

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

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








Emerald Isle – Market Report

March 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	275	140,370,131	0	Low	89,900	0	0.00	90	112.88	0.00	0	0
				Avg	510,437	0	0.00	1,825	281.73	0.00	268	280
				Med	389,000	0	0.00	1,556	252.49	0.00	190	200
				High	2,599,000	0	0.00	6,228	2,076.67	0.00	2,327	2,327
Pending	17	6,512,400	0	Low	114,900	0	0.00	1,024	80.51	0.00	24	24
				Avg	383,082	0	0.00	1,972	228.26	0.00	145	145
				Med	0	0	0.00	0	0.00	0.00	0	0
				High	635,000	0	0.00	5,340	466.30	0.00	820	820
Closed	14	5,620,277	5,265,000	Low	115,000	115,000	0.76	692	108.08	108.08	36	31
				Avg	401,448	376,071	0.93	1,978	211.24	197.31	181	272
				Med	354,500	322,250	0.95	1,643	204.47	194.33	173	177
				High	1,050,000	1,005,000	1.00	4,199	325.46	292.97	468	686
Overall	306	152,502,808	5,265,000	Low	89,900			90	80.51		0	0
				Avg	498,375			1,842	274.65		258	272
				Med	389,000			1,580	249.22		178	183
				High	2,599,000			6,228	2,076.67		2,327	2,327

Emerald Isle NC Homes for Sale that SOLD in March 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
	14-657	300 OSPREY RIDGE Drive Emerald Isle, NC 28594	3/28/2014	115,000	115,000	115,000	1,064	Osprey Ridge	No	No	No	46
	14-579	9100 Reed Drive 3101 Emerald Isle, NC 28594	3/14/2014	164,500	164,500	157,500	692	Queens Court	No	No	No	41
	13-4573	8715 Emerald Plantation Rd Emerald Isle, NC 28594	3/14/2014	290,000	245,000	236,500	1,176	Emerald Plantation	No	No	No	179
	13-4752	10300 Coast Guard Rd D 310 Emerald Isle, NC 28594	3/25/2014	259,977	259,977	240,000	1,296	Point Emerald Vill	No	No	No	180
	13-2306	9201 COAST GUARD Rd 208C Emerald Isle, NC 28594	3/14/2014	299,000	299,000	280,000	1,180	Pebble Beach	No	No	No	322
	14-601	7504 SANDPIPER Ln Emerald Isle, NC 28594	3/21/2014	349,000	349,000	312,000	2,148	Surf Side	No	No	No	36
	13-	5205 BOGUE	3/24/2014	299,500	350,000	265,000	2,402	None	No	No	No	178

	4773	SOUND Emerald Isle, NC 28594											
	13- 5688	8620 REED Drive Emerald Isle, NC 28594	3/28/2014	359,000	359,000	332,500	1,224	None	No	No	No	111	
	14- 85	136 PINEWOOD Place Emerald Isle, NC 28594	3/28/2014	379,900	379,900	365,000	1,946	Ocean Oaks	No	No	No	78	
	12- 5207	201 E Landing Drive Emerald Isle, NC 28594	3/13/2014	499,000	399,000	382,500	3,274	Surf Landing Cove	No	No	No	468	
	14- 415	109 SEA DUNES Drive Emerald Isle, NC 28594	3/14/2014	465,000	465,000	439,000	1,750	Sea Dunes	No	No	No	41	
	13- 2577	8406 SOUND Drive Emerald Isle, NC 28594	3/6/2014	559,000	499,900	450,000	1,536	None	Yes	No	No	300	
	13- 5038	202 Captains Ct Emerald Isle, NC 28594	3/31/2014	725,000	685,000	685,000	4,199	Lands End	No	No	No	168	
	13- 696	6805 OCEAN Drive Emerald Isle, NC 28594	3/7/2014	1,499,000	1,050,000	1,005,000	3,800	Shell Cove	Yes	No	Yes	390	

Emerald Isle Lots and Land for Sale in March 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	120	29,828,700	0	Low	85,000	0	0.00	0	0.00	0.00	1	0
				Avg	248,572	0	0.00	0	0.00	0.00	624	680
				Med	199,900	0	0.00	0	0.00	359	372	
				High	1,000,000	0	0.00	0	0.00	2,716	2,716	
Pending	1	160,000	0	Low	160,000	0	0.00	0	0.00	0.00	76	1,119
				Avg	160,000	0	0.00	0	0.00	76	1,119	
				Med	0	0	0.00	0	0.00	0	0	
				High	160,000	0	0.00	0	0.00	76	1,119	
Closed	1	155,000	119,000	Low	155,000	119,000	0.77	0	0.00	0.00	436	436
				Avg	155,000	119,000	0.77	0	0.00	436	436	
				Med	155,000	119,000	0.77	0	0.00	436	436	
				High	155,000	119,000	0.77	0	0.00	436	436	
Overall	122	30,143,700	119,000	Low	85,000			0	0.00		1	0
				Avg	247,080			0	0.00		618	681
				Med	199,900			0	0.00		359	378
				High	1,000,000			0	0.00		2,716	2,716

SOLD Lots and Land in Emerald Isle NC in March 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- 5552	319 Shipwreck Ln Emerald Isle, NC 28594	3/28/2014	155,000	155,000	119,000	0	Spinnakers Reach	No			436

Swansboro, Cedar Point & Cape Carteret – Market Report


















March 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	188	51,209,247	0	Low	72,500	0	0.00	490	58.50	0.00	2	0
				Avg	272,390	0	0.00	2,148	139.80	0.00	171	195
				Med	237,733	0	0.00	2,030	118.76	0.00	108	136
				High	1,200,000	0	0.00	5,200	856.19	0.00	1,333	1,918
Pending	21	4,937,148	0	Low	76,000	0	0.00	1,080	70.37	0.00	27	24
				Avg	235,102	0	0.00	2,449	103.74	0.00	197	183
				Med	0	0	0.00	0	0.00	0.00	0	0
				High	429,995	0	0.00	3,215	173.95	0.00	435	401
Closed	26	6,079,178	5,777,636	Low	59,000	55,000	0.67	800	50.79	34.11	2	-14
				Avg	233,815	222,217	0.95	2,220	105.84	100.52	215	241
				Med	231,400	229,450	0.97	2,158	105.42	101.94	196	220
				High	600,000	489,000	1.08	3,474	187.15	152.53	579	658
Overall	235	62,225,573	5,777,636	Low	59,000			490	50.79		2	-14
				Avg	264,790			2,186	130.60		178	199
				Med	239,900			2,079	113.07		141	164
				High	1,200,000			5,200	856.19		1,333	1,918

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
	12-3628	640 Old Church Rd Cape Carteret, NC 28584	3/3/2014	68,000	59,000	55,000	800	Cedar Creek Est	No	No	No	579
	13-5707	711 PINELAND Drive W Swansboro, NC 28584	3/28/2014	99,900	99,900	94,000	1,000	Swansboro Heights	No			109
	13-2812	126 PETTIFORD Rd Swansboro, NC 28584	3/5/2014	115,000	115,000	98,000	1,296	Pettiford Point	No	No	No	284
	14-985	218 Camp Pelletier Rd Swansboro, NC 28584	3/6/2014	142,200	142,200	95,500	2,800	None	No			2
	14-604	206 Raven Ridge Ct Swansboro, NC 28584	3/14/2014	160,000	160,000	173,000	1,725	Raven Ridge	No	Yes		29
	13-3064	604 Windsong N Swansboro, NC 28584	3/3/2014	174,900	168,900	164,000	1,352	The Villages at Swan	No	No	No	264
	14-275	108 Coldwater Drive Swansboro, NC 28584	3/28/2014	175,000	175,000	172,000	1,632	Coldwater Creek	No	Yes		66
	13-5419	311 Appaloosa Ct Swansboro, NC 28584	3/27/2014	189,900	189,900	171,000	1,448	White Horse Ridge	No	No	No	131
	14-1349	211 Mulligan Drive Swansboro, NC 28584	3/11/2014	189,900	189,900	170,000	1,751	Silver Creek	No			53
	13-	407 Moss Springs	3/27/2014	199,000	199,000	194,000	1,828	Coldwater	No	No	No	227

	4019	Drive Swansboro, NC 28584							Creek				
	13-4149	216 Star Hill Drive Cape Carteret, NC 28584	3/28/2014	210,000	210,000	190,000	1,572	Star Hill	No	No	No	220	
	13-3406	118 Pine Lake Rd Cape Carteret, NC 28584	3/4/2014	229,000	214,500	205,000	2,175	Star Hill	No			249	
	13-1069	223 Brook Crossing Swansboro, NC 28584	3/17/2014	228,900	228,900	228,900	1,938	ForestBrook	No	No	No	397	
	13-882	221 Brook Crossing Swansboro, NC 28584	3/28/2014	233,900	233,900	233,900	2,140	ForestBrook	No	No	No	408	
	13-3884	217 STAR HILL Drive Cape Carteret, NC 28594	3/11/2014	275,000	244,900	230,000	1,900	Star Hill	Yes	No	No	220	
	13-1000	103 Creek End Ct Swansboro, NC 28584	3/13/2014	261,722	255,000	255,000	2,966	Halls Creek North	No	No	No	381	
	12-5564	114 Creek End Ct Swansboro, NC 28584	3/14/2014	275,364	259,000	255,000	2,966	Halls Creek North	No	No	No	272	
	14-569	142 TIFTON Circle Cape Carteret, NC 28584	3/14/2014	259,000	259,000	259,000	2,500	Star Hill North	No			32	
	13-446	139 Sunset Drive Cedar Point, NC 28584	3/27/2014	299,900	265,000	255,000	2,190	None	No	No	No	425	
	13-4914	1411 HAMMOCK BEACH Rd Swansboro, NC 28584	3/28/2014	277,606	277,606	277,606	3,114	Hammock Cove	No	No	No	171	
	13-4993	1443 HAMMOCK BEACH Rd Swansboro, NC 28584	3/28/2014	281,808	281,958	275,000	3,114	Hammock Cove	No	No	No	164	
	13-5164	305 Leaward Trace Swansboro, NC 28584	3/14/2014	292,555	292,555	292,555	3,224	Queens Harbor	No	No		136	
	13-5331	111 White Heron Ln Cape Carteret, NC 28584	3/25/2014	298,500	298,500	288,000	2,526	Bluewater Cove	No	No	No	133	
	13-5162	308 Leaward Trace Swansboro, NC 28584	3/7/2014	302,559	302,559	302,559	3,474	Queens Harbor	No	No	No	129	
	13-5618	128 MAGENS Way Cedar Point, NC 28584	3/28/2014	357,000	357,000	354,616	3,076	Magens Bay	No			115	
	13-974	334 SHORESIDE Drive Swansboro, NC 28584	3/27/2014	600,000	600,000	489,000	3,206	Silver Creek	Yes	Yes		401	

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
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Active	172	32,454,900	0	Low	32,000	0	0.00	0	0.00	0.00	7	7
				Avg	188,691	0	0.00	0	0.00	0.00	509	516
				Med	98,450	0	0.00	0	0.00	0.00	336	338
				High	4,100,000	0	0.00	0	0.00	0.00	2,018	2,018
Pending	7	348,000	0	Low	48,000	0	0.00	0	0.00	0.00	9	9
				Avg	49,714	0	0.00	0	0.00	0.00	79	79
				Med	0	0	0.00	0	0.00	0.00	0	0
				High	60,000	0	0.00	0	0.00	0.00	503	502
Closed	1	58,000	55,000	Low	58,000	55,000	0.95	0	0.00	0.00	407	395
				Avg	58,000	55,000	0.95	0	0.00	0.00	407	395
				Med	58,000	55,000	0.95	0	0.00	0.00	407	395
				High	58,000	55,000	0.95	0	0.00	0.00	407	395
Overall	180	32,860,900	55,000	Low	32,000			0	0.00		7	7
				Avg	182,561			0	0.00		492	498
				Med	95,000			0	0.00		329	334
				High	4,100,000			0	0.00		2,018	2,018

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
	13-1007	413 Pettiford Rd Cape Carteret, NC 28584	3/28/2014	65,000	58,000	55,000	0	Pettiford Point	No	No	No	407

Crystal Coast Market Report

March 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	2,037	659,606,042	0	Low	19,900	0	0.00	90	14.92	0.00	0	0
				Avg	323,812	0	0.00	1,865	179.65	0.00	227	250
				Med	249,000	0	0.00	1,657	149.57	0.00	157	168
				High	4,799,999	0	0.00	9,168	2,076.67	0.00	2,491	2,504
Pending	174	38,345,207	0	Low	32,500	0	0.00	300	22.97	0.00	9	3
				Avg	220,375	0	0.00	1,906	138.79	0.00	162	165
				Med	0	0	0.00	0	0.00	0.00	0	0
				High	635,000	0	0.00	5,340	466.30	0.00	820	820
Closed	142	32,826,382	31,144,304	Low	29,000	29,000	0.67	400	0.25	0.20	2	-14
				Avg	231,172	219,326	0.95	4,681	121.91	115.52	226	261
				Med	192,200	189,000	0.96	1,738	107.66	101.07	166	173
				High	1,050,000	1,005,000	1.29	400,599	325.46	297.64	2,093	2,228
Overall	2,353	730,777,631	31,144,304	Low	19,900			90	0.25		0	-14
				Avg	310,573			2,100	172.39		223	244
				Med	239,000			1,664	140.69		155	162
				High	4,799,999			400,599	2,076.67		2,491	2,504

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	1,124	202,484,747	0	Low	4,750	0	0.00	0	0.00	0.00	0	0

				Avg	180,147	0	0.00	0	0.00	0.00	502	529
				Med	99,900	0	0.00	0	0.00	0.00	307	330
				High	4,100,000	0	0.00	0	0.00	0.00	2,976	2,976
Pending	29	3,797,830	0	Low	15,000	0	0.00	0	0.00	0.00	9	9
				Avg	130,960	0	0.00	0	0.00	0.00	143	182
				Med	0	0	0.00	0	0.00	0.00	0	0
				High	1,750,000	0	0.00	0	0.00	0.00	503	1,119
Closed	18	1,635,050	1,406,100	Low	20,000	20,000	0.51	0	0.00	0.00	1	0
				Avg	90,836	78,117	0.87	0	0.00	0.00	288	287
				Med	66,450	52,000	0.91	0	0.00	0.00	282	281
				High	375,000	340,000	1.00	0	0.00	0.00	766	762
Overall	1,171	207,917,627	1,406,100	Low	4,750			0	0.00		0	0
				Avg	177,556			0	0.00		490	516
				Med	99,000			0	0.00		295	320
				High	4,100,000			0	0.00		2,976	2,976

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

Market Report for Emerald Isle NC for March 2014 shows that there were 14 homes SOLD in March. One home sold in Osprey Ridge subdivision, one in Queens Court subdivision, one in Emerald Plantation subdivision, another in Point Emerald Villas, one home is located in Pebble Beach, one is located in Surf Side subdivision, one is located in Ocean Oaks, one is located in each subdivision of Surf Landing Cove, Sea Dunes, Lands End, and Shell Cove subdivisions. The remaining three properties that were SOLD and closed in March in Emerald Isle NC are located in unincorporated areas of Emerald Isle NC.

The average price for a home sold in Emerald Isle NC in March 2014 was \$376,071. The lowest price home that sold was priced at \$115,000. The highest priced home that sold in Emerald Isle NC this month was \$1,005,000. Of the 14 homes that sold in Emerald Isle NC in March the sold at an average of 93% of list price. The average price per square foot for homes sold in Emerald Isle this month was \$211.24 per square foot.

There were one lot SOLD in Emerald Isle during the month of March 2014. The lot that SOLD in Emerald Isle was located in Spinnakers Reach subdivision and sold for \$119,000. The lot's days on the market was 436.