

Emerald Isle – Market Report



September 2017

Emerald Isle Homes for Sale

Status	# Listings	List Volume	Sold Volume		List Price	Sold Price	Sale/List Price	SqFt – Heated	List Price Per SqFt – Heated	Sold Price Per SqFt – Heated	Days on Market	Cumulative Days on Market
Active	160	87,221,409	0	Low	93,900	0	0.00	509	102.85	0.00	7	7
				Avg	545,134	0	0.00	1,956	281.22	0.00	162	168
				High	2,500,000	0	0.00	6,652	1,000.00	0.00	1,240	1,240
Pending	15	6,631,300	0	Low	92,000	0	0.00	360	160.26	0.00	1	1
				Avg	442,087	0	0.00	1,539	270.23	0.00	156	156
				High	2,500,000	0	0.00	6,627	485.83	0.00	1,388	1,388
Closed	18	11,608,100	11,023,000	Low	159,000	156,500	0.77	768	144.84	111.24	0	0
				Avg	644,894	612,389	0.94	2,439	250.83	237.82	118	137
				High	2,185,000	2,000,000	1.02	6,267	423.88	407.05	310	440
Overall	193	105,460,809	11,023,000	Low	92,000	156,500	0.77	360	102.85	111.24	0	0
				Avg	546,429	612,389	0.94	1,969	277.53	237.82	158	164
				High	2,500,000	2,000,000	1.02	6,652	1,000.00	407.05	1,388	1,388

Emerald Isle NC Homes for Sale that SOLD in September 2017

Photo	MLS #	Address	Sold Date	Original List Price	Listing Price	Sold Price	SqFt – Heated	Subdivision	Cumulative DOM
	100031844	7316 Archers Creek Drive	09/01/2017	374,000	359,000	332,500	2,460	Archers Point	310
	100031653	106 Barracuda Court	09/01/2017	499,900	440,000	420,000	2,460	Lands End	301
	100079457	105 Clipper Court	09/29/2017	699,000	699,000	615,000	2,478	Lands End	12
	100067593	9201 Coast Guard Road C-205	09/01/2017	329,900	324,900	315,000	1,120	Pebble Beach	46
	100074875	9201 Coast Guard Road F201	09/15/2017	159,000	159,000	156,500	768	Pebble Beach	13
	100077644	131 Doe Drive	09/23/2017	355,000	355,000	334,000	1,100	Deer Horn Dunes	5
	100047464	7026 Emerald Drive W	09/22/2017	319,900	319,900	300,000	1,821	Bluewater Bay	164
	100047509	7026 Emerald Drive E	09/22/2017	319,900	319,900	300,000	1,821	Bluewater Bay	170
	100027860	110 Jackson Avenue	09/11/2017	355,900	319,000	285,000	1,728	Jefferson Place	298
	100061412	3107 Ocean Drive	09/14/2017	2,185,000	2,185,000	2,000,000	6,267	Not In Subdivision	440
	100056632	6201 Ocean Drive West	09/28/2017	529,000	529,000	508,000	1,248	Not In Subdivision	110
	100070770	6506 Ocean Drive	09/05/2017	799,900	799,900	747,500	2,310	Sea Crest	31
	100042668	6617 Ocean Drive	09/25/2017	2,150,000	2,000,000	1,975,000	5,706	Not In Subdivision	199
	100063871	8707 Plantation Drive 101	09/06/2017	250,000	250,000	192,000	1,726	Emerald Plantation	68

Photo	MLS #	Address	Sold Date	Original List Price	Listing Price	Sold Price	SqFt – Heated	Subdivision	Cumulative DOM
	100081807	6401 Sea Crest Court	09/14/2017	370,000	370,000	370,000	1,552	Sea Crest	0
	100077108	7128 Sound Drive	09/19/2017	649,000	649,000	661,000	2,985	Archers Point	3
	100046723	7414 Sound Drive	09/29/2017	965,000	965,000	950,000	3,165	Archers Point	198
	100059998	203 Windjammer S	09/21/2017	574,500	564,500	561,500	3,182	Lands End	104

Emerald Isle Lots and Land for Sale in September 2017

Status	# Listings	List Volume	Sold Volume		List Price	Sold Price	Sale/List Price	Lot SqFt	List Price Per Lot SqFt	Sold Price Per Lot SqFt	Days on Market	Cumulative Days on Market
Active	86	20,776,700	0	Low	75,000	0	0.00	5,750	1.61	0.00	0	0
				Avg	241,590	0	0.00	25,408	13.99	0.00	406	454
				High	799,000	0	0.00	155,596	44.41	0.00	1,947	1,947
Pending	7	1,211,800	0	Low	84,900	0	0.00	9,191	3.35	0.00	9	9
				Avg	173,114	0	0.00	14,985	13.31	0.00	434	434
				High	299,000	0	0.00	25,308	24.51	0.00	563	563
Closed	5	1,438,000	1,316,000	Low	125,000	115,000	0.83	10,019	9.90	8.92	1	1
				Avg	287,600	263,200	0.90	14,340	19.06	17.39	466	466
				High	700,000	650,000	0.93	18,295	38.26	35.53	885	885
Overall	98	23,426,500	1,316,000	Low	75,000	115,000	0.83	5,750	1.61	8.92	0	0
				Avg	239,046	263,200	0.90	24,099	14.20	17.39	411	453
				High	799,000	650,000	0.93	155,596	44.41	35.53	1,947	1,947

SOLD Lots and Land in Emerald Isle NC in September 2017

Photo	MLS #	Address	Sold Date	Original List Price	Listing Price	Sold Price	Subdivision	Cumulative DOM
	100032057	410 Emerald Drive	09/12/2017	250,000	250,000	231,000	Emerald Isle By The Sea	287
	11500112	121 Janell Lane 5	09/28/2017	193,500	225,000	205,000	Sea Watch	885
	100034174	4101 Ocean Drive	09/06/2017	700,000	700,000	650,000	Not In Subdivision	283
	11501406	410 Sunrise Court L6	09/26/2017	125,000	125,000	115,000	Sunset Landing	874
	100080293	412 Sunrise Court	09/26/2017	138,000	138,000	115,000	Sunset Landing	1

Swansboro, Cedar Point & Cape Carteret – Market Report

September 2017

Swansboro, Cedar Point, Cape Carteret Homes for Sale

Status	# Listings	List Volume	Sold Volume		List Price	Sold Price	Sale/List Price	SqFt – Heated	List Price Per SqFt – Heated	Sold Price Per SqFt – Heated	Days on Market	Cumulative Days on Market
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Status	# Listings	List Volume	Sold Volume		List Price	Sold Price	Sale/List Price	SqFt – Heated	List Price Per SqFt – Heated	Sold Price Per SqFt – Heated	Days on Market	Cumulative Days on Market
Active	157	42,843,732	0	Low	17,500	0	0.00	490	9.11	0.00	2	2
				Avg	272,890	0	0.00	1,897	143.88	0.00	162	177
				High	1,090,000	0	0.00	4,000	444.66	0.00	1,315	1,315
Pending	25	6,694,599	0	Low	80,000	0	0.00	490	70.75	0.00	7	7
				Avg	267,784	0	0.00	1,913	149.00	0.00	88	88
				High	1,050,000	0	0.00	4,472	423.61	0.00	247	247
Closed	23	5,426,640	5,266,030	Low	66,000	59,000	0.89	900	58.93	52.68	1	1
				Avg	235,941	228,958	0.97	1,989	117.62	114.40	103	118
				High	755,790	707,500	1.02	5,600	231.81	223.72	479	775
Overall	205	54,964,971	5,266,030	Low	17,500	59,000	0.89	490	9.11	52.68	1	1
				Avg	268,122	228,958	0.97	1,910	141.56	114.40	146	159
				High	1,090,000	707,500	1.02	5,600	444.66	223.72	1,315	1,315

Homes for Sale that SOLD in Swansboro, Cape Carteret, and Cedar Point






Photo	MLS #	Address	Sold Date	Original List Price	Listing Price	Sold Price	SqFt – Heated	Subdivision	Cumulative DOM
	100058046	114 Dolphin Street	09/13/2017	229,900	229,900	234,030	1,624	Cape Carteret	10
	100041376	210 Sandy Run Drive	09/01/2017	79,000	66,000	59,000	1,120	Hadnot Creek	210
	100067771	101 West Court	09/08/2017	324,900	314,000	304,000	1,770	Star Hill	46
	100074736	130 Ash Street	09/18/2017	430,000	430,000	415,000	1,855	Inlet View	3
	100054799	650 Cedar Point Boulevard C23	09/14/2017	145,000	145,000	138,000	900	Cedar Point Villas	123
	100079250	102 Marsh Island Drive	09/22/2017	289,000	289,000	277,500	1,780	Marsh Harbour	4
	100049104	101 Sand Lot Crv	09/27/2017	290,000	279,500	272,000	2,145	Crystal Shores	161
	100076108	304 Brookside Court	09/07/2017	159,900	159,900	159,900	1,512	Five Aprils Plantation	1
	100036590	312 Catamaran Road	09/26/2017	280,000	280,000	280,000	3,196	Watercrest Landing	255
	100051578	316 Catamaran Road	09/20/2017	209,000	209,000	209,000	2,013	Watercrest Landing	106
	100074050	227 Channel Marker Loop	09/28/2017	176,900	176,900	172,500	1,585	Swannsborough Acres	29
	100048501	314 Coldwater Drive	09/08/2017	239,000	230,000	227,300	2,004	Coldwater Creek	97
	100056495	103 Creek End Court	09/22/2017	294,700	289,700	272,000	2,940	Halls Creek North	92
	100072983	84 Crush Court	09/19/2017	109,000	109,000	100,000	1,240	Pirates Cove Townhouses	6
	100074628	804 N Dogwood	09/18/2017	115,000	115,000	110,000	1,400	Swansboro	1
	100025477	816 Fort Sumter Way	09/07/2017	181,500	181,500	181,500	1,617	Charleston Park	353
	100044275	1175 Mount Pleasant Road	09/08/2017	259,900	239,900	235,000	2,388	Not In Subdivision	151

Photo	MLS #	Address	Sold Date	Original List Price	Listing Price	Sold Price	SqFt – Heated	Subdivision	Cumulative DOM
	100054935	223 Mulligan Drive	09/20/2017	293,000	291,000	291,000	2,485	Silver Creek	143
	100076749	133 Norris Road	09/08/2017	75,000	75,000	75,000	1,072	Not In Subdivision	3
	100073927	180 Peletier Loop Road	09/21/2017	179,900	179,900	180,900	1,545	Misty Estates	3
	100056979	48 Pickett Way	09/15/2017	259,900	245,750	239,900	1,813	Pickett Bay	131
	100075368	110 Star Fish Lane	09/25/2017	134,900	134,900	125,000	2,142	Ocean Spray	13
	80176358	121 White Swan Way	09/25/2017	790,000	755,790	707,500	5,600	Swans Bluff	775

Swansboro, Cape Carteret, Cedar Point Land and Lots for Sale

Status	# Listings	List Volume	Sold Volume		List Price	Sold Price	Sale/List Price	Lot SqFt	List Price Per Lot SqFt	Sold Price Per Lot SqFt	Days on Market	Cumulative Days on Market
Active	173	34,417,900	0	Low	25,000	0	0.00	1	0.14	0.00	1	1
				Avg	198,947	0	0.00	144,068	582.57	0.00	655	668
				High	5,600,000	0	0.00	10,278,853	99,857.14	0.00	3,021	3,193
Pending	2	210,500	0	Low	41,000	0	0.00	17,903	2.29	0.00	0	0
				Avg	105,250	0	0.00	26,811	3.52	0.00	532	532
				High	169,500	0	0.00	35,719	4.75	0.00	1,065	1,065
Overall	175	34,628,400	0	Low	25,000	0	0.00	1	0.14	0.00	0	0
				Avg	197,877	0	0.00	142,728	575.96	0.00	653	667
				High	5,600,000	0	0.00	10,278,853	99,857.14	0.00	3,021	3,193

Swansboro, Cape Carteret, and Cedar Point Land and Lots Sold

No lots sold for the month of September.

Crystal Coast Market Report

September 2017

Homes for Sale at the Crystal Coast

Status	# Listings	List Volume	Sold Volume		List Price	Sold Price	Sale/List Price	SqFt – Heated	List Price Per SqFt – Heated	Sold Price Per SqFt – Heated	Days on Market	Cumulative Days on Market
Active	991	399,770,660	0	Low	17,500	0	0.00	253	9.11	0.00	0	0
				Avg	403,401	0	0.00	1,936	207.48	0.00	182	202
				High	2,999,990	0	0.00	6,652	1,000.00	0.00	3,074	3,074
Pending	111	38,641,078	0	Low	45,000	0	0.00	270	39.75	0.00	0	0
				Avg	348,118	0	0.00	1,812	198.03	0.00	137	137
				High	2,500,000	0	0.00	6,627	591.65	0.00	1,388	1,388
Closed	130	42,466,480	40,564,891	Low	24,200	22,000	0.70	253	18.82	17.11	0	0
				Avg	326,665	312,038	0.96	1,892	178.44	173.18	135	146
				High	2,185,000	2,000,000	1.82	6,267	636.36	553.36	1,266	1,266

Status	# Listings	List Volume	Sold Volume		List Price	Sold Price	Sale/List Price	SqFt – Heated	List Price Per SqFt – Heated	Sold Price Per SqFt – Heated	Days on Market	Cumulative Days on Market
Overall	1,232	480,878,218	40,564,891	Low	17,500	22,000	0.70	253	9.11	17.11	0	0
				Avg	390,323	312,038	0.96	1,920	203.56	173.18	173	190
				High	2,999,990	2,000,000	1.82	6,652	1,000.00	553.36	3,074	3,074

Crystal Coast Land and Lots for Sale

Status	# Listings	List Volume	Sold Volume		List Price	Sold Price	Sale/List Price	Lot SqFt	List Price Per Lot SqFt	Sold Price Per Lot SqFt	Days on Market	Cumulative Days on Market
Active	669	130,464,968	0	Low	9,000	0	0.00	0	0.05	0.00	0	0
				Avg	195,015	0	0.00	85,333	2,972.56	0.00	489	516
				High	5,600,000	0	0.00	10,278,853	1,400,000.00	0.00	4,134	4,134
Pending	21	2,761,600	0	Low	19,500	0	0.00	7,492	0.82	0.00	0	0
				Avg	131,505	0	0.00	27,059	8.01	0.00	304	304
				High	399,000	0	0.00	178,596	24.51	0.00	1,065	1,065
Closed	15	4,203,300	3,763,500	Low	29,500	24,000	0.71	10,019	0.17	0.14	1	1
				Avg	280,220	250,900	0.87	117,920	10.66	9.64	351	360
				High	1,500,000	1,350,000	1.00	688,684	38.26	35.53	885	885
Overall	705	137,429,868	3,763,500	Low	9,000	24,000	0.71	0	0.05	0.14	0	0
				Avg	194,936	250,900	0.87	84,291	2,821.24	9.64	481	507
				High	5,600,000	1,350,000	1.00	10,278,853	1,400,000.00	35.53	4,134	4,134

Summary Market Report for Emerald Isle and the Crystal Coast NC for September 2017

Market Report for Emerald Isle NC for September 2017 shows that there were 18 homes SOLD in September. Three homes sold in Archers Point subdivision, three properties were located in Lands End subdivision, two properties were located in Pebble Beach subdivision, two homes were located in Bluewater Bay subdivision, two homes were located in Sea Crest subdivision, one home was located in Deer Horn Dunes subdivision, one home was located in Jefferson Place subdivision, one home in Emerald Plantation subdivision. The remaining three homes were located in unincorporated areas of Emerald Isle.

The average price for a home sold in Emerald Isle NC in September 2017 was \$612,389. The lowest price home that sold was priced at \$156,500. The highest priced home that sold in Emerald Isle NC this month was \$2,000,000. Of the 18 homes that sold in Emerald Isle NC in September they sold at an average of 94% of list price. The average price per square foot for homes sold in Emerald Isle this month was \$237.82 per square foot.

There were 5 lots sold in Emerald Isle during the month of September 2017. The lots were location in the following subdivisions: Emerald Isle By The Sea, Sea Watch, Sunset Landing, and unincorporated areas of Emerald Isle.

The average price for a lot in Emerald Isle NC in September 2017 was \$263,200. The lowest price lot that sold was priced at \$115,000. The highest priced lot that sold in Emerald Isle NC this month was \$650,000. Of the 3 lots that sold in Emerald Isle NC in September 2017 they sold at an average of 90% of list price. The average price per square foot for lots sold in Emerald Isle this month was \$17.39 per square foot.

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