

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

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


Emerald Isle – Market Report


August 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	264	136,680,050	0	Low	98,000	0	0.00	430	100.76	0.00	1	1
				Avg	517,727	0	0.00	2,035	261.72	0.00	243	263
				High	2,750,000	0	0.00	7,738	665.83	0.00	2,857	2,857
Pending	16	6,923,100	0	Low	111,000	0	0.00	428	154.63	0.00	40	40
				Avg	432,694	0	0.00	1,359	223.23	0.00	233	263
				High	1,250,000	0	0.00	2,300	367.34	0.00	642	659
Closed	22	10,486,940	9,968,500	Low	140,000	135,000	0.85	612	102.68	103.27	42	42
				Avg	476,679	453,114	0.96	1,980	239.13	228.03	176	217
				High	1,750,000	1,500,000	1.06	5,851	358.62	340.23	567	659
Overall	302	154,090,090	9,968,500	Low	98,000	135,000	0.85	428	100.76	103.27	1	1
				Avg	510,232	453,114	0.96	1,995	257.63	228.03	237	259
				High	2,750,000	1,500,000	1.06	7,738	665.83	340.23	2,857	2,857

Emerald Isle NC Homes for Sale that SOLD in August 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
	15-2074	9201 Coast Guard Road H103	08/31/2015	155,000	140,000	135,000	612	Pebble Beach	No	No	No	129
	15-3210	8301 SOUND Drive	08/07/2015	172,500	172,500	173,500	1,680	None	No	No	No	45
	15-1685	9100 REED Drive 4103	08/14/2015	202,000	202,000	192,000	1,028	Queens Court	No	No	No	135
	15-3142	107 Pelican Ct	08/04/2015	225,000	225,000	200,000	1,014	Surf Side	No		No	46
	15-2091	2504 Ocean Drive 12 B1 Ocean Reef	08/25/2015	259,000	248,500	248,000	1,080	Ocean Reef	No	No	No	122
	15-2200	104 CONNIE St	08/31/2015	299,900	299,900	281,500	1,040	None	No	No	No	123
	15-2409	106 Jackson Ave	08/11/2015	355,900	345,000	335,000	1,383	Jefferson Place	No	No	No	92
	15-2257	1902 Ocean Drive	08/04/2015	350,000	350,000	345,000	1,806	None	No	No	No	95
	14-390	308 Bell Cove Ct	08/18/2015	369,000	367,900	357,000	2,100	Bell Cove Village	No	No	No	567
	15-929	214 Sandfiddler East	08/07/2015	379,900	375,000	362,500	1,800	Lands End	No	No	No	159
	15-211	1305 EMERALD Drive	08/20/2015	389,900	389,900	330,000	1,440	None	No	No	No	217
	15-1868	202 Shrimper Ct	08/21/2015	419,500	419,500	402,000	2,110	Lands End	Yes	No	No	128
	15-	8204 SOUND Drive	08/28/2015	450,000	450,000	425,000	1,960	None	Yes	No	No	108

	2441											
	14-1491	1212 Timber Trail	08/21/2015	495,000	468,000	444,000	1,305	None	Yes	No	No	508
	15-2108	504 EMERALD Drive	08/14/2015	510,000	489,000	440,000	2,075	None	Yes		No	109
	15-1958	6614 OCEAN Drive	08/21/2015	490,000	490,000	472,500	1,432	None	No	No	No	123
	15-2475	8511 Ocean View Drive East	08/14/2015	499,900	499,900	502,000	1,786	None	Yes	No	No	90
	15-1420	108 OCEAN OAKS Drive	08/31/2015	574,999	560,000	530,000	2,250	Ocean Oaks	No	No	No	159
	15-789	5804 LANDING Ct E.	08/31/2015	664,840	564,840	550,000	2,145	Surf Landing Cove	Yes	No	No	192
	15-3517	7220 SOUND Drive	08/24/2015	795,000	795,000	805,000	3,883	Archers Point	Yes	No	No	42
	14-1699	6406 Old Cove Rd	08/27/2015	965,000	885,000	938,500	3,780	Old Cove	Yes	No	No	505
	15-597	10110 Coast Guard Rd	08/21/2015	1,999,999	1,750,000	1,500,000	5,851	None	Yes	No	No	193

Emerald Isle Lots and Land for Sale in August 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	120	27,937,700	0	Low	68,000	0	0.00	0	0.00	0.00	4	1
				Avg	232,814	0	0.00	0	0.00	0.00	419	457
				High	889,000	0	0.00	0	0.00	0.00	2,005	2,002
Pending	4	577,000	0	Low	89,000	0	0.00	0	0.00	0.00	26	26
				Avg	144,250	0	0.00	0	0.00	0.00	243	243
				High	175,000	0	0.00	0	0.00	0.00	550	550
Closed	3	541,000	468,476	Low	167,000	145,000	0.73	0	0.00	0.00	149	351
				Avg	180,333	156,159	0.87	0	0.00	0.00	675	1,158
				High	199,000	165,000	0.95	0	0.00	0.00	1,527	2,259
Overall	127	29,055,700	468,476	Low	68,000	145,000	0.73	0	0.00	0.00	4	1
				Avg	228,785	156,159	0.87	0	0.00	0.00	419	467
				High	889,000	165,000	0.95	0	0.00	0.00	2,005	2,259

SOLD Lots and Land in Emerald Isle NC in August 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
	15-1137	118 Page Place South	08/06/2015	167,000	167,000	158,476	Ocean Oaks	No	No	No	149
	11-2649	110 GULF STREAM Drive	08/14/2015	285,000	175,000	165,000	Lands End	No	No	No	1,527
	14-4352	107 Edna St	08/28/2015	199,000	199,000	145,000	None	No	No	No	351

Swansboro, Cedar Point & Cape Carteret – Market Report










August 2015

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	181	50,353,226	0	Low	69,900	0	0.00	19	50.68	0.00	4	1
				Avg	278,195	0	0.00	2,012	246.40	0.00	181	215
				High	1,250,000	0	0.00	5,221	10,521.05	0.00	1,863	1,854
Pending	15	3,771,820	0	Low	115,920	0	0.00	1,337	86.70	0.00	25	25
				Avg	251,455	0	0.00	2,204	117.74	0.00	102	107
				High	449,500	0	0.00	3,178	137.78	0.00	201	199
Closed	26	6,541,250	6,263,005	Low	75,000	73,000	0.85	936	69.44	67.59	0	0
				Avg	251,587	240,885	0.96	2,047	131.13	124.58	219	224
				High	400,000	401,000	1.03	3,460	373.82	336.54	1,432	1,227
Overall	222	60,666,296	6,263,005	Low	69,900	73,000	0.85	19	50.68	67.59	0	0
				Avg	273,272	240,885	0.96	2,029	217.22	124.58	180	209
				High	1,250,000	401,000	1.03	5,221	10,521.05	336.54	1,863	1,854

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
	15-3809	80 Crush Court	08/28/2015	75,000	75,000	73,000	1,080	Pirates Cove	No	No	No	32
	15-2993	401 Persimmon Ln	08/31/2015	119,900	119,900	114,000	1,400	Five Aprils Plantati	No		No	81
	15-4132	827 South Dogwood Lane	08/19/2015	139,000	139,000	132,000	1,600	Swansboro Heights	No	No	No	0
	15-2745	206 PALOMINO Ln	08/21/2015	159,900	159,900	154,000	1,515	White Horse Ridge	No	No	No	83
	15-1006	100 Morningstar S	08/14/2015	169,900	166,900	164,000	1,550	The Villages at Swan	No		No	164
	15-800	404 Jasmine N	08/12/2015	169,500	167,000	160,000	1,550	The Villages at Swan	No		No	181
	15-2715	134 Silver Creek Drive	08/14/2015	215,900	215,900	205,000	1,394	None	No		No	88
	15-3138	327 STAR HILL Drive	08/21/2015	224,000	224,000	205,000	2,472	Star Hill North	No	No	No	60
	15-523	302 DIVOT Ct	08/20/2015	247,000	233,000	227,000	1,907	Silver Creek	No	No	No	197
	15-1783	200 Abaco Drive W Lot 20	08/19/2015	234,000	234,000	241,515	2,181	Marsh Harbour	No		No	130
	14-5778	102 Abaco Drive E Lot 18	08/13/2015	23,400	234,500	237,190	2,181	Marsh Harbour	No		No	138
	14-3391	223 TAYLOR NOTION Rd	08/07/2015	235,000	235,000	212,500	1,620	Star Hill	No	No	No	392
	15-2353	114 Bonita Ln	08/18/2015	235,000	235,000	230,000	2,154	Oyster Bay	No	No	No	103
	15-3117	709 Shearwater Ln	08/13/2015	257,500	257,500	252,500	2,824	Halls Creek North	No	No	No	58
	15-2813	216 Mulligan Drive	08/18/2015	259,000	259,000	254,000	1,800	Silver Creek	No	No	No	77
	15-1142	329 DIVOT Ct	08/14/2015	285,900	269,900	263,000	2,625	Silver Creek	No	No	No	156
	15-4127	308 SOUNDVIEW Ct	08/19/2015	270,000	270,000	270,000	1,636	Cape Carteret	No	No	No	0

	15-2237	244 Watercrest Landing Way	08/12/2015	279,900	279,900	279,900	3,366	Watercrest Landing	No		No	103
	12-1441	301 Elm St	08/05/2015	375,000	299,900	255,000	1,380	None	No	No	No	1,432
	15-1957	124 Sutton Drive	08/21/2015	317,750	312,750	305,000	2,800	Star Hill	No	No	No	123
	15-4058	114 Little Bay Drive	08/14/2015	333,000	333,000	333,000	3,144	Marsh Harbour	No	No	No	0
	15-2225	203 VENICE Ct	08/24/2015	334,500	334,500	290,000	1,813	Hurst Harbour N	No		No	115
	14-4371	114 Casey Ct	08/11/2015	359,900	335,900	306,900	2,742	Crystal Shores	No	No	No	334
	14-1078	164 PLEASANT NOOK Rd	08/12/2015	374,000	349,900	315,000	936	None	Yes	No	No	519
	14-3289	174 Jones St	08/06/2015	409,900	399,900	382,500	3,460	None	No	No	No	400
	13-3883	161 Coleby Ln	08/07/2015	600,000	400,000	401,000	2,080	None	Yes		Yes	737

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	194	31,835,333	0	Low	29,500	0	0.00	0	0.00	0.00	4	4
				Avg	164,100	0	0.00	0	0.00	0.00	586	603
				High	2,400,000	0	0.00	0	0.00	0.00	2,272	2,422
Pending	2	7,142,471	0	Low	195,500	0	0.00	0	0.00	0.00	158	158
				Avg	3,571,236	0	0.00	0	0.00	0.00	176	177
				High	6,946,971	0	0.00	0	0.00	0.00	195	196
Closed	1	50,000	50,000	Low	50,000	50,000	1.00	0	0.00	0.00	118	117
				Avg	50,000	50,000	1.00	0	0.00	0.00	118	117
				High	50,000	50,000	1.00	0	0.00	0.00	118	117
Overall	197	39,027,804	50,000	Low	29,500	50,000	1.00	0	0.00	0.00	4	4
				Avg	198,111	50,000	1.00	0	0.00	0.00	580	596
				High	6,946,971	50,000	1.00	0	0.00	0.00	2,272	2,422

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
	15-2161	136 FOREST RIDGE	08/24/2015	50,000	50,000	50,000	Forest Ridge	No	No	No	118

Crystal Coast Market Report

August 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	1,847	602,219,304	0	Low	19,000	0	0.00	1	21.90	0.00	0	0
				Avg	326,053	0	0.00	1,879	1,072.10	0.00	210	234
				High	2,750,000	0	0.00	7,738	1,200,000.00	0.00	3,021	3,021
Pending	140	38,727,370	0	Low	45,000	0	0.00	428	36.34	0.00	19	18
				Avg	276,624	0	0.00	1,785	153.20	0.00	181	193

				High	1,650,000	0	0.00	5,024	484.72	0.00	1,394	1,394
Closed	188	49,774,458	46,955,878	Low	31,900	28,900	0.62	288	27.19	23.88	0	0
				Avg	264,758	249,765	0.95	1,779	146.50	138.19	193	208
				High	1,750,000	1,500,000	1.10	5,851	410.78	372.55	1,432	1,227
Overall	2,175	690,721,132	46,955,878	Low	19,000	28,900	0.62	1	21.90	23.88	0	0
				Avg	317,573	249,765	0.95	1,862	908.17	138.19	207	229
				High	2,750,000	1,500,000	1.10	7,738	1,200,000.00	372.55	3,021	3,021

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	1,217	223,588,280	0	Low	3,800	0	0.00	0	0.00	0.00	1	1
				Avg	183,721	0	0.00	0	0.00	0.00	488	523
				High	5,500,000	0	0.00	0	0.00	0.00	3,506	3,506
Pending	20	9,170,496	0	Low	4,750	0	0.00	0	0.00	0.00	17	15
				Avg	458,525	0	0.00	0	0.00	0.00	355	374
				High	6,946,971	0	0.00	0	0.00	0.00	2,762	2,762
Closed	22	3,184,300	2,870,176	Low	24,900	21,500	0.56	0	0.00	0.00	0	-4
				Avg	144,741	130,463	0.88	0	0.00	0.00	302	449
				High	625,000	587,500	1.00	0	0.00	0.00	1,527	2,259
Overall	1,259	235,943,076	2,870,176	Low	3,800	21,500	0.56	0	0.00	0.00	0	-4
				Avg	187,405	130,463	0.88	0	0.00	0.00	482	520
				High	6,946,971	587,500	1.00	0	0.00	0.00	3,506	3,506

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

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

One condo sold in Pebble Beach, one condo sold in Queens Court, one home sold in Surf Side subdivision one in Ocean Reef subdivision, on in Jefferson's Place subdivision, one home sold in Bell Cove Village, two homes sold in Lands End subdivision, one in Ocean Oaks subdivision, one home was in Surf Landing Cove subdivision, one in Archers Point, one in Old Cove subdivision, and the remaining 10 were located in unincorporated areas of Emerald Isle NC.

The average price for a home sold in Emerald Isle NC in August 2015 was \$453,114. The lowest price home that sold was priced at \$135,000. The highest priced home that sold in Emerald Isle NC this month was \$1,500,00. Of the 22 homes that sold in Emerald Isle NC in August the sold at an average of 96% of list price. The average price per square foot for homes sold in Emerald Isle this month was \$228.03 per square foot.

There were three lots that sold in Emerald Isle NC during the month of August 2015. One of the lots was located in Ocean Oaks subdivision, one was located in Lands End subdivision, and the last lot was located in unincorporated area of Emerald Isle. The average sold price was \$156,159. The lots sold at an average of 86% if list price.