

Market Report for Homes for Sale July 2013 for
Emerald Isle, Swansboro, Cedar Point, Cape Carteret and Crystal Coast,

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

Emerald Isle – Market Report






July 2013

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	312	157,613,119	0	Low	98,000	0	0.00	368	120.22	0.00	2	0
				Avg	505,170	0	0.00	1,827	273.08	0.00	283	296
				High	3,200,000	0	0.00	6,228	824.17	0.00	2,390	2,390
Pending	12	5,656,800	0	Low	119,900	0	0.00	1,368	141.28	0.00	23	23
				Avg	471,400	0	0.00	2,424	232.04	0.00	255	305
				High	1,290,000	0	0.00	3,705	369.42	0.00	743	741
Closed	13	8,149,950	7,543,500	Low	185,000	173,000	0.88	1,012	129.95	122.50	36	36
				Avg	626,919	580,269	0.94	2,365	248.00	232.13	176	175
				High	1,995,000	1,750,000	0.98	5,332	374.16	328.21	421	421
Overall	337	171,419,869	7,543,500	Low	98,000			368	120.22		2	0
				Avg	508,664			1,876	270.38		278	291
				High	3,200,000			6,228	824.17		2,390	2,390

Emerald Isle NC Homes for Sale that SOLD in July 2013





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
	13-2825	307 Barnes St Emerald Isle, NC 28594	7/3/2013	185,000	185,000	173,000	1,056	None	No			36
	13-286	5402 Cedar Tree Ln Emerald Isle, NC 28594	7/26/2013	279,900	259,900	245,000	2,000	Emerald Isle By The	No	No	No	189
	12-4045	10300 Coast Guard Rd A-211 Emerald Isle, NC 28594	7/12/2013	289,900	274,900	270,000	1,012	Point Emerald Vill	Yes	No	No	316
	12-5063	109 SEA OATS Drive Emerald Isle, NC 28594	7/15/2013	319,000	278,750	255,000	1,184	None	No	No	No	242
	13-2127	8801 Reed Drive W101 Emerald Isle, NC 28594	7/12/2013	299,000	299,000	292,500	1,080	Sound Of The Sea	Yes	No	No	85
	13-1082	108 Page Place Emerald Isle, NC 28594	7/19/2013	378,753	359,700	339,000	1,684	Ocean Oaks	No	No	No	140
	13-2678	1910 Ocean Dr West Unit Emerald Isle, NC 28594	7/10/2013	448,900	448,900	429,000	2,079	Emerald Isle By The	No	No	No	57
	12-2468	9801 Outrigger Court Emerald Isle, NC 28594	7/17/2013	599,000	485,000	475,000	2,300	Dolphin Ridge	No	No	No	421

	13-2581	7019 ARCHERS CREEK Drive Emerald Isle, NC 28594	7/30/2013	535,000	535,000	500,000	2,300	Piney Point	Yes	No	No	81
	13-611	102 PURDIE Drive Emerald Isle, NC 28594	7/19/2013	899,900	879,000	795,000	2,439	Oakland Hills	No	No	No	165
	13-929	7003 Sound Drive Emerald Isle, NC 28594	7/2/2013	899,900	899,900	820,000	3,205	Pelican Point	Yes	No	No	130
	13-2187	7305 Ocean Drive Emerald Isle, NC 28594	7/5/2013	1,249,900	1,249,900	1,200,000	5,068	Oakland Hills	No	Yes	No	77
	12-3699	3005 OCEAN Drive Emerald Isle, NC 28594	7/25/2013	1,995,000	1,995,000	1,750,000	5,332	South Beach	Yes	No	No	349

Emerald Isle Lots and Land for Sale in July 2013

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	122	31,188,800	0	Low	85,000	0	0.00	0	0.00	0.00	2	1
				Avg	255,646	0	0.00	0	0.00	0.00	619	665
				High	1,000,000	0	0.00	0	0.00	2,471	2,471	
Pending	1	84,900	0	Low	84,900	0	0.00	0	0.00	0.00	134	134
				Avg	84,900	0	0.00	0	0.00	134	134	
				High	84,900	0	0.00	0	0.00	134	134	
Closed	4	628,800	556,515	Low	99,900	55,000	0.55	0	0.00	0.00	75	74
				Avg	157,200	139,129	0.83	0	0.00	0.00	171	170
				High	225,000	246,515	1.10	0	0.00	0.00	364	362
Overall	127	31,902,500	556,515	Low	84,900			0	0.00		2	1
				Avg	251,201			0	0.00		601	645
				High	1,000,000			0	0.00		2,471	2,471

SOLD Lots and Land in Emerald Isle NC in July 2013

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
	13-536	304 HOLLY St Emerald Isle, NC 28594	7/8/2013	99,900	99,900	55,000	0	Ocean Forest	No	No	No	157
	12-3238	122 DOE St Emerald Isle, NC 28594	7/9/2013	140,000	129,000	105,000	0	Deerhorn Dunes	No	No	No	364
	13-2047	215 Pompano Drive Emerald Isle, NC 28594	7/12/2013	174,900	174,900	150,000	0	Lands End	Yes	No	No	89
	13-2142	420 CHANNEL Drive Emerald Isle, NC 28594	7/3/2013	225,000	225,000	246,515	0	The Point	Yes	No	No	75

Swansboro, Cedar Point & Cape Carteret – Market Report






July 2013

Swansboro, Cedar Point, Cape Carteret Homes for Sale

Status	#	List Volume	Sold		List Price	Sold	Sale/List	Aprox.	List Price Per	Sold Price Per	Days	Cumulative
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	Listings		Volume			Price	Price	Htd SqFt +/-	Aprox. Htd SqFt +/-	Aprox. Htd SqFt +/-	On Market	Days On Market
Active	209	57,846,781	0	Low	48,000	0	0.00	830	50.35	0.00	8	4
				Avg	276,779	0	0.00	2,016	140.89	0.00	190	198
				High	1,500,000	0	0.00	5,200	947.62	0.00	1,694	1,694
Pending	17	3,606,610	0	Low	99,000	0	0.00	900	72.57	0.00	24	24
				Avg	212,154	0	0.00	2,001	126.34	0.00	109	150
				High	305,000	0	0.00	4,203	277.22	0.00	201	754
Closed	15	3,394,178	3,360,486	Low	127,800	126,300	0.88	900	70.98	70.98	0	-1
				Avg	226,279	224,032	0.99	2,236	110.67	108.62	209	225
				High	302,800	302,800	1.01	4,147	198.89	174.44	427	434
Overall	241	64,847,569	3,360,486	Low	48,000			830	50.35		0	-1
				Avg	269,077			2,038	136.50		186	196
				High	1,500,000			5,200	947.62		1,694	1,694

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
	13-2343	409 CHESTNUT St Swansboro, NC 28584	7/1/2013	127,800	127,800	126,300	1,225	Edgewater Height	No	No	No	66
	13-3429	251 CHANNEL MARKER LP Swansboro, NC 28584	7/3/2013	151,000	151,000	151,000	1,190	Swansboro	No	No	No	0
	13-2472	1006 Seashore Drive Swansboro, NC 28584	7/22/2013	160,000	160,000	156,000	1,880	Seashore Estates	No	No	No	78
	12-2894	650 Cedar Point Blvd C 21 Cedar Point, NC 28584	7/26/2013	179,000	179,000	157,000	900	Cedar Point Villas	No	No	No	407
	12-4616	504 Sommerville Ct Swansboro, NC 28584	7/9/2013	179,900	179,900	180,900	1,440	Charleston Park	No	No	No	266
	12-3799	205 ABACO Ct W Lot 4 Cedar Point, NC 28584	7/29/2013	239,467	227,000	227,000	1,988	Marsh Harbour	No	No	No	348
	13-1180	157 BOBWHITE Circle Cape Carteret, NC 28584	7/26/2013	224,900	229,900	229,900	1,900	Quailwood Village	No			142
	13-1981	106 Creek End Ct Swansboro, NC 28584	7/26/2013	232,683	233,208	231,500	1,935	Halls Creek North	No	No	No	105
	13-382	127 Buds Ln Cedar Point, NC 28584	7/2/2013	239,900	239,900	233,000	2,050	Buds Retreat	No	No	No	160
	12-4898	303 Echo Ridge Rd Lot 54 Swansboro, NC 28584	7/29/2013	250,774	240,606	240,606	3,390	Coldwater Creek	No	No	No	265
	12-2303	304 Marsh Island Drive Lot 39 Cedar Point, NC 28584	7/12/2013	265,844	265,844	265,844	2,021	Marsh Harbour	No	No	No	427

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	1,218	237,762,869	0	Low	5,000	0	0.00	0	0.00	0.00	1	0
				Avg	195,208	0	0.00	0	0.00	0.00	461	487
				High	15,900,000	0	0.00	0	0.00	0.00	2,731	2,731
Pending	28	1,969,650	0	Low	20,000	0	0.00	0	0.00	0.00	16	16
				Avg	70,345	0	0.00	0	0.00	0.00	288	393
				High	210,000	0	0.00	0	0.00	0.00	1,235	2,145
Closed	26	4,472,295	3,771,225	Low	19,900	16,000	0.55	0	0.00	0.00	14	-5
				Avg	172,011	145,047	0.85	0	0.00	0.00	194	233
				High	799,000	620,000	1.10	0	0.00	0.00	1,233	1,230
Overall	1,272	244,204,814	3,771,225	Low	5,000			0	0.00		1	-5
				Avg	191,985			0	0.00		451	480
				High	15,900,000			0	0.00		2,731	2,731

Summary Market Report for Emerald Isle and the Crystal Coast NC for July 2013

Market Report for Emerald Isle NC for July 2013 shows that there were 13 homes SOLD in July in Emerald Isle NC. One home sold in Point Emerald Villas subdivision, one in Sound of the Sea subdivision, one in Ocean Oaks subdivision, another in Dolphin Ridge subdivision, two others in Emerald Isle By the Sea subdivision, one in Piney Point subdivision, one in Pelican Point subdivision, one in South Beach subdivision, two in Oakland Hills subdivision, and the remaining 2 homes sold in unincorporated areas of Emerald Isle NC. The average price for a home sold in Emerald Isle NC in July 2013 was \$580,269. The lowest price home that sold was priced at \$173,000. The highest priced home that sold in Emerald Isle NC this month was \$1,750,000. Of the 13 homes that sold in Emerald Isle NC in July 2013 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 \$232.13 per square foot.

Land sales in June 2013 for Emerald Isle totaled four lots that sold. One lot that sold in Emerald Isle NC in July 2013 was located in Ocean Forest subdivision, one is located in Deerhorne Dunes, one in Lands End subdivision, and the last in The Point subdivision. The average sold price for the lots were \$139,129. The Lowest priced lot that sold was \$55,000 and the highest priced lot was \$246,515. Of the four lots sold in Emerald Isle NC during July 2013, they sold at an average of 83% of list price.