

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

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














Emerald Isle – Market Report







June 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 Aprox. Htd SqFt +/-	Sold Price Per Aprox. Htd SqFt +/-	Days On Market	Cumulative Days On Market
Active	272	141,915,550	0	Low	98,000	0	0.00	428	100.76	0.00	0	1
				Avg	521,748	0	0.00	2,008	261.64	0.00	230	250
				High	2,750,000	0	0.00	7,738	665.83	0.00	2,793	2,793
Pending	19	7,101,340	0	Low	149,200	0	0.00	588	102.68	0.00	19	17
				Avg	373,755	0	0.00	1,613	245.71	0.00	167	166
				High	885,000	0	0.00	3,780	376.77	0.00	460	459
Closed	22	10,157,199	9,255,880	Low	99,999	94,000	0.76	428	115.67	110.04	41	40
				Avg	461,691	420,722	0.93	1,839	258.37	237.35	199	198
				High	1,450,000	1,100,000	1.00	4,170	678.13	606.26	613	613
Overall	313	159,174,089	9,255,880	Low	98,000	94,000	0.76	428	100.76	110.04	0	1
				Avg	508,543	420,722	0.93	1,965	260.22	237.35	224	241
				High	2,750,000	1,100,000	1.00	7,738	678.13	606.26	2,793	2,793

Emerald Isle NC Homes for Sale that SOLD in June 2015






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
	14-1039	9201 COAST GUARD Rd 304 H	06/03/2015	110,000	99,999	94,000	428	Pebble Beach	No	No	No	450
	15-845	9100 Reed Drive 1102	06/19/2015	163,500	157,500	148,000	672	Queens Court	Yes	No	No	114
	15-1660	9201 COAST GUARD Rd 103	06/19/2015	159,900	159,900	155,000	690	Pebble Beach	No	No	No	76
	15-1435	8711 PLANTATION Drive 306	06/30/2015	194,900	189,000	179,800	1,634	Emerald Plantation	Yes	No	No	103
	15-1649	119 Indigo Drive	06/26/2015	295,000	295,000	280,000	1,800	Bluewater Bay	No	No	No	84
	15-67	110 ARTHUR Drive	06/26/2015	299,000	299,000	257,500	1,170	Dogwood Acres	No	No	No	170
	14-4990	9201 Coast Guard Rd C302	06/15/2015	315,000	299,500	260,000	1,120	Pebble Beach	No	No	No	237
	14-1045	10523 ISLAND Circle	06/18/2015	324,900	304,900	285,000	1,440	Wyndtree	No	No	No	465
	15-2559	8801 REED Drive 304W	06/30/2015	349,000	349,000	319,000	990	Sound Of The Sea	Yes	No	No	41
	14-4303	109 WYNDWARD Ct	06/03/2015	399,000	369,000	334,180	1,640	Wyndtree	No	No	No	272
	15-1811	129 Page Place	06/30/2015	369,900	369,900	357,500	1,656	Ocean Oaks	No	No	No	78
	15-799	107 Carolyn St	06/12/2015	375,000	375,000	350,000	1,344	None	No	No	No	113
	15-361	109 Heverly Drive	06/26/2015	419,000	419,000	385,000	1,390	Ocean Crest	No	No	No	150
	15-	132 Sea Dunes Drive	06/01/2015	444,500	428,000	423,500	2,400	Sea Dunes	No	No	No	94

	883												
	15-1099	115 Gulf Stream Drive	06/26/2015	489,900	489,900	470,000	2,400	Lands End	No	No	No	108	
	15-1325	102 James St	06/05/2015	524,900	499,900	499,900	2,167	Oakland Hills	No	No	No	77	
	15-1477	8723 Emerald Plantation Rd	06/12/2015	509,900	509,900	505,000	2,300	Emerald Plantation	No	No	No	75	
	14-3206	5108 Bogue Sound Drive	06/11/2015	649,000	624,900	590,000	2,664	None	Yes	No	No	346	
	14-5190	7219 OCEAN Drive	06/19/2015	769,000	769,000	687,500	1,134	None	Yes		No	225	
	15-619	9915 CHRISSIE WRIGHT Ct	06/19/2015	849,900	799,900	775,000	3,698	Spinnakers Reach	No	No	No	129	
	14-2858	1710 Ocean Drive	06/10/2015	975,000	899,000	800,000	4,170	None	No	No	No	366	
	13-4979	10115 SEABREEZE	06/19/2015	1,600,000	1,450,000	1,100,000	3,542	Lands End	Yes		No	613	

Emerald Isle Lots and Land for Sale in June 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	26,657,100	0	Low	75,000	0	0.00	0	0.00	0.00	5	4
				Avg	231,801	0	0.00	0	0.00	0.00	391	432
				High	889,000	0	0.00	0	0.00	0.00	1,942	1,939
Pending	3	515,900	0	Low	149,000	0	0.00	0	0.00	0.00	126	714
				Avg	171,967	0	0.00	0	0.00	0.00	286	1,230
				High	199,900	0	0.00	0	0.00	0.00	438	2,137
Closed	5	1,299,900	1,280,000	Low	110,000	110,000	0.97	0	0.00	0.00	31	30
				Avg	259,980	256,000	0.99	0	0.00	0.00	276	275
				High	470,000	470,000	1.00	0	0.00	0.00	1,130	1,129
Overall	123	28,472,900	1,280,000	Low	75,000	110,000	0.97	0	0.00	0.00	5	4
				Avg	231,487	256,000	0.99	0	0.00	0.00	383	445
				High	889,000	470,000	1.00	0	0.00	0.00	1,942	2,137

SOLD Lots and Land in Emerald Isle NC in June 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
	15-980	305 HANCOCK Drive	06/17/2015	110,000	110,000	110,000	Emerald Isle By The	No	No	No	105
	15-2020	403 Christina Ct	06/26/2015	110,000	110,000	110,000	Osprey Bluff	No	No	No	65
	15-2498	10527 ISLAND Circle	06/17/2015	159,900	159,900	155,000	Wyndtree	No	No	No	31
	15-2244	1901 Ocean Drive	06/23/2015	450,000	450,000	435,000	None	Yes	No	No	53
	12-2487	609 OCEAN Drive	06/26/2015	599,000	470,000	470,000	None	Yes	No	No	1,130

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	171	47,116,993	0	Low	67,000	0	0.00	448	53.12	0.00	1	0
				Avg	275,538	0	0.00	2,092	142.46	0.00	192	220
				High	1,250,000	0	0.00	5,200	353.33	0.00	1,800	1,791
Pending	20	5,042,850	0	Low	139,900	0	0.00	1,224	83.16	0.00	19	18
				Avg	252,142	0	0.00	1,947	127.24	0.00	170	185
				High	435,000	0	0.00	3,366	245.02	0.00	484	502
Closed	31	6,664,335	6,551,120	Low	68,900	68,900	0.89	1,080	63.80	63.80	36	-1
				Avg	214,979	211,326	0.98	2,006	109.27	107.18	181	182
				High	339,000	335,000	1.04	3,672	182.27	180.84	729	728
Overall	222	58,824,178	6,551,120	Low	67,000	68,900	0.89	448	53.12	63.80	1	-1
				Avg	264,974	211,326	0.98	2,061	134.24	107.18	188	212
				High	1,250,000	335,000	1.04	5,200	353.33	180.84	1,800	1,791

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
	15-380	10 PIRATES COVE Drive	06/24/2015	73,900	68,900	68,900	1,080	Pirates Cove	No	No	No	152
	15-1079	406 STONEYBROOK	06/02/2015	89,500	89,500	80,000	1,152	Hadnot Creek	No	No	No	88
	14-2848	601 Pelletier Loop Rd 75 (H-46)	06/10/2015	110,000	110,000	110,000	1,152	Silver Creek	No	No	No	404
	14-4473	601 Peletier Loop Rd M80	06/12/2015	122,000	122,000	120,000	1,209	Silver Creek Townhomes	No	No	No	268
	15-2513	109 Borough Nest Drive	06/25/2015	130,000	130,000	135,000	1,664	Swansborough Acres	No	Yes	No	37
	15-1784	109 MORNINGSTAR	06/12/2015	149,900	149,900	141,000	1,556	The Villages at Swan	No	Yes	No	151
	15-1733	412 Mathew Andrew Ct	06/18/2015	155,000	155,000	152,500	1,479	Deer Run	No		No	72
	15-2306	304 Battery Park Ct	06/30/2015	158,500	158,500	155,000	1,250	Charleston Park	No		No	56
	15-1479	707 HUMMINGBIRD S	06/16/2015	174,900	174,900	167,000	1,566	The Villages at Swan	No	No	No	79
	14-4095	442 PATRIOTS POINT Ln	06/25/2015	199,900	184,900	179,000	1,834	Charleston Park	No	No	No	306
	15-1118	232 FOX Drive	06/18/2015	189,900	189,900	177,000	1,300	Fox Forest	Yes	No	No	99
	13-3049	288 River Reach Drive	06/09/2015	220,000	194,900	190,000	1,650	River Reach	No		No	729
	13-4268	247 Watercrest Landing Way	06/12/2015	209,900	194,900	194,900	1,962	Watercrest Landing	No		No	654
	15-2620	207 MULLIGAN Drive	06/26/2015	197,500	197,500	195,000	1,450	Silver Creek	No	No	No	36
	14-4041	403 Canoe Ln	06/25/2015	215,900	199,900	199,900	2,029	Watercrest Landing	No		No	307
	15-1478	103 Forest Ln	06/05/2015	218,275	218,275	218,275	2,223	ForestBrook	No	No	No	70

	15-851	123 Paddle Trail Ln	06/17/2015	225,000	225,000	225,000	2,100	Coldwater Creek	No		No	111
	15-2176	327 Bahia Ln	06/16/2015	230,000	230,000	239,000	2,912	Star Hill North	No	Yes	No	48
	14-2298	214 Brook Crossing 37	06/26/2015	240,000	235,000	235,000	2,387	ForestBrook	No		No	408
	15-494	211 ABACO Drive W Lot 1	06/11/2015	229,000	241,745	241,745	2,201	Marsh Harbour	No		No	128
	15-668	216 Brook Crossing	06/25/2015	246,900	246,900	246,900	2,186	ForestBrook	No	No	No	141
	15-1538	407 SPRING St W	06/19/2015	248,000	248,000	246,000	1,900	Edgewater Height	No	No	No	80
	15-2152	116 WATER St	06/17/2015	255,000	255,000	253,000	1,399	None	No		No	50
	14-5411	519 Swansboro Loop Rd	06/11/2015	209,900	260,000	249,000	1,800	None	No	No	No	204
	15-400	103 PINE NEEDLE Circle	06/18/2015	279,000	269,900	260,000	1,709	Hunting Bay	No	No	No	139
	15-3110	1419 Hammock Beach	06/18/2015	278,915	278,915	270,000	3,400	Hammock Cove	No	No	No	241
	15-563	301 ARDAN OAKS Drive	06/15/2015	349,000	319,000	310,000	3,199	Ardan Oaks	No	No	No	129
	15-844	186 4H Camp Rd	06/30/2015	319,900	319,900	305,000	2,580	Swans Bluff	No		No	128
	14-5566	304 PINE BAY Ct	06/01/2015	325,000	325,000	325,000	2,800	Pine Bluff Shores	No	No	No	181
	15-1994	100 Hope Town Ct	06/11/2015	332,000	332,000	327,000	3,390	Marsh Harbour	No	No	No	50
	15-1446	117 Casey Court	06/17/2015	349,000	339,000	335,000	3,672	Crystal Shores	No	No	No	83

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	184	37,115,404	0	Low Avg High	29,500 201,714 6,946,971	0 0 0	0.00 0.00 0.00	0 0 0	0.00 0.00 0.00	0.00 0.00 0.00	4 573 2,209	4 597 2,359
Closed	3	495,000	420,000	Low Avg High	95,000 165,000 275,000	85,000 140,000 210,000	0.76 0.89 1.00	0 0 0	0.00 0.00 0.00	0.00 0.00 0.00	134 410 799	134 407 792
Overall	187	37,610,404	420,000	Low Avg High	29,500 201,125 6,946,971	85,000 140,000 210,000	0.76 0.89 1.00	0 0 0	0.00 0.00 0.00	0.00 0.00 0.00	4 571 2,209	4 594 2,359

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
	14-3899	307 SOUNDVIEW Ct	06/05/2015	95,000	95,000	85,000	None	No	No	No	299
	13-2282	221 Deer Island Rd	06/26/2015	135,000	125,000	125,000	Deer Island Harbour	No	No	No	799
	15-382	300 River Creek Ln Lot 4	06/11/2015	275,000	275,000	210,000	River Creek Landing	Yes	No	No	134

Crystal Coast Market Report

June 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	1,884	618,012,347	0	Low	17,900	0	0.00	1	21.83	0.00	1	0
				Avg	328,032	0	0.00	1,899	1,042.32	0.00	209	232
				High	2,750,000	0	0.00	7,738	1,200,000.00	0.00	2,958	2,958
Pending	182	48,821,620	0	Low	7,000	0	0.00	588	7.83	0.00	15	15
				Avg	268,251	0	0.00	1,885	156.52	0.00	175	188
				High	1,675,000	0	0.00	4,544	584.95	0.00	1,407	1,393
Closed	225	58,441,096	54,806,071	Low	24,900	26,500	0.59	328	15.37	20.06	0	-11
				Avg	259,738	243,583	0.96	1,874	141.98	134.01	176	192
				High	1,450,000	1,100,000	1.59	5,954	678.13	606.26	1,094	1,093
Overall	2,291	725,275,063	54,806,071	Low	7,000	26,500	0.59	1	7.83	20.06	0	-11
				Avg	316,576	243,583	0.96	1,894	859.96	134.01	203	225
				High	2,750,000	1,100,000	1.59	7,738	1,200,000.00	606.26	2,958	2,958

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	1,202	230,863,500	0	Low	3,800	0	0.00	0	0.00	0.00	0	0
				Avg	192,066	0	0.00	0	0.00	0.00	473	512
				High	6,946,971	0	0.00	0	0.00	0.00	3,443	3,443
Pending	16	1,512,600	0	Low	19,900	0	0.00	0	0.00	0.00	29	29
				Avg	94,538	0	0.00	0	0.00	0.00	290	469
				High	199,900	0	0.00	0	0.00	0.00	1,069	2,137
Closed	27	4,304,800	4,031,400	Low	29,900	22,000	0.74	0	0.00	0.00	0	0
				Avg	159,437	149,311	0.91	0	0.00	0.00	255	264
				High	470,000	470,000	1.00	0	0.00	0.00	1,130	1,155
Overall	1,245	236,680,900	4,031,400	Low	3,800	22,000	0.74	0	0.00	0.00	0	0
				Avg	190,105	149,311	0.91	0	0.00	0.00	466	506
				High	6,946,971	470,000	1.00	0	0.00	0.00	3,443	3,443

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

Market Report for Emerald Isle NC for June 2015 shows that there were 22 homes SOLD in June.

Three condos were sold in Pebble Beach, one in Emerald Landing subdivision, one in Queens Court, one in Bluewater Bay, three in Dogwood Acres, one in Sea Dunes, two in Lands End subdivision, one in Ocean Oaks subdivision, one in Oakland Hills, one in Emerald Plantation, two in Wyndtree subdivision, one in Sound of the Sea, and one in Spinnakers Reach subdivision. The remaining four 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 June 2015 was \$420,722. The lowest price home that sold was priced at \$94,000. The highest priced home that sold in Emerald Isle NC this month was \$1,100,000. Of the 22 homes that sold in Emerald Isle NC in June 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 \$237.35 per square foot.

There were five lots SOLD in Emerald Isle during the month of June 2015. The lots were located in Emerald Isle By The Sea subdivision, one in Osprey Bluff, and one in Wyndtree, and two in unincorporated areas of Emerald Isle. The lowest priced lot hat sold in Emerald Isle in June 2015 was \$110,000 and the highest priced lot SOLD in Emerald Isle was \$470,000. Of the five lots SOLD, they sold at an average of 99% of list price and were on the market for an average of 275 days.