

Emerald Isle – Market Report

February 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	165	87,389,339	0	Low	102,900	0	0.00	360	118.24	0.00	3	3
				Avg	529,632	0	0.00	1,907	281.71	0.00	227	231
				High	2,575,000	0	0.00	6,267	1,000.00	0.00	3,387	3,387
Pending	18	7,010,500	0	Low	92,000	0	0.00	390	178.53	0.00	8	8
				Avg	389,472	0	0.00	1,650	246.19	0.00	235	235
				High	699,900	0	0.00	3,600	364.45	0.00	543	543
Closed	12	4,452,300	4,247,500	Low	169,600	154,000	0.90	768	98.26	89.22	0	0
				Avg	371,025	353,958	0.95	1,460	253.42	241.70	89	119
				High	980,000	940,000	1.00	3,126	395.69	385.34	267	444
Overall	195	98,852,139	4,247,500	Low	92,000	154,000	0.90	360	98.26	89.22	0	0
				Avg	506,934	353,958	0.95	1,856	276.69	241.70	219	224
				High	2,575,000	940,000	1.00	6,267	1,000.00	385.34	3,387	3,387

Emerald Isle NC Homes for Sale that SOLD in February 2017

Photo	MLS #	Address	Sold Date	Original List Price	Listing Price	Sold Price	SqFt – Heated	Subdivision	Cumulative DOM
	100022419	402 Bogue Inlet Drive	02/09/2017	399,000	385,000	385,000	1,784	Holly Point	169
	100042882	317 Cape Lookout Loop	02/27/2017	450,000	450,000	430,000	2,015	Cape Emerald	16
	100025286	9201 Coast Guard Road F-204	02/09/2017	179,900	179,900	168,000	768	Pebble Beach	444
	100014600	9201 Coast Guard Road A108	02/23/2017	332,000	309,000	292,500	1,120	Pebble Beach	219
	100021450	107 Craig Drive	02/10/2017	275,000	275,000	275,000	960	Dogwood Acres	34
	100043376	315 Loblolly Street	02/17/2017	275,000	275,000	266,000	1,120	Ocean Forest	0
	100038433	332 Loblolly Street Us	02/02/2017	174,900	174,900	158,000	1,020	Ocean Forest	39
	100015121	6103 Ocean Drive 1	02/15/2017	490,000	475,000	427,000	1,552	Surf Landing Cove	201
	100038158	7009 Ocean Drive	02/24/2017	980,000	980,000	940,000	3,126	Bluewater Bay	23
	100040187	8713 Plantation Drive D	02/21/2017	169,600	169,600	154,000	1,726	Emerald Plantation	10
	100009162	8801 Reed Drive W606	02/03/2017	549,000	459,000	447,000	1,160	Sound Of The Sea	267
	100042868	8626 Sound Drive A2	02/21/2017	319,900	319,900	305,000	1,164	Sunset Harbor	10

Emerald Isle Lots and Land for Sale in February 2017

Status	#	List	Sold		List	Sold	Sale/List	Lot	List Price	Sold Price	Days	Cumulative
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	Listings	Volume	Volume		Price	Price	Price	SqFt	Per Lot SqFt	Per Lot SqFt	On Market	Days On Market
Active	105	23,335,800	0	Low	59,900	0	0.00	5,750	1.34	0.00	3	3
				Avg	222,246	0	0.00	22,628	13.13	0.00	384	446
				High	799,900	0	0.00	155,596	53.38	0.00	2,197	2,197
Pending	6	1,055,900	0	Low	69,000	0	0.00	10,019	6.89	0.00	93	93
				Avg	175,983	0	0.00	12,197	14.92	0.00	798	882
				High	449,900	0	0.00	13,939	41.31	0.00	1,412	1,914
Closed	5	1,363,800	1,292,500	Low	54,900	50,000	0.73	7,405	7.41	6.65	58	58
				Avg	272,760	258,500	0.89	14,741	14.80	13.74	196	425
				High	875,000	875,000	1.00	25,962	33.70	33.70	405	1,048
Overall	116	25,755,500	1,292,500	Low	54,900	50,000	0.73	5,750	1.34	6.65	3	3
				Avg	222,030	258,500	0.89	21,748	13.29	13.74	398	468
				High	875,000	875,000	1.00	155,596	53.38	33.70	2,197	2,197

SOLD Lots and Land in Emerald Isle NC in February 2017

Photo	MLS #	Address	Sold Date	Original List Price	Listing Price	Sold Price	Subdivision	Cumulative DOM
	11505784	10532 Coast Guard Road 8	02/10/2017	249,900	149,900	110,000	West End	1,048
	100033540	5308 Emerald Drive 53	02/06/2017	129,000	129,000	117,500	Emerald Isle By The Sea	94
	100029056	7607 Ocean Drive	02/27/2017	875,000	875,000	875,000	Ocean Forest	70
	100036258	119 Sand Castle Drive 28	02/21/2017	155,000	155,000	140,000	Sea Dunes	58
	11501197	107 Spotted Sandpiper 62	02/17/2017	75,000	54,900	50,000	Lands End	858

Swansboro, Cedar Point & Cape Carteret – Market Report

February 2017

Swansboro, Cedar Point, Cape Carteret 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	181	47,743,520	0	Low	38,000	0	0.00	448	25.13	0.00	0	0
				Avg	263,776	0	0.00	1,932	137.43	0.00	181	194
				High	1,185,000	0	0.00	5,600	501.47	0.00	1,205	1,369
Pending	27	7,627,522	0	Low	77,022	0	0.00	1,188	59.38	0.00	0	0
				Avg	282,501	0	0.00	2,166	122.83	0.00	71	71
				High	1,250,000	0	0.00	3,772	331.39	0.00	290	290
Closed	21	5,659,970	5,422,945	Low	75,000	73,000	0.80	980	66.41	66.41	0	0
				Avg	269,522	258,235	0.96	2,197	121.23	116.16	132	132
				High	489,000	425,000	1.01	3,430	221.67	206.67	338	338
Overall	229	61,031,012	5,422,945	Low	38,000	73,000	0.80	448	25.13	66.41	0	0
				Avg	266,511	258,235	0.96	1,985	134.16	116.16	164	174
				High	1,250,000	425,000	1.01	5,600	501.47	206.67	1,205	1,369

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
	100019940	211 Bonita Street	02/22/2017	289,900	299,900	299,900	2,200	Not In Subdivision	192
	100042245	106 Tifton Circle	02/17/2017	255,000	255,000	253,000	2,259	Star Hill North	3

											
	100033764	108 Tifton Circle	02/07/2017	305,000	295,000	285,000	3,094	Star Hill North	64		
	100037299	106 Abaco Drive E 16	02/10/2017	254,200	258,920.39	256,920.39	2,109	Marsh Harbour	20		
	100044274	159 Cedar Point Boulevard	02/03/2017	489,000	489,000	425,000	2,700	Not In Subdivision	1		
	100043497	117 Sandy Shore Lane	02/06/2017	75,000	75,000	73,000	980	Ocean Spray	11		
	100042086	201 Walkers Cay Court	02/21/2017	382,000	382,000	369,000	3,421	Marsh Harbour	3		
	100004309	204 Bluewater Cove	02/24/2017	365,000	349,000	325,000	2,928	Bluewater Cove	307		
	100011779	107 Foster Creek Court	02/01/2017	262,250	150,000	120,000	1,256	Foster Creek	242		
	100023420	1439 Hammocks Beach Road	02/13/2017	315,000	299,850	293,000	3,252	Hammock Cove	125		
	11504787	119 Holland Farm Road	02/02/2017	239,000	239,000	235,000	1,937	Holland Farm	315		
	100039681	221 Marsh Hen Court	02/10/2017	415,500	415,500	394,725	2,150	Halls Creek At The Hammocks	1		
	100025426	440 Patriots Point Lane	02/17/2017	178,000	178,000	178,000	1,558	Charleston Park	89		
	100028758	601 Peletier Loop Road M77	02/07/2017	91,500	76,500	76,500	1,152	Silver Creek	127		
	100000476	501 S Sabiston Drive	02/14/2017	174,900	149,900	145,000	1,328	Not In Subdivision	336		
	80175992	108 Saltwater Lane	02/02/2017	399,000	399,000	372,000	1,800	None	215		
	100001982	204 Seashore Drive	02/28/2017	98,600	89,000	90,000	1,296	Seashore	338		
	100022141	601 Teal Court	02/24/2017	280,000	269,900	269,900	2,500	Halls Creek North	175		
	100038313	670 White Oak Crossing	02/15/2017	377,500	377,500	350,000	3,430	White Oak Crossing	56		
	100023224	109 White Swan Way	02/27/2017	279,000	269,000	269,000	2,600	Swans Bluff	156		
	100050697	202 Wild Oak Drive	02/28/2017	343,000	343,000	343,000	2,194	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	161	27,472,600	0	Low	29,900	0	0.00	1,230	0.14	0.00	3	3
				Avg	170,637	0	0.00	164,715	5.39	0.00	700	722
				High	2,500,000	0	0.00	10,236,600	40.57	0.00	2,810	2,982
Pending	6	6,576,500	0	Low	42,500	0	0.00	19,994	0.50	0.00	0	0
				Avg	1,096,083	0	0.00	411,199	4.37	0.00	317	422
				High	5,600,000	0	0.00	1,995,048	11.09	0.00	661	1,126
Closed	4	276,900	264,000	Low	49,900	44,000	0.82	26,659	0.85	0.78	45	45

				Avg	69,225	66,000	0.94	43,103	1.89	1.86	217	217
				High	88,000	100,000	1.14	70,567	3.30	3.75	500	500
Overall	171	34,326,000	264,000	Low	29,900	44,000	0.82	1,230	0.14	0.78	0	0
				Avg	200,737	66,000	0.94	170,553	5.27	1.86	675	700
				High	5,600,000	100,000	1.14	10,236,600	40.57	3.75	2,810	2,982

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
	100008310	108 Quailwood Circle	02/27/2017	79,000	79,000	65,000	Quailwood Acres	274
	100035392	110 Casey Court 75	02/10/2017	88,000	88,000	100,000	Crystal Shores	45
	11502775	Lot 1 Christina Maria Way 1	02/14/2017	59,900	49,900	44,000	Not In Subdivision	500
	100030663	115 Otway Burns Drive 90	02/13/2017	60,000	60,000	55,000	White Oak Crossing	51

Crystal Coast Market Report

February 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	10,830	3,303,368,455	0	Low	7,000	0	0.00	253	0.11	0.00	-9	-9
				Avg	305,020	0	0.00	2,172	145.14	0.00	179	190
				High	8,200,000	0	0.00	800,900	1,779.03	0.00	3,967	4,386
Pending	1,974	453,488,910	0	Low	7,500	0	0.00	253	5.25	0.00	0	0
				Avg	229,731	0	0.00	1,846	123.24	0.00	107	118
				High	2,995,000	0	0.00	6,807	709.88	0.00	2,124	2,124
Closed	1,372	298,954,466	286,973,117	Low	10,000	10,000	0.48	312	4.89	4.89	-14	-14
				Avg	217,897	209,164	0.96	1,830	116.74	112.18	115	127
				High	3,195,000	2,875,000	1.31	9,626	1,298.70	1,298.70	1,840	2,645
Overall	14,176	4,055,811,831	286,973,117	Low	7,000	10,000	0.48	253	0.11	0.00	-14	-14
				Avg	286,104	209,164	0.96	2,094	139.33	101.38	163	174
				High	8,200,000	2,875,000	1.31	800,900	1,779.03	1,298.70	3,967	4,386

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	8,641	1,284,985,508	0	Low	175	0	0.00	0	0.01	0.00	-570	-570
				Avg	148,708	0	0.00	286,129	541.46	0.00	481	505
				High	16,000,000	0	0.00	174,240,000	1,315,789.47	0.00	7,026	10,353
Pending	286	38,606,728	0	Low	2,800	0	0.00	0	0.01	0.00	0	0
				Avg	134,989	0	0.00	335,485	2,498.43	0.00	275	299
				High	5,600,000	0	0.00	14,691,481	710,526.32	0.00	2,504	2,504
Closed	220	20,687,232	18,414,462	Low	1	2,000	0.50	0	0.00	0.00	-3	-3
				Avg	94,033	83,702	39.45	1,649,324	670.02	661.79	335	346
				High	3,000,000	3,000,000	8,500.00	326,395,080	125,000.00	125,000.00	3,850	3,850
Overall	9,147	1,344,279,468	18,414,462	Low	1	2,000	0.50	0	0.00	0.00	-570	-570
				Avg	146,964	83,702	39.45	321,534	608.09	188.84	471	495
				High	16,000,000	3,000,000	8,500.00	326,395,080	1,315,789.47	125,000.00	7,026	10,353

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

Market Report for Emerald Isle NC for February 2017 shows that there were 12 homes SOLD in February. One home sold in Holly Pointe subdivision, one home was located in Cape Emerald subdivision, one property was located in Dogwood Acres subdivision, two properties were located in Pebble Beach subdivision, two homes were located in Ocean Forest subdivision, one homes were located in Surf Landing Cove subdivision, one home was located in Bluewater Bay, one home was located in Emerald Plantation, one home in Sound of the Sea subdivision and the remaining home was located in Sunset Harbor.

The average price for a home sold in Emerald Isle NC in February 2017 was \$353,958. The lowest price home that sold was priced at \$154,000. The highest priced home that sold in Emerald Isle NC this month was \$940,000. Of the 12 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 \$241.70 per square foot.

There were 5 lots sold in Emerald Isle during the month of February 2017. The lots were location in the following subdivisions: West End subdivision, Emerald Isle By The Sea, Ocean Forest, Sea Dunes, and Lands End.

The average price for a lot in Emerald Isle NC in February 2017 was \$258,500. The lowest price lot that sold was priced at \$50,000. The highest priced lot that sold in Emerald Isle NC this month was \$875,000. Of the 5 lotss that sold in Emerald Isle NC in February the sold at an average of 89% of list price.