

Market Report for Homes for Sale February 2015 for
Emerald Isle, Swansboro, Cedar Point, Cape Carteret and Crystal Coast,

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

Emerald Isle – Market Report



February 2015

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	246	132,969,738	0	Low	99,500	0	0.00	400	120.19	0.00	1	0
				Avg	540,527	0	0.00	2,033	270.37	0.00	245	256
				High	2,699,000	0	0.00	7,738	824.17	0.00	2,661	2,661
Pending	15	5,415,600	0	Low	94,900	0	0.00	692	114.61	0.00	21	21
				Avg	361,040	0	0.00	1,799	230.84	0.00	208	216
				High	609,900	0	0.00	3,563	406.75	0.00	923	923
Closed	14	4,312,899	4,082,401	Low	117,000	111,500	0.88	425	0.22	0.21	35	-2
				Avg	308,064	291,600	0.95	58,634	205.48	194.05	262	278
				High	699,000	675,000	1.00	800,999	331.12	319.75	545	545
Overall	275	142,698,237	4,082,401	Low	94,900	111,500	0.88	400	0.22	0.21	1	-2
				Avg	518,903	291,600	0.95	5,557	264.02	194.05	244	255
				High	2,699,000	675,000	1.00	800,999	824.17	319.75	2,661	2,661

Emerald Isle NC Homes for Sale that SOLD in February 2015








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
	14-3905	9201 Coast Guard Rd	02/13/2015	117,000	117,000	111,500	425	Pebble Beach	No	No	No	184
	14-686	9100 Reed Drive 2107	02/27/2015	154,500	139,500	139,500	672	Queens Court	No	No	No	373
	14-496	9100 Reed Drive 1209	02/23/2015	155,000	150,000	147,000	672	Queens Court	Yes	No	No	382
	14-5134	9201 Coast Guard Rd H205	02/20/2015	174,500	174,500	170,000	800,999	Pebble Beach	No	No	No	109
	14-4061	317 Loblolly St	02/02/2015	289,900	259,999	241,500	2,000	Ocean Forest	No	No	No	165
	13-4179	2508 OCEAN Drive 14B1	02/17/2015	290,000	260,000	230,000	1,080	Ocean Reef	No	No	No	545
	14-1752	203 PINTA Drive	02/09/2015	280,900	275,000	254,900	1,890	Columbus Square	No	No	No	303
	14-2499	10515 Island Circle	02/06/2015	310,000	310,000	280,000	1,200	Wyndtree	No	No	No	262
	14-3758	2911 Point West Drive 2A3	02/13/2015	325,000	325,000	295,000	1,130	Pier Pointe	Yes	No	No	192
	14-3664	9703 ASHLEY Place	02/27/2015	369,000	369,000	348,000	1,642	Royall Oaks	No	No	No	212
	14-457	106 Gregg St	02/26/2015	415,000	399,000	355,000	2,291	None	No	No	No	386
	15-750	5301 Emerald Drive	02/16/2015	405,000	405,000	405,000	3,000	None	No	No	No	35

	14-4570	3112 Ocean Drive	02/06/2015	429,900	429,900	430,001	1,768	The Sands	No	Yes	No	135
	14-102	11205 INLET Drive	02/05/2015	735,000	699,000	675,000	2,111	None	Yes	No	No	391

Emerald Isle Lots and Land for Sale in February 2015

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	116	27,510,200	0	Low	75,000	0	0.00	0	0.00	0.00	6	3
				Avg	237,157	0	0.00	0	0.00	593	636	
				High	695,000	0	0.00	0	0.00	3,050	3,050	
Pending	2	473,500	0	Low	184,500	0	0.00	0	0.00	0.00	108	233
				Avg	236,750	0	0.00	0	0.00	170	1,174	
				High	289,000	0	0.00	0	0.00	233	2,116	
Closed	7	1,163,700	976,500	Low	85,900	73,000	0.58	0	0.00	0.00	19	19
				Avg	166,243	139,500	0.85	0	0.00	774	784	
				High	325,000	278,000	0.96	0	0.00	3,045	3,045	
Overall	125	29,147,400	976,500	Low	75,000	73,000	0.58	0	0.00	0.00	6	3
				Avg	233,179	139,500	0.85	0	0.00	597	653	
				High	695,000	278,000	0.96	0	0.00	3,050	3,050	

SOLD Lots and Land in Emerald Isle NC in February 2015

Photo	MLS #	Address	Sold Date	Original List Price	List Price	Sold Price	Primary Subdivision	Waterfront (Y/N)	Bank Owned	Short Sale	Days On Market
	14-5482	311 CAPE FEAR LP	02/27/2015	85,900	85,900	73,000	Cape Emerald	No		No	91
	13-4276	5417 Cedar Tree Ln	02/06/2015	149,900	109,000	105,000	None	No	No	No	527
	15-449	204 Windjammer Drive East	02/20/2015	144,900	144,900	127,500	Lands End	No	No	No	19
	12-4260	418 Sunrise Ct	02/06/2015	240,000	150,000	133,000	Sunset Landing	No	No	No	872
	15-116	5001 BOGUE SOUND Drive	02/06/2015	169,000	169,000	155,000	Emerald Isle By The	No	No	No	28
	06-5721	#9 Sunset Landing Ct	02/26/2015	350,000	179,900	105,000	Sunset Landing	No			3,045
	12-4814	100 WILLIAM St	02/13/2015	399,900	325,000	278,000	None	No	No	No	836

Swansboro, Cedar Point & Cape Carteret – Market Report

February 2015

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	180	48,378,873	0	Low	67,000	0	0.00	890	39.48	0.00	1	1
				Avg	268,772	0	0.00	2,002	138.48	0.00	209	229
				High	975,000	0	0.00	4,185	410.23	0.00	1,667	1,658
Pending	17	3,879,800	0	Low	75,000	0	0.00	1,080	69.44	0.00	28	23
				Avg	228,224	0	0.00	2,219	105.13	0.00	161	175

				High	400,000	0	0.00	3,366	192.31	0.00	580	578
Closed	15	4,364,350	4,040,630	Low	63,000	55,000	0.72	900	39.38	34.38	0	-2
				Avg	290,957	269,375	0.93	2,070	140.42	130.06	130	128
				High	849,900	760,000	1.05	3,338	331.47	296.41	274	274
Overall	212	56,623,023	4,040,630	Low	63,000	55,000	0.72	890	39.38	34.38	0	-2
				Avg	267,090	269,375	0.93	2,027	136.04	130.06	199	217
				High	975,000	760,000	1.05	4,185	410.23	296.41	1,667	1,658

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
	15-576	304 Red Maple Ct	02/06/2015	63,000	63,000	55,000	1,600	Cedar Creek Est	No	Yes	No	0
	14-4872	228 CHANNEL MARKER LP	02/20/2015	194,900	179,900	188,430	2,151	Swannsborough Acres	No		No	137
	14-4355	216 Echo Ridge Rd	02/13/2015	204,900	189,900	188,900	2,249	Coldwater Creek	No	No	No	156
	14-4469	108 Hawkins Creek Ln	02/12/2015	199,950	189,950	185,000	1,585	None	No		No	152
	14-2582	108 Yaupon Drive	02/23/2015	218,000	192,500	170,000	1,600	None	No	No	No	274
	15-111	304 Walnut St S	02/20/2015	225,000	225,000	205,000	1,470	Edgewater Height	No	No	No	42
	14-4354	312 OAK RIDGE Ct	02/24/2015	231,900	231,900	231,900	1,981	ForestBrook	No	No	No	169
	14-4476	310 Oak Ridge Ct	02/09/2015	237,900	237,900	237,900	2,127	ForestBrook	No	No	No	154
	14-4068	650 CEDAR POINT Blvd A37	02/23/2015	242,500	242,500	220,000	900	Cedar Point Villas	Yes	No	No	185
	14-2439	103 Pine Lake Rd	02/13/2015	279,900	249,900	180,000	2,700	Star Hill	Yes	No	No	272
	14-5131	105 Pine Lake Rd	02/23/2015	279,000	259,000	249,000	2,177	Star Hill	No	No	No	114
	14-5651	209 ANITA FORTE Drive	02/25/2015	275,000	275,000	249,000	1,745	None	No	No	No	74
	14-5726	108 BONITA Ln	02/18/2015	279,000	279,000	270,500	2,867	Oyster Bay	Yes	No	No	61
	15-263	109 Wind Dance Lane	02/27/2015	699,000	699,000	650,000	3,338	None	Yes	No	No	39
	14-4594	253 Bell St	02/05/2015	849,900	849,900	760,000	2,564	Cedar Point Beach	Yes	No	No	134

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	154	28,419,900	0	Low	27,900	0	0.00	0	0.00	0.00	3	0
				Avg	184,545	0	0.00	0	0.00	0.00	658	673
				High	2,400,000	0	0.00	0	0.00	0.00	2,076	2,341
Pending	2	112,800	0	Low	52,900	0	0.00	0	0.00	0.00	8	6
				Avg	56,400	0	0.00	0	0.00	0.00	169	168
				High	59,900	0	0.00	0	0.00	0.00	330	330
Closed	2	123,900	105,000	Low	54,000	45,000	0.83	0	0.00	0.00	273	249
				Avg	61,950	52,500	0.85	0	0.00	0.00	671	656

				High	69,900	60,000	0.86	0	0.00	0.00	1,069	1,064
Overall	158	28,656,600	105,000	Low	27,900	45,000	0.83	0	0.00	0.00	3	0
				Avg	181,371	52,500	0.85	0	0.00	0.00	652	666
				High	2,400,000	60,000	0.86	0	0.00	0.00	2,076	2,341

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

Photo	MLS #	Address	Sold Date	Original List Price	List Price	Sold Price	Primary Subdivision	Waterfront (Y/N)	Bank Owned	Short Sale	Days On Market
	14-3079	403 ARDAN OAKS Circle	02/27/2015	54,000	54,000	45,000	Ardan Oaks	No	No	Yes	273
	12-1268	104 SANDLOT	02/12/2015	99,900	69,900	60,000	Crystal Shores	No	No	No	1,069

Crystal Coast Market Report

February 2015

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	1,731	588,529,936	0	Low	10,500	0	0.00	1	11.74	0.00	0	0
				Avg	339,994	0	0.00	1,921	1,112.46	0.00	224	249
				High	2,900,000	0	0.00	7,738	1,200,000.00	0.00	2,825	2,825
Pending	154	37,977,390	0	Low	40,450	0	0.00	692	41.31	0.00	11	11
				Avg	246,606	0	0.00	1,808	149.57	0.00	162	182
				High	1,145,000	0	0.00	3,563	406.75	0.00	1,719	1,719
Closed	122	32,052,688	29,945,705	Low	29,900	25,000	0.72	425	0.22	0.21	0	-10
				Avg	262,727	245,457	0.94	8,343	145.89	136.57	209	221
				High	1,349,000	1,125,000	1.09	800,999	476.17	439.06	1,259	1,245
Overall	2,007	658,560,014	29,945,705	Low	10,500	25,000	0.72	1	0.22	0.21	0	-10
				Avg	328,132	245,457	0.94	2,425	963.64	136.57	219	242
				High	2,900,000	1,125,000	1.09	800,999	1,200,000.00	439.06	2,825	2,825

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	1,061	208,395,970	0	Low	4,750	0	0.00	0	0.00	0.00	0	0
				Avg	196,415	0	0.00	0	0.00	0.00	546	589
				High	5,500,000	0	0.00	0	0.00	0.00	3,310	3,310
Pending	19	3,738,660	0	Low	11,000	0	0.00	0	0.00	0.00	5	6
				Avg	196,772	0	0.00	0	0.00	0.00	354	500
				High	1,824,660	0	0.00	0	0.00	0.00	1,120	2,116
Closed	18	1,979,200	1,678,800	Low	31,500	27,000	0.58	0	0.00	0.00	19	19
				Avg	109,956	93,267	0.86	0	0.00	0.00	560	650
				High	325,000	278,000	0.96	0	0.00	0.00	3,045	3,045
Overall	1,098	214,113,830	1,678,800	Low	4,750	27,000	0.58	0	0.00	0.00	0	0
				Avg	195,003	93,267	0.86	0	0.00	0.00	543	589
				High	5,500,000	278,000	0.96	0	0.00	0.00	3,310	3,310

Summary Market Report for Emerald Isle and the Crystal Coast NC for February 2015

Market Report for Emerald Isle NC for February 2015 shows that there were 14 homes SOLD in February. Two condos that sold in Pebble Beach, one home was located in Ocean Reef subdivision, one property was located in Ocean Forest subdivision, One property was located in Columbus Square subdivision, two homes were located in

Queens Court subdivision, one home was located in Wyndtree subdivision, one home was located in Pier Pointe, one was located in Royall Oaks, one was located in The Sands subdivision and the remaining 3 homes sold in unincorporated areas of Emerald Isle NC. The average price for a home sold in Emerald Isle NC in February 2015 was \$291,600. The lowest price home that sold was priced at \$111,500. The highest priced home that sold in Emerald Isle NC this month was \$675,000. Of the 14 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 \$194.05 per square foot.

There were 7 lots sold in Emerald Isle during the month of February 2015. The lots that sold in Emerald Isle NC were located in Cape Emerald, Lands End, Sunset Landing, Emerald Isle By The Sea, and two in unincorporated areas of Emerald Isle NC. The average price for a lot sold in Emerald Isle NC in February 2015 was \$139,500. The lowest price lot that sold was priced at \$73,000. The highest priced lot that sold in Emerald Isle NC this month was \$278,000. Of the 7 lots that sold in Emerald Isle NC in February the sold at an average of 85% of list price and the average days on market were 597 days.