

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

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







## Emerald Isle – Market Report










April 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	306	152,779,481	0	Low	89,900	0	0.00	90	112.88	0.00	1	1
				Avg	499,279	0	0.00	1,820	280.76	0.00	249	260
				High	2,599,000	0	0.00	6,228	2,076.67	0.00	2,360	2,360
Pending	16	6,615,200	0	Low	260,000	0	0.00	1,050	180.12	0.00	21	18
				Avg	413,450	0	0.00	1,719	251.08	0.00	191	165
				High	1,350,000	0	0.00	4,199	321.51	0.00	682	681
Closed	17	6,771,300	6,369,000	Low	199,900	195,000	0.87	1,019	140.92	138.65	46	46
				Avg	398,312	374,647	0.94	1,701	251.60	236.20	231	229
				High	679,900	635,000	1.00	3,700	466.30	450.63	838	838
Overall	339	166,165,981	6,369,000	Low	89,900	195,000	0.87	90	112.88	138.65	1	1
				Avg	490,165	374,647	0.94	1,808	277.65	236.20	245	254
				High	2,599,000	635,000	1.00	6,228	2,076.67	450.63	2,360	2,360

### Emerald Isle NC Homes for Sale that SOLD in April 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
	12-5253	7402 Canal Ct Emerald Isle, NC 28594	4/16/2014	275,000	199,900	195,000	1,019	Archers Point	No	No	No	515
	13-5805	10300 Coast Guard Rd B102 Emerald Isle, NC 28594	4/11/2014	239,000	223,000	215,000	1,072	Point Emerald Vill	No	No	No	119
	14-1050	10300 Coast Guard Rd C105 Emerald Isle, NC 28594	4/25/2014	239,500	239,500	232,000	1,024	Point Emerald Vill	Yes	No	No	46
	14-166	8506 Canal Drive Emerald Isle, NC 28594	4/17/2014	249,000	249,000	245,000	1,767	None	No			93
	12-2461	2807 Pier Pointe Drive 4A1 Emerald Isle, NC 28594	4/9/2014	292,000	249,900	220,000	1,134	Pier Pointe	Yes	No	No	689
	14-57	9201 Coast Guard Rd B203 Emerald Isle, NC 28594	4/30/2014	249,900	249,900	235,000	1,180	Pebble Beach	No	No		162
	14-416	2809 Pier Pointe Drive 5B1 Emerald Isle, NC 28594	4/25/2014	272,500	269,500	260,000	1,134	Pier Pointe	Yes	No	No	87
	14-7	113 SHELL Drive Emerald Isle, NC 28594	4/17/2014	389,400	369,000	360,000	1,584	None	No	No	No	106
	14-	105 Clark St	4/21/2014	379,900	379,900	350,000	1,580	W.B. Mclean	No	No	No	67

	624	Emerald Isle, NC 28594							Est				
	13-3652	1910 Emerald Drive Emerald Isle, NC 28594	4/25/2014	489,000	440,000	400,000	1,200	None	Yes	No	No	284	
	13-5651	206 Shipwreck Ln Emerald Isle, NC 28594	4/11/2014	509,900	464,900	435,000	2,650	Spinnakers Reach	No	Yes		130	
	14-314	8801 Reed Drive 406 W Emerald Isle, NC 28594	4/4/2014	489,000	489,000	440,000	1,086	Sound Of The Sea	Yes	No	No	72	
	14-682	7018 OCEAN Drive Emerald Isle, NC 28594	4/25/2014	499,900	499,900	435,000	1,800	Bluewater Bay	No	No	No	68	
	13-5301	104 Stuart Ave Emerald Isle, NC 28594	4/30/2014	548,000	538,000	517,000	2,064	Jefferson Place	No	No	No	171	
	12-45	1609 OCEAN Drive Emerald Isle, NC 28594	4/21/2014	674,900	595,000	575,000	1,276	None	Yes	No	No	838	
	14-680	404 EMERALD LANDING Drive Emerald Isle, NC 28594	4/30/2014	635,000	635,000	635,000	3,647	Emerald Landing	No	No	No	71	
	13-560	224 SANDFIDDLER W Emerald Isle, NC 28594	4/1/2014	724,900	679,900	620,000	3,700	Lands End	Yes	No	No	421	

### Emerald Isle Lots and Land for Sale in April 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	29,367,100	0	Low	85,000	0	0.00	0	0.00	0.00	4	15
				Avg	244,726	0	0.00	0	0.00	0.00	628	685
				High	975,000	0	0.00	0	0.00	0.00	2,749	2,749
Pending	1	199,000	0	Low	199,000	0	0.00	0	0.00	0.00	43	40
				Avg	199,000	0	0.00	0	0.00	0.00	43	40
				High	199,000	0	0.00	0	0.00	0.00	43	40
Closed	2	310,000	235,000	Low	150,000	110,000	0.73	0	0.00	0.00	82	158
				Avg	155,000	117,500	0.76	0	0.00	0.00	120	641
				High	160,000	125,000	0.78	0	0.00	0.00	158	1,125
Overall	123	29,876,100	235,000	Low	85,000	110,000	0.73	0	0.00	0.00	4	15
				Avg	242,895	117,500	0.76	0	0.00	0.00	615	679
				High	975,000	125,000	0.78	0	0.00	0.00	2,749	2,749

### SOLD Lots and Land in Emerald Isle NC in April 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
	13-5218	321 Shipwreck Ln Emerald Isle, NC 28594	4/11/2014	150,000	150,000	110,000	0	Spinnakers Reach	No	No	No	158
	14-234	8803 Edgewater Ct	4/9/2014	160,000	160,000	125,000	0	Emerald Landing	No	No	No	82

		Emerald Isle, NC 28594											
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## Swansboro, Cedar Point & Cape Carteret – Market Report











April 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	201	53,514,960	0	Low	72,500	0	0.00	448	53.75	0.00	0	0
				Avg	266,244	0	0.00	2,112	132.68	0.00	166	181
				High	1,200,000	0	0.00	5,200	399.57	0.00	1,366	1,951
Pending	16	4,506,544	0	Low	76,000	0	0.00	1,080	70.37	0.00	28	29
				Avg	281,659	0	0.00	2,253	118.69	0.00	198	220
				High	499,000	0	0.00	3,264	227.93	0.00	874	873
Closed	18	3,819,253	3,698,570	Low	89,995	89,995	0.89	1,163	75.00	71.70	0	-1
				Avg	212,181	205,476	0.97	2,053	104.65	101.18	216	219
				High	339,000	319,000	1.00	3,215	136.10	126.67	882	882
Overall	235	61,840,757	3,698,570	Low	72,500	89,995	0.89	448	53.75	71.70	0	-1
				Avg	263,152	205,476	0.97	2,114	128.21	101.18	172	187
				High	1,200,000	319,000	1.00	5,200	399.57	126.67	1,366	1,951

### 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
	13-3078	320 RED MAPLE Ct Cape Carteret, NC 28584	4/25/2014	99,000	89,995	89,995	1,200	Cedar Creek Est	No	No	No	318
	13-5757	802 Dogwood Ln N Swansboro, NC 28584	4/28/2014	119,550	104,000	95,500	1,332	Swansboro Heights	No	Yes		138
	14-128	117 WOODLAND Drive Cape Carteret, NC 28584	4/1/2014	127,900	127,900	124,000	1,400	Hadnot Creek	No	No	No	80
	14-661	603 BROAD St W Swansboro, NC 28584	4/4/2014	132,000	132,000	126,800	1,163	Edgewater Height	No	No	No	47
	13-4731	816 DOGWOOD Ln Swansboro, NC 28584	4/30/2014	144,900	139,900	135,000	1,300	Swansboro Heights	No			216
	14-815	102 PADDOCK Place Swansboro, NC 28584	4/8/2014	152,000	152,000	152,000	1,200	Hadnot Creek	No			41
	11-4464	401 Park Ave Cape Carteret, NC 28584	4/1/2014	204,900	190,000	170,000	1,396	Bayshore Park	No	No		882
	13-5840	449 Patriots Point Ln Swansboro, NC 28584	4/3/2014	200,475	200,475	200,475	1,919	Charleston Park	No	No	No	104

	13-870	219 Brook Crossing Swansboro, NC 28584	4/4/2014	227,900	227,900	227,900	1,952	ForestBrook	No	No	No	415
	13-4959	105 Sand Lot Curve Cedar Point, NC 28584	4/15/2014	249,000	242,000	230,000	2,008	Crystal Shores	No			447
	13-1032	1415 HAMMOCK BEACH Rd Swansboro, NC 28584	4/11/2014	253,785	250,000	250,000	2,776	Hammock Cove	No	No	No	409
	14-938	229 Marsh Hen Ct Swansboro, NC 28584	4/3/2014	253,900	253,900	248,000	2,055	Halls Creek	No			30
	13-4272	246 Watercrest Landing Way Swansboro, NC 28584	4/17/2014	259,900	259,900	259,900	3,192	Watercrest Landing	No			233
	14-1513	340 Bahia Ln Cape Carteret, NC 28584	4/2/2014	264,000	264,000	255,000	2,693	Star Hill North	No			0
	13-4913	1403 HAMMOCK BEACH Rd Swansboro, NC 28584	4/30/2014	266,469	266,653	250,000	2,775	Hammock Cove	No	No	No	204
	13-5227	204 MARSH ISLAND Drive Cedar Point, NC 28584	4/1/2014	294,750	289,630	275,000	2,340	Marsh Harbour	No			148
	14-658	146 FOREST RIDGE Swansboro, NC 28582	4/25/2014	290,000	290,000	290,000	3,043	None	Yes	No	No	69
	13-5853	308 SHERWOOD Ave Lot 85 Cedar Point, NC 28584	4/15/2014	339,000	339,000	319,000	3,215	Marsh Harbour	No	No	No	115

### 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	182	35,199,850	0	Low	32,000	0	0.00	0	0.00	0.00	1	0	
				Avg	193,406	0	0.00	0	0.00	0.00	0.00	509	516
				High	4,100,000	0	0.00	0	0.00	0.00	0.00	2,051	2,051
Pending	1	77,500	0	Low	77,500	0	0.00	0	0.00	0.00	48	48	
				Avg	77,500	0	0.00	0	0.00	0.00	0.00	48	48
				High	77,500	0	0.00	0	0.00	0.00	0.00	48	48
Overall	183	35,277,350	0	Low	32,000	0	0.00	0	0.00	0.00	1	0	
				Avg	192,772	0	0.00	0	0.00	0.00	507	513	
				High	4,100,000	0	0.00	0	0.00	0.00	2,051	2,051	

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

No lots or land was SOLD in Swansboro, Cape Carteret, or Cedar Point in April 2014

# Crystal Coast Market Report

April 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	2,151	698,982,345	0	Low	19,900	0	0.00	90	17.08	0.00	0	0
				Avg	324,957	0	0.00	1,859	181.74	0.00	218	238
				High	4,799,999	0	0.00	9,168	2,076.67	0.00	2,524	2,524
Pending	178	44,780,908	0	Low	24,000	0	0.00	800	14.34	0.00	8	7
				Avg	251,578	0	0.00	1,817	141.50	0.00	173	191
				High	1,350,000	0	0.00	4,199	418.75	0.00	1,071	2,074
Closed	141	32,480,250	30,659,095	Low	32,500	28,000	0.63	275	0.50	0.31	0	-1
				Avg	230,356	217,440	0.95	4,560	137.20	129.23	225	229
				High	1,095,000	1,075,000	1.22	400,599	538.88	529.04	1,792	1,791
Overall	2,470	776,243,503	30,659,095	Low	19,900	28,000	0.63	90	0.50	0.31	0	-1
				Avg	314,269	217,440	0.95	2,065	175.44	129.23	215	234
				High	4,799,999	1,075,000	1.22	400,599	2,076.67	529.04	2,524	2,524

## 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	1,173	211,620,221	0	Low	4,750	0	0.00	0	0.00	0.00	1	0
				Avg	180,409	0	0.00	0	0.00	0.00	496	523
				High	4,100,000	0	0.00	0	0.00	0.00	3,009	3,009
Pending	17	2,111,577	0	Low	29,900	0	0.00	0	0.00	0.00	15	15
				Avg	124,210	0	0.00	0	0.00	0.00	270	269
				High	395,000	0	0.00	0	0.00	0.00	907	907
Closed	15	1,894,630	1,600,820	Low	24,800	23,800	0.63	0	0.00	0.00	36	36
				Avg	126,309	106,721	0.83	0	0.00	0.00	217	283
				High	449,000	426,500	0.98	0	0.00	0.00	482	1,125
Overall	1,205	215,626,428	1,600,820	Low	4,750	23,800	0.63	0	0.00	0.00	1	0
				Avg	178,943	106,721	0.83	0	0.00	0.00	489	517
				High	4,100,000	426,500	0.98	0	0.00	0.00	3,009	3,009

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

Market Report for Emerald Isle NC for April 2014 shows that there were 17 homes SOLD in April. One home sold in Sound of the Sea subdivision, one in WB McLean Estates subdivision, one in Archers Point subdivision, another in Pebble Beach, two homes are located in Point Emerald Villas, another in Spinnakers Reach subdivision, one in Bluewater Bay subdivision, one in Jefferson's Place subdivision, one in Emerald Landing, one in Lands End subdivision, two in Pier Point, and the remaining four homes sold in unincorporated areas of Emerald Isle NC.

The average price for a home sold in Emerald Isle NC in April 2014 was \$374,647. The lowest price home that sold was priced at \$195,000. The highest priced home that sold in Emerald Isle NC this month was \$635,000. Of the 17 homes that sold in Emerald Isle NC in April 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 \$236.20 per square foot.

There were two lots SOLD in Emerald Isle during the month of April 2014. One of the lots that SOLD in Emerald Isle was located in Emerald Landing subdivision and sold for \$125,000. The second lot that sold in Emerald Isle NC during April was located in Spinnakers Reach subdivision and sold for \$110,000. The lots sold at 76% of list price average.