

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

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

## Emerald Isle – Market Report

March 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 Approx. Htd SqFt +/-	Sold Price Per Approx. Htd SqFt +/-	Days On Market	Cumulative Days On Market
Active	257	139,395,236	0	Low	99,500	0	0.00	400	119.28	0.00	0	0
				Avg	542,394	0	0.00	2,045	267.99	0.00	235	249
				High	2,750,000	0	0.00	7,738	824.17	0.00	2,697	2,697
Pending	26	11,508,100	0	Low	99,500	0	0.00	400	120.19	0.00	27	25
				Avg	442,619	0	0.00	1,907	227.90	0.00	174	173
				High	1,150,000	0	0.00	4,376	352.85	0.00	702	702
Closed	16	6,742,200	6,364,500	Low	94,900	84,500	0.83	828	114.61	99.59	45	45
				Avg	421,388	397,781	0.94	1,836	238.53	225.49	252	251
				High	799,000	740,000	1.02	3,563	406.75	381.94	790	789
Overall	299	157,645,536	6,364,500	Low	94,900	84,500	0.83	400	114.61	99.59	0	0
				Avg	527,243	397,781	0.94	2,019	262.47	225.49	230	242
				High	2,750,000	740,000	1.02	7,738	824.17	381.94	2,697	2,697

### Emerald Isle NC Homes for Sale that SOLD in March 2015

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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
	14-5455	6905 Canal Drive	03/05/2015	139,900	94,900	84,500	828	Columbus Square	No	Yes	No	100
	14-1686	300 OSPREY RIDGE Drive 13	03/23/2015	125,000	125,000	123,000	1,064	Osprey Ridge	No	No	No	349
	13-160	10300 Coast Guard Rd C 101	03/13/2015	246,000	224,000	207,500	900	Point Emerald Vill	No	No	No	790
	14-5543	18 Ocean Drive	03/27/2015	394,900	329,900	335,000	1,464	None	No	Yes	No	112
	14-5446	8606 CANAL Drive	03/20/2015	362,000	343,500	335,000	2,290	None	No	No	No	116
	15-465	1507 Ocean Drive	03/19/2015	348,000	348,000	290,000	2,912	None	Yes	Yes	No	48
	14-5648	9201 Coast Guard Rd A307	03/26/2015	378,000	378,000	357,500	1,119	Pebble Beach	Yes	No	No	104
	13-3824	107 OCEAN Drive	03/27/2015	450,000	410,000	385,000	1,008	None	Yes	No	No	617
	14-4252	205 Shorewood Drive	03/26/2015	422,000	422,000	400,000	1,945	Shorewood	No	No	No	203
	13-4207	1907 Emerald Drive	03/13/2015	595,000	469,000	430,000	2,016	None	No	No	No	567
	15-602	9406 OCEAN Drive	03/27/2015	485,000	485,000	475,000	1,462	Sea Dunes	No	No	No	45
	14-5178	9709 Green Glen Rd	03/06/2015	525,000	525,000	480,000	2,038	Dolphin Ridge	No	No	No	122

	14-3708	201 BLUE CRAB Ct	03/30/2015	539,000	539,000	530,000	3,563	Lands End	No	No	No	241
	14-3849	9410 OCEAN Drive	03/27/2015	649,000	609,900	575,000	2,208	Sea Dunes	No	No	No	231
	14-4128	1205 OCEAN Drive	03/31/2015	650,000	640,000	617,000	2,070	None	Yes	No	No	216
	14-4552	9922 BLUFF Rd	03/20/2015	799,000	799,000	740,000	2,493	Spinnakers Landing	Yes	No	No	177

### Emerald Isle Lots and Land for Sale in March 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	115	26,376,200	0	Low	75,000	0	0.00	0	0.00	0.00	9	8
				Avg	229,358	0	0.00	0	0.00	0.00	588	644
				High	695,000	0	0.00	0	0.00	0.00	3,086	3,086
Pending	3	444,000	0	Low	110,000	0	0.00	0	0.00	0.00	20	20
				Avg	148,000	0	0.00	0	0.00	0.00	218	215
				High	199,000	0	0.00	0	0.00	0.00	478	478
Closed	2	534,000	460,000	Low	245,000	225,000	0.78	0	0.00	0.00	115	1,697
				Avg	267,000	230,000	0.87	0	0.00	0.00	552	1,910
				High	289,000	235,000	0.96	0	0.00	0.00	990	2,123
Overall	120	27,354,200	460,000	Low	75,000	225,000	0.78	0	0.00	0.00	9	8
				Avg	227,952	230,000	0.87	0	0.00	0.00	578	654
				High	695,000	235,000	0.96	0	0.00	0.00	3,086	3,086

### SOLD Lots and Land in Emerald Isle NC in March 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
	12-3206	612 OCEAN Drive	03/27/2015	329,000	245,000	235,000	None	No	No	No	990
	14-5321	9711 SPINNAKER	03/10/2015	315,000	289,000	225,000	Dolphin Ridge	No		Yes	115

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

March 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	187	51,778,969	0	Low	67,000	0	0.00	448	68.58	0.00	4	0
				Avg	276,893	0	0.00	2,074	143.64	0.00	205	221
				High	1,300,000	0	0.00	4,462	410.23	0.00	1,703	1,694
Pending	32	7,114,900	0	Low	64,700	0	0.00	890	56.16	0.00	21	21
				Avg	222,341	0	0.00	1,980	107.77	0.00	170	171
				High	400,000	0	0.00	3,352	192.31	0.00	616	614
Closed	16	4,102,200	3,912,530	Low	115,000	86,000	0.75	1,000	80.18	65.15	37	-2
				Avg	256,388	244,533	0.95	2,085	125.74	119.41	175	200
				High	540,000	494,000	1.04	3,366	197.80	182.63	413	560
Overall	235	62,996,069	3,912,530	Low	64,700	86,000	0.75	448	56.16	65.15	4	-2
				Avg	268,068	244,533	0.95	2,061	136.24	119.41	198	213

				High	1,300,000	494,000	1.04	4,462	410.23	182.63	1,703	1,694
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### 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
	15-373	107 South Winds Ct	03/04/2015	115,000	115,000	86,000	1,320	Southwinds Estate	No	No	No	37
	14-5022	106 Star Fish Ln	03/25/2015	118,000	118,000	115,000	1,400	Ocean Spray	No		No	153
	15-93	523 SABISTON Drive S	03/30/2015	179,900	179,900	169,000	1,000	Swansboro	No	No	No	82
	15-141	219 Echo Ridge Rd	03/04/2015	183,900	183,900	180,000	1,697	Coldwater Creek	No	No	No	51
	14-3407	309 Catamaran Rd	03/27/2015	209,900	194,900	194,900	2,079	Watercrest Landing	No		No	256
	14-2296	302 OAK RIDGE Ct	03/30/2015	225,000	220,000	220,000	1,916	ForestBrook	No		No	319
	14-568	222 BLUEWATER	03/30/2015	279,000	229,000	215,000	2,000	Bluewater Cove	No	No	No	413
	15-399	122 Jones St	03/20/2015	234,000	234,000	225,000	1,678	None	No	No	No	51
	14-5062	304 Oak Ridge Ct	03/25/2015	242,900	242,900	252,330	2,235	ForestBrook	No	No	No	153
	15-71	203 Dolphin St	03/02/2015	245,000	245,000	235,000	1,543	Cape Carteret	No	No	No	58
	14-2353	303 Catamaran Rd	03/16/2015	269,900	259,900	259,900	3,129	Watercrest Landing	No		No	306
	14-1995	305 Catamaran Rd	03/13/2015	277,500	269,900	269,900	3,366	Watercrest Landing	No		No	323
	15-319	219 Lejeune Rd	03/25/2015	344,900	344,900	329,000	3,000	Bay Shore Park	No	No	No	61
	14-4080	105 Mary Catherine Ct	03/10/2015	379,900	359,900	330,000	2,420	Cedar Point Beach	No	No	No	200
	14-5089	107 DOLPHIN BAY	03/16/2015	365,000	365,000	337,500	1,848	Dolphin Bay Est	Yes	No	No	138
	15-1198	219 WALNUT St S	03/12/2015	540,000	540,000	494,000	2,730	Swansboro	No	No	No	202

### 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	155	35,743,104	0	Low	32,000	0	0.00	0	0.00	0.00	6	6
				Avg	230,601	0	0.00	0	0.00	0.00	635	650
				High	6,946,971	0	0.00	0	0.00	0.00	2,112	2,262
Pending	1	52,900	0	Low	52,900	0	0.00	0	0.00	0.00	29	302
				Avg	52,900	0	0.00	0	0.00	0.00	29	302
				High	52,900	0	0.00	0	0.00	0.00	29	302
Closed	3	140,700	125,000	Low	27,900	25,000	0.83	0	0.00	0.00	21	19
				Avg	46,900	41,667	0.89	0	0.00	0.00	139	138
				High	59,900	50,000	0.95	0	0.00	0.00	351	351
Overall	159	35,936,704	125,000	Low	27,900	25,000	0.83	0	0.00	0.00	6	6
				Avg	226,017	41,667	0.89	0	0.00	0.00	622	638
				High	6,946,971	50,000	0.95	0	0.00	0.00	2,112	2,262

## 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
	15-246	BRANCH Ct	03/05/2015	27,900	27,900	25,000	Swansboro	No	No	No	45
	15-837	505 HOLLAND MILL Ln	03/16/2015	52,900	52,900	50,000	Forest Ridge	No	No	No	21
	14-1616	316 Divot Ct	03/24/2015	67,000	59,900	50,000	Silver Creek	No	No	No	351

## Crystal Coast Market Report

March 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	1,844	628,091,087	0	Low	9,000	0	0.00	1	10.07	0.00	0	0
				Avg	340,613	0	0.00	1,926	1,053.35	0.00	213	237
				High	2,750,000	0	0.00	7,738	1,200,000.00	0.00	2,861	2,861
Pending	200	55,653,279	0	Low	40,000	0	0.00	400	30.01	0.00	19	13
				Avg	278,266	0	0.00	1,860	154.18	0.00	166	180
				High	2,250,000	0	0.00	4,481	620.18	0.00	995	1,552
Closed	164	39,312,531	37,284,420	Low	22,000	16,500	0.58	300	20.83	15.62	0	-7
				Avg	239,711	227,344	0.95	1,768	139.87	132.34	203	218
				High	1,145,000	1,012,500	1.21	3,563	406.75	381.94	1,725	1,725
Overall	2,208	723,056,897	37,284,420	Low	9,000	16,500	0.58	1	10.07	15.62	0	-7
				Avg	327,471	227,344	0.95	1,905	884.54	132.34	208	230
				High	2,750,000	1,012,500	1.21	7,738	1,200,000.00	381.94	2,861	2,861

### 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	1,123	219,273,020	0	Low	4,750	0	0.00	0	0.00	0.00	1	1
				Avg	195,256	0	0.00	0	0.00	0.00	510	551
				High	6,946,971	0	0.00	0	0.00	0.00	3,346	3,346
Pending	17	2,259,050	0	Low	24,900	0	0.00	0	0.00	0.00	11	11
				Avg	132,885	0	0.00	0	0.00	0.00	324	324
				High	392,600	0	0.00	0	0.00	0.00	1,097	1,097
Closed	26	2,556,600	2,210,400	Low	19,900	14,000	0.66	0	0.00	0.00	12	11
				Avg	98,331	85,015	0.85	0	0.00	0.00	286	419
				High	359,000	342,000	1.00	0	0.00	0.00	1,134	2,123
Overall	1,166	224,088,670	2,210,400	Low	4,750	14,000	0.66	0	0.00	0.00	1	1
				Avg	192,186	85,015	0.85	0	0.00	0.00	502	544
				High	6,946,971	342,000	1.00	0	0.00	0.00	3,346	3,346

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

Market Report for Emerald Isle NC for March 2015 shows that there were 16 homes SOLD in March. One was a condo that sold in Pebble Beach, one home was located in Columbus Square subdivision, one property was located in Osprey Ridge subdivision, One property was located in Point Emerald Villas subdivision, two homes were located in Sea Dunes subdivision, one home was located in Shorewood subdivision, one home was located in Dolphin Ridge, one was located in Lands End, one was located in

Spinnakers Landing subdivision and the remaining six homes sold in unincorporated areas of Emerald Isle NC. The average price for a home sold in Emerald Isle NC in March 2015 was \$397,781. The lowest price home that sold was priced at \$84,500. The highest priced home that sold in Emerald Isle NC this month was \$740,000. Of the 16 homes that sold in Emerald Isle NC in March 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 \$225.49 per square foot.

There were 2 lots sold in Emerald Isle during the month of March 2015. The lots that sold in Dolphin Ridge and unincorporated area of Emerald Isle NC. The lowest price lot that sold was priced at \$225,000. The highest priced lot that sold in Emerald Isle NC this month was \$235,000. The average days on the market was 552 days.