.67	1	-6
				Avg	223,983	218,127	0.97	2,064	113.48	110.00	268	266
				High	323,000	322,263	1.00	3,474	190.62	186.25	491	491
Overall	203	55,811,313	1,308,763	Low	72,500			490	58.50		0	-6
				Avg	274,933			2,164	137.19		217	237
				High	1,400,000			5,200	856.19		1,305	1,890

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


Photo	MLS #	Address	Sold Date	Original List Price	List Price	Sold Price	Aprox. Htd SqFt +/-	Primary Subdivision	Waterfront (Y/N)	Bank Owned	Short Sale	Days On Market
	14-725	206 Dplhin St Cape Carteret, NC 28594	2/14/2014	112,000	112,000	105,500	1,376	None	No			1
	12-	204 Low Country Ln	2/19/2014	179,900	179,900	175,000	1,401	Charleston	No	No	No	491

	4615	Swansboro, NC 28584								Park				
	13-753	1350 Hammock Beach Rd Swansboro, NC 28584	2/27/2014	224,000	189,000	173,000	1,978			Halls Creek	No	No	No	381
	13-1537	202 Gannet Ct Swansboro, NC 28584	2/26/2014	253,672	235,000	235,000	2,556			Halls Creek North	No	No	No	338
	13-1850	404 Neptune Drive Cape Carteret, NC 28584	2/20/2014	449,000	305,000	298,000	1,600			None	No	No	No	322
	13-5552	319 ARDAN OAKS Drive Lot 10 Cape Carteret, NC 28584	2/7/2014	323,000	323,000	322,263	3,474			Ardan Oaks	No			77

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

Status	# Listings	List Volume	Sold Volume		List Price	Sold Price	Sale/List Price	Aprox. Htd SqFt +/-	List Price Per Aprox. Htd SqFt +/-	Sold Price Per Aprox. Htd SqFt +/-	Days On Market	Cumulative Days On Market
Active	166	32,454,900	0	Low	32,000	0	0.00	0	0.00	0.00	3	3
				Avg	195,511	0	0.00	0	0.00	0.00	525	532
				High	4,100,000	0	0.00	0	0.00	0.00	1,990	1,990
Closed	1	58,000	35,000	Low	58,000	35,000	0.60	0	0.00	0.00	721	718
				Avg	58,000	35,000	0.60	0	0.00	0.00	721	718
				High	58,000	35,000	0.60	0	0.00	0.00	721	718
Overall	167	32,512,900	35,000	Low	32,000			0	0.00		3	3
				Avg	194,688			0	0.00		526	533
				High	4,100,000			0	0.00		1,990	1,990

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

Photo	MLS #	Address	Sold Date	Original List Price	List Price	Sold Price	Aprox. Htd SqFt +/-	Primary Subdivision	Waterfront (Y/N)	Bank Owned	Short Sale	Days On Market
	12-888	113 SILVER CREEK Drive Swansboro, NC 28584	2/11/2014	79,900	58,000	35,000	0	Silver Creek	No	No	No	721

## Crystal Coast Market Report

February 2014

### Homes for Sale at the Crystal Coast

Status	# Listings	List Volume	Sold Volume		List Price	Sold Price	Sale/List Price	Aprox. Htd SqFt +/-	List Price Per Aprox. Htd SqFt +/-	Sold Price Per Aprox. Htd SqFt +/-	Days On Market	Cumulative Days On Market
Active	1,956	620,506,853	0	Low	17,000	0	0.00	0	13.16	0.00	0	0
				Avg	317,233	0	0.00	1,858	1,883.62	0.00	240	262
				High	4,799,999	0	0.00	9,168	2,343,750.00	0.00	2,463	2,476
Pending	145	36,665,388	0	Low	29,800	0	0.00	692	17.01	0.00	13	13
				Avg	252,865	0	0.00	1,950	142.02	0.00	228	242
				High	1,095,000	0	0.00	4,350	538.88	0.00	2,082	2,217
Closed	103	21,399,382	20,291,747	Low	32,500	16,333	0.48	299	15.84	13.73	1	-6
				Avg	207,761	197,007	0.95	1,665	124.08	117.36	234	234
				High	996,749	925,000	1.08	4,000	410.18	380.66	1,739	1,738

Overall	2,204	678,571,623	20,291,747	Low	17,000			0	13.16		0	-6
				Avg	307,882			1,851	1,655.38		239	260
				High	4,799,999			9,168	2,343,750.00		2,463	2,476

### Crystal Coast Land and Lots for Sale

Status	# Listings	List Volume	Sold Volume		List Price	Sold Price	Sale/List Price	Aprox. Htd SqFt +/-	List Price Per Aprox. Htd SqFt +/-	Sold Price Per Aprox. Htd SqFt +/-	Days On Market	Cumulative Days On Market
Active	1,089	191,957,887	0	Low	5,000	0	0.00	0	0.00	0.00	1	0
				Avg	176,270	0	0.00	0	0.00	0.00	512	540
				High	4,100,000	0	0.00	0	0.00	2,948	2,948	
Pending	18	1,696,600	0	Low	4,750	0	0.00	0	0.00	0.00	44	43
				Avg	94,256	0	0.00	0	0.00	234	292	
				High	375,000	0	0.00	0	0.00	724	1,131	
Closed	21	1,728,050	1,532,150	Low	24,900	15,000	0.60	0	0.00	0.00	24	23
				Avg	82,288	72,960	0.84	0	0.00	380	379	
				High	445,000	420,000	1.00	0	0.00	1,739	1,737	
Overall	1,128	195,382,537	1,532,150	Low	4,750			0	0.00		1	0
				Avg	173,211			0	0.00		505	533
				High	4,100,000			0	0.00		2,948	2,948

#### Summary Market Report for Emerald Isle and the Crystal Coast NC for February 2014

Market Report for Emerald Isle NC for February 2014 shows that there were 8 homes SOLD in February. One home sold in Sound of the Sea subdivision, one in Holly Point subdivision, one in Sunset Harbor subdivision, another in Island Shores, two homes are located in Queens Court and the remaining 2 homes sold in unincorporated areas of Emerald Isle NC. The average price for a home sold in Emerald Isle NC in February 2014 was \$323,562. The lowest price home that sold was priced at \$148,000. The highest priced home that sold in Emerald Isle NC this month was \$830,000. Of the 8 homes that sold in Emerald Isle NC in February the sold at an average of 95% of list price. The average price per square foot for homes sold in Emerald Isle this month was \$209.38 per square foot.

There were one lot SOLD in Emerald Isle during the month of February 2014. The lot that SOLD in Emerald Isle was located in Emerald Landing subdivision and sold for \$105,000. The lot's days on the market was 484 and it sold for 76% of list price.