

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

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

Emerald Isle – Market Report










September 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	235	122,449,849	0	Low	98,000	0	0.00	430	100.76	0.00	6	6
				Avg	521,063	0	0.00	1,980	262.04	0.00	264	282
				High	2,750,000	0	0.00	6,228	665.83	0.00	2,893	2,893
Pending	22	11,980,400	0	Low	229,000	0	0.00	800	145.27	0.00	33	1
				Avg	544,564	0	0.00	2,259	254.00	0.00	227	224
				High	1,975,000	0	0.00	7,738	478.89	0.00	922	922
Closed	20	7,246,000	6,731,100	Low	111,000	105,000	0.75	428	126.95	118.09	65	63
				Avg	362,300	336,555	0.93	1,635	216.98	201.97	248	274
				High	1,099,000	975,000	1.00	4,200	314.00	278.57	888	886
Overall	277	141,676,249	6,731,100	Low	98,000	105,000	0.75	428	100.76	118.09	6	1
				Avg	511,467	336,555	0.93	1,974	257.15	201.97	260	277
				High	2,750,000	975,000	1.00	7,738	665.83	278.57	2,893	2,893

Emerald Isle NC Homes for Sale that SOLD in September 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
	15-2547	9201 Coast Guard Rd G 301	09/23/2015	119,000	111,000	105,000	428	Pebble Beach	No	No	No	128
	14-1208	9201 Coast Guard Rd H-212	09/29/2015	184,900	149,900	145,000	920	Pebble Beach	No	No	No	562
	14-4542	302 Parkins Drive	09/01/2015	185,000	179,000	166,500	1,410	None	No	No	No	342
	15-2792	8520 Reed Drive	09/11/2015	199,000	179,000	135,000	1,000	None	No	No	No	101
	15-909	8801 Reed Drive 112W	09/15/2015	229,500	219,500	210,000	990	Sound Of The Sea	No	No	No	198
	15-865	102 DIANN Drive 19B2	09/09/2015	225,000	225,000	214,000	1,080	Ocean Reef	No	No	No	195
	15-1060	406 Wild Cherry Ln	09/02/2015	279,000	279,000	269,000	1,471	Holly Point	No	No	No	178
	15-3606	7411 SOUND Drive	09/18/2015	295,500	295,500	295,500	1,904	Archers Point	No	No	No	65
	15-2373	138 Page Place	09/22/2015	297,500	297,500	287,000	1,382	Ocean Oaks	No	No	No	134
	15-2304	2509 Ocean (Ocean Reef) Drive Ocean Reef 5A1	09/04/2015	298,000	298,000	288,000	1,072	Ocean Reef	Yes	No	No	120
	14-1493	8713 EMERALD PLANTATION Rd	09/25/2015	389,000	299,000	275,000	1,900	Emerald Plantation	No	No	No	541
	13-	121 DOE Drive	09/17/2015	339,900	299,900	265,000	1,260	Deerhorn	No			888

	2009								Dunes				
	15-2115	8624 SOUND Drive 6A 1	09/02/2015	299,900	299,900	296,000	1,164	Sunset Harbor	Yes	No	No	128	
	15-3433	107 Georgia St	09/18/2015	349,000	324,900	308,500	1,680	None	No	No	No	72	
	15-1475	3504 Ocean Drive West	09/03/2015	345,000	345,000	316,000	1,900	None	No	No	No	160	
	15-2375	103 Lee Ave	09/16/2015	396,000	396,000	350,000	1,433	Jefferson Place	No	No	No	128	
	14-3437	111 GULFSTREAM Drive	09/25/2015	529,900	449,900	438,000	2,300	Lands End	No	No	No	436	
	15-1565	1204 Timber Trail	09/15/2015	557,000	499,000	447,600	1,714	None	Yes	No	No	169	
	15-179	10017 SEA BREEZE Drive	09/08/2015	1,150,000	1,000,000	945,000	4,200	Lands End	Yes	No	No	238	
	15-829	8404 SOUND Drive	09/08/2015	1,200,000	1,099,000	975,000	3,500	None	Yes	No	No	196	

Emerald Isle Lots and Land for Sale in September 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	110	24,503,700	0	Low	68,000	0	0.00	0	0.00	0.00	19	19
				Avg	222,761	0	0.00	0	0.00	0.00	415	457
				High	715,000	0	0.00	0	0.00	0.00	2,041	2,038
Pending	1	134,000	0	Low	134,000	0	0.00	0	0.00	0.00	211	210
				Avg	134,000	0	0.00	0	0.00	0.00	211	210
				High	134,000	0	0.00	0	0.00	0.00	211	210
Closed	2	324,000	320,000	Low	99,000	95,000	0.96	0	0.00	0.00	36	36
				Avg	162,000	160,000	0.98	0	0.00	0.00	45	45
				High	225,000	225,000	1.00	0	0.00	0.00	55	54
Overall	113	24,961,700	320,000	Low	68,000	95,000	0.96	0	0.00	0.00	19	19
				Avg	220,900	160,000	0.98	0	0.00	0.00	406	448
				High	715,000	225,000	1.00	0	0.00	0.00	2,041	2,038

SOLD Lots and Land in Emerald Isle NC in September 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
	15-3468	316 LAMROC Drive	09/02/2015	99,000	99,000	95,000	None	No	No	No	55
	15-3831	104 Yaupon Blvd	09/04/2015	225,000	225,000	225,000	None	No	No	No	36

Swansboro, Cedar Point & Cape Carteret – Market Report

September 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
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										Htd SqFt +/-		
Active	164	46,674,621	0	Low	69,900	0	0.00	448	48.73	0.00	1	1
				Avg	284,601	0	0.00	2,100	150.02	0.00	190	227
				High	1,250,000	0	0.00	5,221	353.33	0.00	1,899	1,890
Pending	20	5,171,500	0	Low	149,900	0	0.00	19	79.89	0.00	36	35
				Avg	258,575	0	0.00	1,949	929.19	0.00	270	269
				High	499,000	0	0.00	3,192	10,521.05	0.00	939	938
Closed	22	4,728,364	4,499,681	Low	115,920	68,500	0.40	900	79.89	54.80	0	-4
				Avg	214,926	204,531	0.94	1,889	117.70	110.43	172	172
				High	349,900	352,598	1.18	3,192	250.00	233.33	405	405
Overall	206	56,574,485	4,499,681	Low	69,900	68,500	0.40	19	48.73	54.80	0	-4
				Avg	274,633	204,531	0.94	2,047	224.77	110.43	196	225
				High	1,250,000	352,598	1.18	5,221	10,521.05	233.33	1,899	1,890

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
	15-1343	414 ARABIAN Ln	09/28/2015	161,000	115,920	115,920	1,337	White Horse Ridge	No	Yes	No	192
	14-3953	146 Pine Lake Rd	09/18/2015	139,500	119,900	119,900	1,300	Star Hill	No	No	No	399
	15-4289	30 Schooner Drive	09/25/2015	2,285,000	128,900	118,000	1,232	The Hammocks/Port Sw	No		No	30
	15-2026	244 CHANNEL MARKER LP	09/29/2015	146,500	139,800	137,500	1,198	Swansborough Acres	No	No	No	159
	15-3306	125 FOSTER CREEK Ct	09/16/2015	145,900	145,900	144,000	1,255	Foster Creek	No		No	77
	15-129	200 Hadnot Farm Rd	09/09/2015	166,000	159,000	139,900	1,518	White Horse Ridge	No	No	No	243
	15-4631	209 Marsh Hen Ct	09/17/2015	164,000	164,000	164,000	1,660	Halls Creek	No		No	0
	15-2897	600 Windsong N 600	09/22/2015	169,000	169,000	168,500	1,556	The Villages at Swan	No	No	No	106
	15-1536	409 CHESTNUT St S	09/11/2015	189,000	169,900	68,500	1,250	Edgewater Height	No	No	No	164
	15-2973	50 Pickett Ct	09/03/2015	209,250	203,000	203,000	1,708	Pickett Bay	No	No	No	87
	15-3129	117 RIVER REACH Drive W	09/23/2015	212,845	212,845	212,000	1,866	River Reach West	No		No	96
	15-900	421 Star Hill Drive	09/28/2015	214,900	214,500	208,250	1,959	Star Hill	No	No	No	214
	14-4448	702 WHITEHOUSE FORK Rd	09/30/2015	216,000	216,000	138,000	1,924	None	No	No	Yes	400
	15-1086	650 CEDAR POINT Blvd A17	09/18/2015	230,000	225,000	210,000	900	Cedar Point Villas	Yes	No	No	193
	15-3833	248 STAR HILL Drive	09/23/2015	248,000	248,000	240,000	1,800	Star Hill	No	No	No	55
	14-3872	311 Catamaran Rd	09/21/2015	269,900	255,000	255,000	3,192	Watercrest Landing	No		No	405
	14-5383	108 SAND LOT CURVE	09/16/2015	259,900	259,900	291,613	2,150	Cape Carteret	No	No	No	310
	15-	207 TAYLOR	09/11/2015	288,000	288,000	268,000	2,301	Star Hill	No	No	No	163

	1655	NOTION Rd										
	15-1465	406 MARSH ISLAND Drive Lot 34	09/29/2015	299,000	299,000	352,598	2,376	Marsh Harbour	No		No	188
	15-2554	803 CANVAS Ct	09/11/2015	334,900	299,900	295,000	3,155	Halls Creek North	No	No	No	114
	15-2856	303 Treasure Cay	09/02/2015	344,999	344,999	330,000	3,120	Marsh Harbour	No	No	No	89
	15-2900	428 Star Hill Drive	09/17/2015	349,900	349,900	320,000	2,800	Star Hill	No	No	No	107

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	193	29,958,400	0	Low	29,500	0	0.00	0	0.00	0.00	1	2
				Avg	155,225	0	0.00	0	0.00	0.00	587	605
				High	2,400,000	0	0.00	0	0.00	0.00	2,308	2,458
Pending	3	217,900	0	Low	48,000	0	0.00	0	0.00	0.00	173	171
				Avg	72,633	0	0.00	0	0.00	0.00	872	869
				High	90,000	0	0.00	0	0.00	0.00	1,919	1,919
Closed	1	195,500	185,000	Low	195,500	185,000	0.95	0	0.00	0.00	166	166
				Avg	195,500	185,000	0.95	0	0.00	0.00	166	166
				High	195,500	185,000	0.95	0	0.00	0.00	166	166
Overall	197	30,371,800	185,000	Low	29,500	185,000	0.95	0	0.00	0.00	1	2
				Avg	154,172	185,000	0.95	0	0.00	0.00	589	606
				High	2,400,000	185,000	0.95	0	0.00	0.00	2,308	2,458

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
	15-1761	313 LIVE OAK	09/23/2015	229,900	195,500	185,000	Bayshore Park	Yes		No	166

Crystal Coast Market Report

September 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	1,771	576,914,421	0	Low	24,900	0	0.00	1	15.22	0.00	1	1
				Avg	325,756	0	0.00	1,876	1,012.66	0.00	211	234
				High	2,750,000	0	0.00	6,780	1,075,000.00	0.00	3,057	3,057
Pending	123	34,912,345	0	Low	45,000	0	0.00	19	36.06	0.00	21	1
				Avg	283,840	0	0.00	1,835	289.11	0.00	202	213
				High	1,975,000	0	0.00	7,738	10,521.05	0.00	939	1,958
Closed	166	42,312,976	39,520,218	Low	33,000	25,000	0.40	1	18.05	13.68	0	-6
				Avg	254,897	238,074	0.95	1,773	6,767.53	4,440.03	197	205
				High	1,100,000	975,000	1.18	4,200	1,100,000.00	715,000.00	1,395	1,395
Overall	2,060	654,139,742	39,520,218	Low	24,900	25,000	0.40	1	15.22	13.68	0	-6
				Avg	317,544	238,074	0.95	1,863	1,589.30	4,440.03	209	231
				High	2,750,000	975,000	1.18	7,738	1,100,000.00	715,000.00	3,057	3,057

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	1,194	213,849,357	0	Low	3,800	0	0.00	0	0.00	0.00	1	1
				Avg	179,103	0	0.00	0	0.00	0.00	493	532
				High	5,500,000	0	0.00	0	0.00	0.00	3,542	3,542
Pending	18	2,033,300	0	Low	48,000	0	0.00	0	0.00	0.00	37	35
				Avg	112,961	0	0.00	0	0.00	0.00	330	328
				High	324,900	0	0.00	0	0.00	0.00	1,919	1,919
Closed	26	3,020,400	2,691,001	Low	4,750	1,500	0.32	0	0.00	0.00	0	-1
				Avg	116,169	103,500	0.87	0	0.00	0.00	268	430
				High	399,000	335,000	1.80	0	0.00	0.00	1,259	2,308
Overall	1,238	218,903,057	2,691,001	Low	3,800	1,500	0.32	0	0.00	0.00	0	-1
				Avg	176,820	103,500	0.87	0	0.00	0.00	486	527
				High	5,500,000	335,000	1.80	0	0.00	0.00	3,542	3,542

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