

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

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

Emerald Isle – Market Report







July 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	281	153,573,377	0	Low	99,500	0	0.00	400	112.88	0.00	1	1
				Avg	546,524	0	0.00	1,990	268.61	0.00	247	262
				High	2,699,000	0	0.00	7,738	679.33	0.00	2,452	2,452
Pending	16	7,063,600	0	Low	219,500	0	0.00	990	114.32	0.00	22	20
				Avg	441,475	0	0.00	1,668	253.77	0.00	210	210
				High	1,400,000	0	0.00	3,434	427.83	0.00	761	761
Closed	18	5,384,500	5,066,175	Low	105,000	97,000	0.85	600	103.71	103.71	0	-1
				Avg	299,139	281,454	0.95	1,513	202.54	190.16	191	202
				High	649,900	612,500	1.05	3,180	324.87	276.69	700	696
Overall	315	166,021,477	5,066,175	Low	99,500	97,000	0.85	400	103.71	103.71	0	-1
				Avg	527,052	281,454	0.95	1,940	263.14	190.16	242	256
				High	2,699,000	612,500	1.05	7,738	679.33	276.69	2,452	2,452

Emerald Isle NC Homes for Sale that SOLD in July 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
	14-2284	302 Hancock Drive	07/08/2014	105,000	105,000	97,000	600	None	No	No	No	60
	14-1714	5129 BOGUE SOUND Drive East	07/02/2014	325,000	162,500	157,500	1,120	None	No	No	No	83
	14-3280	5129 BOGUE SOUND Drive West	07/02/2014	162,500	162,500	157,500	1,120	None	No	No	No	0
	14-2473	8707 PLANTATION Drive C-104	07/18/2014	179,000	179,000	179,000	1,726	Emerald Plantation	Yes	No	No	59
	14-151	403 LANDING Drive W	07/30/2014	225,000	200,000	190,000	1,180	Surf Landing Cove	No	No	No	198
	14-983	2806 Pier Pointe Drive Unit B1 8B1	07/01/2014	213,000	213,000	205,000	1,130	Pier Pointe	No	No	No	117
	14-871	102 Janell Ln B	07/31/2014	310,500	225,000	236,775	1,620	Daisywood	No	Yes	No	184
	13-3223	215 Cedar St	07/01/2014	329,900	254,900	252,900	1,515	Ocean Forest	No	Yes		378
	14-1719	2517 Ocean Drive	07/18/2014	294,900	259,900	225,000	942	Ocean Reef	Yes	Yes	No	98
	13-3154	2505 OCEAN Drive 3A2	07/28/2014	325,000	290,000	275,000	1,070	Ocean Reef	Yes	No	No	407
	14-1086	108 HEVERLY Drive	07/10/2014	326,500	316,900	300,000	1,320	None	No	No	No	120
	13-4985	139 FAWN Drive	07/30/2014	339,000	319,000	295,000	1,687	Deerhorn Dunes	No	No	No	290
	14-2645	8628 A3 Sound Dr. A3	07/25/2014	325,000	325,000	300,000	1,164	Sunset Harbor	Yes	No	No	57

													
	12-4051	5713 Landing Ct	07/31/2014	375,000	355,000	340,000	1,976	Surf Landing Cove	No	No	No	700	
	14-2958	5712 Beach View Ln	07/28/2014	398,000	398,000	380,000	1,404	Surf Landing Cove	No	No	No	42	
	13-2001	9805 CLARENDON Drive	07/02/2014	559,000	469,900	438,000	3,180	Royal Oaks	No	No	No	445	
	14-1298	801 Ocean Drive	07/11/2014	517,000	499,000	425,000	1,536	None	Yes	No	No	111	
	14-1538	9711 Green Glen Rd	07/18/2014	649,900	649,900	612,500	2,946	Dolphin Ridge	No	No	No	106	

Emerald Isle Lots and Land for Sale in July 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	126	30,423,500	0	Low	90,000	0	0.00	0	0.00	0.00	8	5
				Avg	241,456	0	0.00	0	0.00	0.00	583	635
				High	975,000	0	0.00	0	0.00	0.00	2,841	2,841
Closed	5	722,900	615,500	Low	110,000	80,000	0.73	0	0.00	0.00	30	27
				Avg	144,580	123,100	0.84	0	0.00	0.00	1,240	1,265
				High	185,000	160,000	0.95	0	0.00	0.00	2,091	2,091
Overall	131	31,146,400	615,500	Low	90,000	80,000	0.73	0	0.00	0.00	8	5
				Avg	237,759	123,100	0.84	0	0.00	0.00	608	659
				High	975,000	160,000	0.95	0	0.00	0.00	2,841	2,841

SOLD Lots and Land in Emerald Isle NC in July 2014

Photo	MLS #	Address	Sold Date	Original List Price	List Price	Sold Price	Primary Subdivision	Waterfront (Y/N)	Bank Owned	Short Sale	Days On Market
	08-4926	1707 Emerald Drive	07/24/2014	329,500	110,000	80,000	None	No			2,091
	08-4928	1709 Emerald Drive	07/24/2014	329,500	110,000	80,000	None	No			2,091
	14-3015	102 HEVERLY Drive	07/24/2014	149,900	149,900	136,500	Ocean Crest	No	No	No	35
	14-2783	613 OCEAN Drive	07/02/2014	168,000	168,000	159,000	Emerald Isle By The	Yes			30
	09-1196	1707&1709 Emerald Drive	07/24/2014	598,000	185,000	160,000	None	No	No	No	1,955

Swansboro, Cedar Point & Cape Carteret – Market Report

July 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	219	61,074,320	0	Low	72,500	0	0.00	448	64.00	0.00	2	1
				Avg	278,878	0	0.00	2,165	138.81	0.00	176	178
				High	895,000	0	0.00	5,200	410.23	0.00	1,458	1,449
Pending	16	2,951,000	0	Low	88,800	0	0.00	830	46.25	0.00	19	19
				Avg	184,438	0	0.00	1,746	109.42	0.00	123	122

				High	356,500	0	0.00	2,393	156.02	0.00	443	442
Closed	22	4,392,299	4,040,930	Low	90,000	130	0.00	490	68.49	0.09	59	55
				Avg	199,650	183,679	0.90	1,753	118.55	108.36	166	175
				High	323,000	320,000	1.02	3,121	244.90	234.69	509	723
Overall	257	68,417,619	4,040,930	Low	72,500	130	0.00	448	46.25	0.09	2	1
				Avg	266,216	183,679	0.90	2,082	134.16	108.36	172	174
				High	895,000	320,000	1.02	5,200	410.23	234.69	1,458	1,449

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
	14-2288	536 HOLLAND POINT Rd	07/25/2014	90,000	90,000	60,000	1,314	Pettiford Bay	Yes	No	No	79
	14-2316	650 CEDAR POINT Blvd B-15	07/11/2014	119,999	119,999	115,000	490	Cedar Point Villas	Yes	No	No	62
	14-1522	550 Pelletier Loop Rd #89	07/28/2014	120,000	120,000	120,000	989	Silver Creek	No	No	No	143
	13-3515	150 PINE LAKE Rd	07/15/2014	154,000	131,900	127,750	1,270	Star Hill	No	No	No	375
	14-1175	817 DOGWOOD Ln	07/18/2014	150,000	135,000	130,000	1,324	Swansboro Heights	No	No	No	129
	14-1274	110 SANDY SHORE Ln	07/25/2014	139,000	135,000	130	1,529	Ocean Spray	No	No	No	126
	14-1216	204 Ashley Nicole Ct	07/31/2014	154,000	150,000	148,000	1,504	Deer Run	No	No	No	139
	14-1864	105 Ryan Glenn Drive	07/21/2014	155,000	155,000	155,000	1,391	Deer Run	No			98
	14-2000	609 Broad St West	07/18/2014	159,000	159,000	147,500	1,100	Edgewater Height	No	No	No	86
	14-184	408 NEPTUNE Drive	07/25/2014	187,500	169,900	150,000	1,322	None	No	No	No	209
	13-5551	296 River Reach Drive	07/17/2014	208,000	193,500	176,000	1,575	River Reach	No	No	No	234
	14-756	221 MULLIGAN Drive	07/18/2014	205,000	205,000	200,000	1,978	Silver Creek	No	No	No	146
	13-1251	670 Old Hammock Rd	07/30/2014	234,900	209,000	194,250	1,957	Old Hammocks	No	No	No	509
	13-5436	109 Silver Creek Landing Rd	07/14/2014	219,500	219,500	200,000	1,569	Silver Creek	No			241
	13-3148	341 STAR HILL Drive	07/11/2014	248,000	236,000	236,000	2,248	Star Hill	No	No	No	388
	14-1365	407 TASHA Terrace	07/09/2014	247,000	239,900	244,500	2,536	River Reach West	No	No	No	106
	14-1620	110 Silver Lake Ct	07/01/2014	252,900	252,900	252,900	2,120	Silver Lakes Subdivi	No	No	No	85
	14-1851	103 CORMORANT Drive	07/09/2014	269,900	269,900	259,900	2,460	None	No			83
	14-1460	107 Sand Lot Curve	07/30/2014	279,000	279,000	245,000	2,400	Crystal Shores	No			121
	14-1760	343 BAHIA Ln	07/18/2014	279,900	279,900	264,000	2,176	Star Hill North	No	No	No	96
	14-	201 MULLIGAN Drive	07/01/2014	323,900	318,900	295,000	2,200	Silver Creek	No	No	No	158

	367											
	14-2591	106 Hope Town Ct	07/21/2014	323,000	323,000	320,000	3,121	Marsh Harbour	No	No	No	59

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	190	37,147,550	0	Low	35,900	0	0.00	0	0.00	0.00	5	5
				Avg	195,513	0	0.00	0	0.00	0.00	524	531
				High	4,100,000	0	0.00	0	0.00	0.00	1,867	2,132
Pending	2	324,900	0	Low	100,000	0	0.00	0	0.00	0.00	11	9
				Avg	162,450	0	0.00	0	0.00	0.00	103	103
				High	224,900	0	0.00	0	0.00	0.00	196	197
Closed	2	175,500	155,000	Low	77,500	70,000	0.87	0	0.00	0.00	29	20
				Avg	87,750	77,500	0.89	0	0.00	0.00	90	85
				High	98,000	85,000	0.90	0	0.00	0.00	151	151
Overall	194	37,647,950	155,000	Low	35,900	70,000	0.87	0	0.00	0.00	5	5
				Avg	194,062	77,500	0.89	0	0.00	0.00	515	522
				High	4,100,000	85,000	0.90	0	0.00	0.00	1,867	2,132

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
	14-772	408 SHORELINE Drive	07/25/2014	89,900	77,500	70,000	Crystal Shores	Yes	No	No	151
	14-3345	111 Lookout Ridge	07/29/2014	98,000	98,000	85,000	Magens Bay	No	No	No	29

Crystal Coast Market Report

July 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	2,077	698,434,025	0	Low	14,900	0	0.00	288	28.92	0.00	0	0
				Avg	336,271	0	0.00	1,930	178.60	0.00	218	237
				High	4,799,999	0	0.00	9,168	766.67	0.00	2,616	2,616
Pending	154	37,533,964	0	Low	28,000	0	0.00	654	26.93	0.00	14	14
				Avg	243,727	0	0.00	1,702	148.17	0.00	160	194
				High	1,975,000	0	0.00	3,500	564.29	0.00	1,458	1,457
Closed	199	42,032,346	39,949,381	Low	17,500	130	0.00	333	17.11	0.09	0	-20
				Avg	211,218	200,751	0.96	1,676	124.42	117.79	195	216
				High	896,400	838,500	1.70	3,531	326.92	310.31	1,241	1,252
Overall	2,430	778,000,335	39,949,381	Low	14,900	130	0.00	288	17.11	0.09	0	-20
				Avg	320,165	200,751	0.96	1,890	171.04	117.79	213	233
				High	4,799,999	838,500	1.70	9,168	766.67	310.31	2,616	2,616

Crystal Coast Land and Lots for Sale

Status	#	List Volume	Sold		List Price	Sold Price	Sale/List	Aprox.	List Price Per	Sold Price Per	Days	Cumulative
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	Listings		Volume				Price	Htd SqFt +/-	Aprox. Htd SqFt +/-	Aprox. Htd SqFt +/-	On Market	Days On Market
Active	1,221	230,464,390	0	Low	4,750	0	0.00	0	0.00	0.00	1	0
				Avg	188,751	0	0.00	0	0.00	0.00	493	525
				High	5,500,000	0	0.00	0	0.00	0.00	3,101	3,101
Pending	12	1,640,300	0	Low	15,000	0	0.00	0	0.00	0.00	11	9
				Avg	136,692	0	0.00	0	0.00	0.00	418	454
				High	625,000	0	0.00	0	0.00	0.00	1,584	1,582
Closed	30	4,595,900	3,887,250	Low	13,000	7,500	0.50	0	0.00	0.00	17	14
				Avg	153,197	129,575	0.86	0	0.00	0.00	492	493
				High	1,750,000	1,400,000	1.00	0	0.00	0.00	2,091	2,091
Overall	1,263	236,700,590	3,887,250	Low	4,750	7,500	0.50	0	0.00	0.00	1	0
				Avg	187,411	129,575	0.86	0	0.00	0.00	492	524
				High	5,500,000	1,400,000	1.00	0	0.00	0.00	3,101	3,101

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

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

Market Report for Emerald Isle NC for July 2014 shows that there were 18 homes SOLD in July.

Two properties sold in Ocean Reef subdivision, one in Emerald Plantation subdivision, one in Daisywood subdivision, another in Royall Oaks, three homes are located in Surf Landing Cove, another in Ocean Forest subdivision, one in Pier Pointe subdivision, one in Deerhorne Dunes subdivision, one in Sunset Harbor Subdivision, one in Dolphin Ridge subdivision, and the remaining five homes sold in unincorporated areas of Emerald Isle NC.

The average price for a home sold in Emerald Isle NC in July 2014 was \$281,454. The lowest price home that sold was priced at \$97,000. The highest priced home that sold in Emerald Isle NC this month was \$612,500. Of the 18 homes that sold in Emerald Isle NC in July the sold at an average of 95% of list price. The average price per square foot for homes sold in Emerald Isle this month was \$190.16 per square foot and the average days on the market was 202.

There was five lots SOLD in Emerald Isle during the month of July 2014. Three lots were located in unincorporated areas of Emerald Isle NC. One lot was located in Ocean rest subdivision and the last lot was located in Emerald Isle by the Sea subdivision.

The average sales price for the lots that sold in July 2014 in July was \$123,000. The lowest price lot that sold was \$80,000 and the highest price lot that sold was \$185,000. Of the five lots that sold in Emerald Isle NC in July 2014 at an average of 84% of list price and the average days on the market was 1,265 days.