







## Emerald Isle – Market Report




March 2016

### 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	211	113,548,827	0	Low	120,000	0	0.00	400	118.30	0.00	0	0
				Avg	538,146	0	0.00	1,954	272.75	0.00	235	267
				High	2,750,000	0	0.00	6,228	832.50	0.00	3,069	3,069
Pending	23	9,747,000	0	Low	139,000	0	0.00	864	133.65	0.00	2	2
				Avg	423,783	0	0.00	1,757	259.36	0.00	193	203
				High	1,149,000	0	0.00	4,300	437.50	0.00	729	729
Closed	17	5,791,799	5,434,150	Low	184,500	183,500	0.83	795	163.74	154.60	1	1
				Avg	340,694	319,656	0.94	1,646	212.23	199.49	111	172
				High	699,900	629,900	1.00	3,100	408.81	389.94	283	643
Overall	251	129,087,626	5,434,150	Low	120,000	183,500	0.83	400	118.30	154.60	0	0
				Avg	514,293	319,656	0.94	1,914	267.25	199.49	223	255
				High	2,750,000	629,900	1.00	6,228	832.50	389.94	3,069	3,069

### Emerald Isle NC Homes for Sale that SOLD in March 2016



Photo	MLS #	Address	Subdivision	Sub-Type	Original List Price	SqFt – Heated	# Beds	# Baths – Total	Lot Acres	Days On Market
	100002294	7118 Sound Drive	Archers Point	SF	495,000	2,253	3	3	0.95	7
	100004155	138 Fawn Drive East	Deerhorn Dunes	SF	184,500	1,120	6	4	0.35	1
	11503434	103 Spotted Sandpiper	Lands End	SF	375,000	1,710	3	2	0.17	204
	100002750	7509 Sound Drive	Maritime Forest	SF	310,000	1,650	3	3	0.32	3
	100000144	5702 Sound Drive	Mayfair Square	SF	399,999	2,126	4	3	0.32	23
	11503010	1105 Ocean Drive W	Not In Subdivision	CN	325,000	795	3	2	0	229
	11502797	7704 Sound Drive A	Not In Subdivision	CN	359,900	1,471	3	3	0	101
	11501662	8515 Sound Drive Drive	Not In Subdivision	MF	199,900	960	3	2	0.17	283
	11505174	2112 Emerald Drive	Not In Subdivision	SF	549,000	2,926	4	5	0.31	102
	11504934	1606 Ocean Drive	Not In Subdivision	SF	699,900	3,100	5	7	0.23	118
	100000776	200 James Drive	Oakland Hills	SF	284,900	1,740	3	2	0.33	7
	11504288	102 Loblolly Street	Ocean Forest	SF	259,000	1,120	3	2	0.23	124
	100000160	102 Diann Street A3	Ocean Reef	CN	234,900	1,080	2	2	0	7
	11503165	10300 Coast Guard Road D205 Pt Emerald Villa	Point Emerald	CN	248,500	1,250	3	3	0	230

			Villas							
	11505770	9100 Reed Drive 2305	Queens Court	CN	243,500	1,028	2	2	0	22
	11503419	115 Sand Castle Drive	Sea Dunes	SF	248,900	1,440	3	2	0.29	184
	11503003	9905 Colonel Hanson Court	Spinnakers Reach	SF	519,000	2,221	3	3	0.37	255

### Emerald Isle Lots and Land for Sale in March 2016

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	112	24,955,199	0	Low	54,900	0	0.00	0	1.77	0.00	3	3
				Avg	222,814	0	0.00	19,921	9,227.09	0.00	395	449
				High	715,000	0	0.00	78,844	468,750.00	0.00	2,217	2,217
Pending	5	1,671,000	0	Low	89,000	0	0.00	8,276	6.81	0.00	26	26
				Avg	334,200	0	0.00	17,799	17.03	0.00	345	445
				High	650,000	0	0.00	33,977	34.46	0.00	624	1,034
Closed	3	468,900	401,250	Low	129,000	115,000	0.80	7,405	8.00	7.14	98	98
				Avg	156,300	133,750	0.86	12,284	13.97	12.06	245	245
				High	200,000	160,000	0.90	16,117	18.89	17.05	334	334
Overall	120	27,095,099	401,250	Low	54,900	115,000	0.80	0	1.77	7.14	3	3
				Avg	225,792	133,750	0.86	19,642	8,613.00	12.06	389	444
				High	715,000	160,000	0.90	78,844	468,750.00	17.05	2,217	2,217

### SOLD Lots and Land in Emerald Isle NC in March 2015

Photo	MLS #	Address	Subdivision	Sub-Type	Original List Price	Acres – Total	Days On Market
	11500858	1111 EMERALD Drive	Not In Subdivision	RS	149,900	0.17	334
	11500757	106 Hubert Street	Not In Subdivision	UD	200,000	0.31	304
	11504328	7605 Sound Drive	Ocean Forest	WD	129,000	0.37	98

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

March 2016

### 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	123	36,089,627	0	Low	74,900	0	0.00	448	70.39	0.00	2	2
				Avg	293,412	0	0.00	1,935	151.45	0.00	158	172
				High	985,000	0	0.00	5,539	501.47	0.00	1,754	1,754
Pending	11	2,239,200	0	Low	74,900	0	0.00	1,120	66.88	0.00	0	0
				Avg	203,564	0	0.00	1,954	101.61	0.00	112	129
				High	375,000	0	0.00	3,481	159.99	0.00	309	309
Closed	14	3,501,033	3,246,957	Low	84,600	84,600	0.77	1,045	80.96	78.35	0	0
				Avg	250,074	231,926	0.93	2,038	117.88	109.45	129	129
				High	545,000	500,000	1.01	3,710	187.93	172.41	546	546
Overall	148	41,829,860	3,246,957	Low	74,900	84,600	0.77	448	66.88	78.35	0	0
				Avg	282,634	231,926	0.93	1,947	144.33	109.45	152	165
				High	985,000	500,000	1.01	5,539	501.47	172.41	1,754	1,754

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

Photo	MLS #	Address	Subdivision	Sub-Type	Original List Price	SqFt – Heated	# Beds	# Baths – Total	Lot Acres	Days On Market
	11504357	510 Neptune Drive	Cape Carteret	SF	239,000	1,971	2	2	0.8	188
	100001351	413 Moss Springs Drive	Coldwater Creek	SF	140,500	1,655	3	2	0.35	6
	11505696	106 Hunting Bay Drive	Hunting Bay	SF	545,000	2,900	4	4	0.78	34
	11503426	110 Abaco Drive E Lot 14	Marsh Harbour	SF	238,000	2,161	4	3	0.18	212
	100007219	112 Castaway Cove Lot 26	Marsh Harbour	SF	450,800	3,710	4	4	1.03	0
	100001455	303 Bonita Street N	Not In Subdivision	SF	279,900	2,142	3	2	0.31	0
	11504811	148 Ash Street	Not In Subdivision	SF	349,900	2,500	3	4	0.26	71
	11402283	118 Star Fish Lane	Ocean Spray Mh Estate	SF	130,000	1,404	3	2	0.34	546
	100000036	138 Bobwhite Circle	Quailwood Village	SF	229,000	1,932	3	2	0.34	27
	100000135	128 Rolling Hill Drive	Rolling Hill Estate	SF	179,000	1,426	2	2	0.59	9
	11500792	122 Silver Creek Landing Road	Silver Creek	SF	295,000	2,436	3	3	1.14	356
	100003090	601 Peletier Loop Road J62	Silver Creek	TH	84,600	1,045	2	2	0.07	5
	11503562	134 Sutton Drive	Star Hill	SF	279,900	2,014	3	3	0.75	226
	11505686	200 Steep Hill Drive	Steep Hill Estates	SF	145,000	1,232	2	2	1.07	132

## 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	143	26,276,550	0	Low	29,900	0	0.00	9,000	0.17	0.00	4	4
				Avg	183,752	0	0.00	146,901	4.73	0.00	705	721
				High	4,700,000	0	0.00	10,236,600	22.96	0.00	2,484	2,634
Pending	1	25,000	0	Low	25,000	0	0.00	62,726	0.40	0.00	2,411	2,411
				Avg	25,000	0	0.00	62,726	0.40	0.00	2,411	2,411
				High	25,000	0	0.00	62,726	0.40	0.00	2,411	2,411
Closed	4	241,400	185,500	Low	46,400	28,000	0.49	14,985	1.42	1.07	154	154
				Avg	60,350	46,375	0.75	22,150	2.97	2.21	752	827
				High	90,000	80,000	0.89	32,670	4.22	3.75	2,026	2,026
Overall	148	26,542,950	185,500	Low	25,000	28,000	0.49	9,000	0.17	1.07	4	4
				Avg	179,344	46,375	0.75	142,961	4.66	2.21	718	735
				High	4,700,000	80,000	0.89	10,236,600	22.96	3.75	2,484	2,634

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

Photo	MLS #	Address	Subdivision	Sub-Type	Original List Price	Acres – Total	Days On Market
	11003529	131 Lowery Lane	Bluewater Cove	RS	295,000	0.49	2,026



11504481	203 Bluewater Cove	Bluewater Cove	UD	57,000	0.34	154
11402493	118 Silver Lake Court	Silver Lakes Subdivision	RS	58,750	0.45	516
11501517	273 Star Hill Dr	Star Hill	RS	80,000	0.75	312

## Crystal Coast Market Report

March 2016

### 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	1,326	494,327,004	0	Low	20,000	0	0.00	5	0.12	0.00	0	0
				Avg	372,796	0	0.00	2,528	211.73	0.00	201	219
				High	2,800,000	0	0.00	800,900	19,400.00	0.00	3,069	3,069
Pending	126	37,586,690	0	Low	15,000	0	0.00	600	9.66	0.00	0	0
				Avg	298,307	0	0.00	1,817	167.61	0.00	166	194
				High	1,149,000	0	0.00	4,437	437.50	0.00	1,347	1,347
Closed	102	27,644,032	26,035,339	Low	41,500	35,000	0.73	402	35.10	27.30	0	0
				Avg	271,020	255,248	0.94	1,730	159.44	150.42	177	205
				High	970,000	930,000	1.13	3,710	408.81	389.94	2,521	2,521
Overall	1,554	559,557,726	26,035,339	Low	15,000	35,000	0.73	5	0.12	27.30	0	0
				Avg	360,076	255,248	0.94	2,415	204.54	150.42	197	216
				High	2,800,000	930,000	1.13	800,900	19,400.00	389.94	3,069	3,069

### 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	910	171,823,648	0	Low	0	0	0.00	0	0.00	0.00	0	0
				Avg	188,817	0	0.00	140,523	2,821.48	0.00	549	578
				High	6,500,000	0	0.00	10,236,600	1,147,058.82	0.00	3,718	3,718
Pending	21	4,282,400	0	Low	25,000	0	0.00	7,405	0.29	0.00	9	9
				Avg	203,924	0	0.00	37,634	10.02	0.00	803	831
				High	789,000	0	0.00	271,814	34.46	0.00	2,532	2,532
Closed	31	5,288,200	3,918,250	Low	20,000	20,000	0.32	5,663	0.22	0.18	3	3
				Avg	170,587	126,395	0.67	41,490	10.01	6.16	561	571
				High	2,200,000	1,900,000	1.00	784,080	24.35	22.26	2,864	2,864
Overall	962	181,394,248	3,918,250	Low	0	20,000	0.32	0	0.00	0.18	0	0
				Avg	188,560	126,395	0.67	135,086	2,669.51	6.16	555	583
				High	6,500,000	1,900,000	1.00	10,236,600	1,147,058.82	22.26	3,718	3,718

### Summary Market Report for Emerald Isle and the Crystal Coast NC for March 2016

Market Report for Emerald Isle NC for March 2016 shows that there were 17 homes SOLD in March. One home sold in Dearhorn Dunes subdivision, one home was located in Archers Point subdivision, one property was located in Lands End subdivision, One property was located in Maritime Forest subdivision, one homes were located in Mayfair Square subdivision, one home was located in Point Emerald Villas, one home was located in Spinnakers Reach, one home in Oakland Hills subdivision, one home located in Ocean Forest subdivision, one home located in Ocean Reef Subdivision, one home located in Queens Court subdivision, one home was located in Sea Dunes subdivision, and the remaining home sold in unincorporated areas of Emerald Isle NC.

The average price for a home sold in Emerald Isle NC in March 2016 was \$319,656. The lowest price home that sold was priced at \$183,500. The highest priced home that sold in Emerald Isle NC this month was \$629,900. Of the 17 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 \$199.49 per square foot.

There were 3 lots sold in Emerald Isle during the month of March 2016. Two of the lots that sold in Emerald Isle NC in March 2016 was located in unincorporated area of Emerald Isle and the other lot was located in Maritime Forest subdivision. The average price for lots sold in Emerald Isle for this month is \$133,750 and they sold at an average of 86% of list price.