














Emerald Isle – Market Report







May 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	219	118,624,694	0	Low	107,900	0	0.00	400	114.39	0.00	3	3
				Avg	541,665	0	0.00	1,987	269.72	0.00	224	252
				High	2,750,000	0	0.00	6,303	832.50	0.00	3,123	3,123
Pending	23	12,552,700	0	Low	185,000	0	0.00	984	165.47	0.00	5	5
				Avg	545,770	0	0.00	2,000	262.91	0.00	156	173
				High	1,799,000	0	0.00	4,788	430.00	0.00	734	918
Closed	19	6,150,900	5,859,300	Low	150,000	142,500	0.91	840	136.30	134.53	5	5
				Avg	323,732	308,384	0.96	1,445	239.52	227.46	175	194
				High	769,900	700,000	1.01	2,824	599.61	545.17	736	736
Overall	261	137,328,294	5,859,300	Low	107,900	142,500	0.91	400	114.39	134.53	3	3
				Avg	526,162	308,384	0.96	1,948	266.85	227.46	215	241
				High	2,750,000	700,000	1.01	6,303	832.50	545.17	3,123	3,123

Emerald Isle NC Homes for Sale that SOLD in May 2016




Photo	MLS #	Address	Subdivision	Sub-Type	Original List Price	SqFt – Heated	# Beds	# Baths – Total	Lot Acres	Days On Market	Sold Date	Sold Price
	100008716	7201 Canal Drive	Archers Point	SF	159,000	1,073	2	3	0.29	8	05/25/2016	160,000
	100000166	7306 Canal Drive	Archers Point	SF	379,000	2,272	3	3	1.53	53	05/02/2016	355,000
	100004945	114 Nina Drive	Columbus Square	SF	329,900	1,144	3	2	0.23	42	05/23/2016	310,000
	11505810	6909 Emerald Dr	Columbus Square	SF	392,500	2,824	4	4	0.31	91	05/24/2016	379,900
	11504155	9712 Green Glen Road	Dolphin Ridge	SF	438,500	2,089	3	3	0.48	176	05/16/2016	419,500
	11404562	309 W Warren Street	Emerald Isle Sec E	MF	169,000	952	3	2	0.19	585	05/26/2016	145,000
	11401701	212 Windjammer E	Lands End	SF	409,000	1,847	3	3	0.28	736	05/06/2016	299,000
	100012091	308 Ocean Drive	Not In Subdivision	SF	339,900	1,704	6	3	0.25	5	05/31/2016	315,000
	100001568	409 Ocean Drive West	Not In Subdivision	SF	378,000	864	3	2	0	272	05/26/2016	353,000
	11502288	8516 Woodcliff Road	Not In Subdivision	SF	399,000	1,056	3	2	0.19	334	05/20/2016	310,000
	100007417	7215 Ocean Drive	Oakland Hills	SF	769,900	1,284	4	2	0.52	41	05/20/2016	700,000
	11505695	7806 Forest Drive	Ocean Forest	SF	315,000	1,798	5	2	0.26	94	05/11/2016	285,000
	11505244	10300 Coast Guard Road D 204	Point Emerald	CN	259,900	1,295	3	3	0	161	05/27/2016	235,900

			Villas										
	11405659	10300 Coast Guard Road A-304	Point Emerald Villas	CN	268,000	980	2	2	0	497	05/02/2016	243,000	
	100005433	10300 Coast Guard Road E305	Point Emerald Villas	CN	299,500	1,290	3	3	0	37	05/23/2016	288,500	
	11505336	9100 Reed Drive 2104	Queens Court	CN	239,000	1,028	2	2	0	148	05/11/2016	231,000	
	100003478	8626 Sound Drive B1	Sunset Harbor	CN	314,900	1,160	2	2	0	21	05/17/2016	302,000	
	100005081	105 Inlet Court E	The Point	TH	389,000	1,956	3	3	0.03	18	05/26/2016	385,000	
	100007698	340 Watersedge Drive	Watersedge	MF	150,000	840	2	2	12.5	8	05/03/2016	142,500	

Emerald Isle Lots and Land for Sale in May 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	25,031,099	0	Low	75,000	0	0.00	0	1.77	0.00	3	3
				Avg	223,492	0	0.00	21,030	9,227.10	0.00	350	405
				High	715,000	0	0.00	80,412	468,750.00	0.00	1,927	1,927
Pending	3	399,000	0	Low	125,000	0	0.00	9,888	5.74	0.00	6	6
				Avg	133,000	0	0.00	14,331	10.56	0.00	1,215	1,215
				High	139,000	0	0.00	21,780	13.65	0.00	2,263	2,263
Closed	3	909,000	830,000	Low	165,000	165,000	0.89	12,632	8.38	7.47	13	13
				Avg	303,000	276,667	0.93	26,354	14.80	13.72	30	66
				High	449,000	400,000	1.00	53,579	22.96	20.62	63	170
Overall	118	26,339,099	830,000	Low	75,000	165,000	0.89	0	1.77	7.47	3	3
				Avg	223,213	276,667	0.93	20,995	8,758.57	13.72	364	417
				High	715,000	400,000	1.00	80,412	468,750.00	20.62	2,263	2,263

SOLD Lots and Land in Emerald Isle NC in May 2015

Photo	MLS #	Address	Subdivision	Sub-Type	Original List Price	Acres – Total	Days On Market	Sold Date	Sold Price
	11505752	10016 Coast Guard Road	Not In Subdivision	RS	449,000	1.23	63	05/09/2016	400,000
	100006046	102 Sand Castle Drive	Sea Dunes	RS	295,000	0.29	15	05/04/2016	265,000
	100009117	10525 Island Circle	Wyndtree	RS	165,000	0.29	13	05/25/2016	165,000

Swansboro, Cedar Point & Cape Carteret – Market Report





















May 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	214	61,943,989	0	Low	35,000	0	0.00	448	37.88	0.00	2	2
				Avg	289,458	0	0.00	1,943	143.24	0.00	146	162

				High	1,600,000	0	0.00	6,445	501.47	0.00	1,810	1,810
Pending	34	7,406,662	0	Low	63,500	0	0.00	1,008	58.80	0.00	0	0
				Avg	217,843	0	0.00	1,883	119.94	0.00	92	104
				High	474,850	0	0.00	3,496	388.65	0.00	277	520
Closed	30	7,271,668	7,149,318	Low	114,900	105,000	0.84	975	55.24	55.24	0	0
				Avg	242,389	238,311	0.98	2,226	111.41	109.19	74	74
				High	565,000	530,000	1.06	4,800	152.00	150.93	389	389
Overall	278	76,622,319	7,149,318	Low	35,000	105,000	0.84	448	37.88	55.24	0	0
				Avg	275,620	238,311	0.98	1,969	136.73	109.19	132	146
				High	1,600,000	530,000	1.06	6,445	501.47	150.93	1,810	1,810

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	Sold Date	Sold Price
	100006804	206 Easy Street	Bayshore Park	MF	199,950	1,523	3	2	0.26	12	05/13/2016	198,500
	100000171	127 Bud'S Lane	Buds Retreat	SF	274,000	2,050	3	3	0.37	91	05/26/2016	274,000
	100006822	200 Yaupon Drive	Cape Carteret	SF	217,500	1,788	4	3	0.52	6	05/20/2016	212,500
	100002374	204 Bayside Drive	Cape Point	SF	367,500	2,900	3	4	0.71	56	05/26/2016	390,000
	11505402	200 Low Country Lane	Charleston Park	SF	172,000	1,518	3	2	0.25	112	05/02/2016	172,000
	11505400	708 Meeting Park Lane	Charleston Park	SF	208,000	2,110	4	3	0.25	121	05/18/2016	208,000
	80175223	302 Leaward Trace	Cove @ Queens Harbor	SF	297,900	3,342	4	3	0.6	12	05/24/2016	289,500
	100001697	110 Shady Path	Crystal Shores	SF	565,000	4,800	4	5	1.58	85	05/27/2016	530,000
	80172441	605 Teal Court	Halls Creek North	SF	245,000	2,525	4	3	1.09	33	05/02/2016	245,000
	100004668	22 Schooner Drive	Hammocks Port Swansboro	TH	152,000	1,680	2	3	0.06	16	05/26/2016	142,000
	11503706	103 Abaco Drive E Lot 8	Marsh Harbour	SF	238,000	2,161	4	3	0.19	250	05/17/2016	241,600
	100007151	108 Hope Town Court	Marsh Harbour	SF	375,000	3,481	4	3	0.64	1	05/04/2016	375,000
	100007056	144 Dogwood	Not In Subdivision	MF	124,500	975	2	1	0.52	20	05/19/2016	105,000
	100007307	160 Weeks Boulevard	Not In Subdivision	SF	144,000	2,317	3	3	0.59	13	05/23/2016	128,000
	80174727	110 Park Place	Park Place	SF	259,000	3,005	4	4	0.82	20	05/06/2016	259,000
	80171892	108 Park Place	Park Place	SF	287,187	3,114	5	6	0.79	149	05/11/2016	269,900
	80171645	314 Little Egret Lane	Park Place	SF	298,918	3,496	5	4	0.52	136	05/02/2016	298,918
	11503597	170 Pettiford Park Circle	Pettiford Point	SF	129,000	1,568	3	2	0.64	260	05/13/2016	108,900
	100009035	209 River Reach Drive	River Reach	SF	210,000	1,555	3	2	0.53	19	05/31/2016	220,000
	80163894	208 Mulligan Drive	Silver Creek	SF	209,900	1,530	3	2	0	389	05/12/2016	190,000

	100003805	108 Club House Drive	Star Hill	SF	314,500	2,737	3	3	0.63	29	05/10/2016	314,500
	100005694	352 Bahia Lane	Star Hill North	SF	279,000	2,173	4	3	0.37	20	05/24/2016	273,000
	100004390	140 Tifton Circle	Star Hill North	SF	289,900	2,441	4	3	0.46	42	05/27/2016	264,500
	100010057	626 W Firetower Road	Steep Hill Estates	SF	285,000	1,875	3	2	2.49	0	05/27/2016	283,000
	100000966	503 Windsong S	The Villages at Swansboro	CN	165,000	1,300	2	2	0	55	05/20/2016	165,000
	100000154	307 Jasmine S	The Villages at Swansboro	SF	174,900	1,376	2	2	0.04	69	05/09/2016	163,500
	80174013	307 Jasmine	The Villages At Swansboro	SF	174,900	1,376	2	2	0.04	40	05/09/2016	163,500
	80173976	504 Saddlehorn Court	White Horse Ridge	SF	157,800	1,395	3	2	0.34	65	05/09/2016	150,500
	11505304	148 Otway Burns Drive	White Oak Crossing	SF	243,500	2,100	3	3	0.67	115	05/18/2016	231,000
	100005313	200 Madison Court	White Oak Crossing	SF	280,000	2,578	3	3	0.64	9	05/26/2016	283,000

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	205	32,813,800	0	Low	33,000	0	0.00	473	0.17	0.00	7	7
				Avg	160,067	0	0.00	164,852	8.81	0.00	600	675
				High	4,700,000	0	0.00	10,236,600	105.50	0.00	2,540	3,199
Pending	3	121,300	0	Low	35,000	0	0.00	20,560	1.49	0.00	1	1
				Avg	40,433	0	0.00	24,786	1.66	0.00	232	232
				High	47,300	0	0.00	31,799	1.90	0.00	366	366
Closed	4	819,850	738,000	Low	80,000	63,000	0.79	13,380	3.53	2.78	16	16
				Avg	204,962	184,500	0.88	23,034	8.91	8.07	136	136
				High	324,950	310,000	0.95	33,933	14.66	13.98	366	366
Overall	212	33,754,950	738,000	Low	33,000	63,000	0.79	473	0.17	2.78	1	1
				Avg	159,221	184,500	0.88	159,682	8.70	8.07	586	659
				High	4,700,000	310,000	0.95	10,236,600	105.50	13.98	2,540	3,199

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

Photo	MLS #	Address	Subdivision	Sub-Type	Original List Price	Acres – Total	Days On Market	Sold Date	Sold Price
	11505701	111 Lejeune Road	Bayshore Park	RS	95,000	0.52	128	05/02/2016	63,000
	11502277	109 Cape Point Boulevard	Cape Point	RS	345,900	0.78	366	05/26/2016	260,000
	80175181	104 Franklin Court	Cedar Point Beach	RS	115,000	0.31	36	05/19/2016	105,000
	100007527	108 Intracoastal Court	Intracoastal Cove	RS	324,950	0.51	16	05/20/2016	310,000

Crystal Coast Market Report

May 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	13,403	3,979,410,760	0	Low	1,000	0	0.00	5	0.12	0.00	0	0
				Avg	296,927	0	0.00	2,108	144.25	0.00	181	193
				High	5,900,000	0	0.00	800,900	19,400.00	0.00	3,701	4,120
Pending	1,800	394,746,560	0	Low	11,900	0	0.00	253	8.49	0.00	0	0
				Avg	219,304	0	0.00	1,827	122.98	0.00	112	121
				High	2,199,900	0	0.00	9,726	2,005.52	0.00	2,934	2,934
Active	4	1,393,900	0	Low	184,900	0	0.00	1,894	88.05	0.00	20	20
				Avg	348,475	0	0.00	2,590	135.40	0.00	171	171
				High	525,000	0	0.00	3,866	182.15	0.00	287	287
Closed	2,037	458,428,771	441,652,610	Low	10,000	150	0.00	276	0.11	0.08	-233	-233
				Avg	225,051	216,815	0.96	2,208	119.08	114.77	118	127
				High	2,700,000	2,400,000	2.92	600,700	870.69	773.94	2,365	2,365
Overall	17,244	4,833,979,992	441,652,610	Low	1,000	150	0.00	5	0.11	0.00	-233	-233
				Avg	280,344	216,815	0.96	2,091	138.99	70.53	166	178
				High	5,900,000	2,400,000	2.92	800,900	19,400.00	773.94	3,701	4,120

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	9,554	1,354,218,219	0	Low	0	0	0.00	0	0.00	0.00	-157	-157
				Avg	141,744	0	0.00	774,143	604.82	0.00	489	520
				High	32,500,000	0	0.00	986,111,280	1,147,058.82	0.00	4,057	5,328
Pending	206	22,337,038	0	Low	1,000	0	0.00	0	0.02	0.00	0	0
				Avg	108,432	0	0.00	132,530	5,111.97	0.00	309	317
				High	1,999,500	0	0.00	3,245,220	425,000.00	0.00	2,996	2,996
Closed	302	35,306,025	32,380,936	Low	3,000	1,000	0.21	0	0.03	0.01	-17	-17
				Avg	116,907	107,222	0.90	128,460	6,003.40	5,996.17	282	302
				High	1,895,000	1,695,000	8.13	9,234,720	489,473.68	489,473.68	3,380	3,380
Overall	10,062	1,411,861,282	32,380,936	Low	0	1,000	0.21	0	0.00	0.00	-157	-157
				Avg	140,316	107,222	0.90	738,545	882.92	867.24	479	509
				High	32,500,000	1,695,000	8.13	986,111,280	1,147,058.82	489,473.68	4,057	5,328

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

Market Report for Emerald Isle NC for May 2016 shows that there were 19 homes SOLD in May. Two homes sold in Archers Creek subdivision, one home was located in Dolphin Ridge subdivision, one property was located in Emerald Isle Section E subdivision, One property was located in Lands End subdivision, two homes were located in Columbus Square subdivision, one homes were located in Oakland Hills subdivision, three homes was located in Point Emerald Villas, one home was located in Ocean Forest, one home in Queens Creek subdivision. One home was located in Sunset Harbor, one at the Point Subdivision, One was sold in Watersedge 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 May 2016 was \$308,384. The lowest price home that sold was priced at \$142,500. The highest priced home that sold in Emerald Isle NC this month was \$700,000. Of the 19 homes that sold in Emerald Isle NC in May they sold at an average of 96% of list price. The average price per square foot for homes sold in Emerald Isle this month was \$227.46 per square foot.

There were 3 lots sold in Emerald Isle during the month of May 2016. The lots were each located in Sea Dunes subdivision, Wyndtree subdivision, and unincorporated area of Emerald Isle NC. The average sold price was \$276,667 and the average days on market this month were 66 days.