


Emerald Isle – Market Report												
September 2018												
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	123	77,966,360	0	Low	119,900	0	0.00	400	128.00	0.00	3	3
				Avg	633,873	0	0.00	2,085	300.40	0.00	180	186
				High	3,600,000	0	0.00	8,696	611.29	0.00	759	795
Pending	9	4,728,300	0	Low	329,000	0	0.00	1,160	200.17	0.00	11	11
				Avg	525,367	0	0.00	2,139	251.29	0.00	103	103
				High	925,000	0	0.00	3,622	340.83	0.00	238	238
Closed	5	3,805,800	3,660,500	Low	152,000	151,000	0.95	980	155.10	154.08	4	4
				Avg	761,160	732,100	0.97	2,257	300.69	290.01	44	44
				High	2,000,000	1,925,000	0.99	3,200	625.00	601.56	75	75
Overall	137	86,500,460	3,660,500	Low	119,900	151,000	0.95	400	128.00	154.08	3	3
				Avg	631,390	732,100	0.97	2,095	297.18	290.01	170	176
				High	3,600,000	1,925,000	0.99	8,696	625.00	601.56	759	795

Emerald Isle NC Homes for Sale that SOLD in September 2018									
Photo	MLS #	Address	Sold Date	Original List Price	Listing Price	Sold Price	SqFt – Heated	Subdivision	Cumulative DOM
	100125715	10219 Gulf Stream Drive	09/07/2018	2,000,000	2,000,000	1,925,000	3,200	Lands End	10
	100117399	116 Jackson Avenue	09/06/2018	419,500	389,000	380,000	1,920	Jefferson Place	75
	100108088	123 Live Oak Street	09/04/2018	569,900	569,900	539,500	3,135	Ocean Forest	64
	100105220	2012 Ocean Drive	09/04/2018	694,900	694,900	665,000	2,050	Emerald Isle By The Sea	67
	100127612	8613 Sound Drive	09/07/2018	152,000	152,000	151,000	980	Not In Subdivision	4

Emerald Isle Lots and Land for Sale in September 2018												
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	81	22,554,850	0	Low	97,000	0	0.00	7,405	2.53	0.00	43	43
				Avg	278,455	0	0.00	24,736	16.23	0.00	451	492
				High	1,049,000	0	0.00	94,699	105.16	0.00	1,585	1,585
Closed	1	99,000	93,000	Low	99,000	93,000	0.94	10,050	9.85	9.25	9	9
				Avg	99,000	93,000	0.94	10,050	9.85	9.25	9	9
				High	99,000	93,000	0.94	10,050	9.85	9.25	9	9
Overall	82	22,653,850	93,000	Low	97,000	93,000	0.94	7,405	2.53	9.25	9	9
				Avg	276,266	93,000	0.94	24,557	16.15	9.25	446	486
				High	1,049,000	93,000	0.94	94,699	105.16	9.25	1,585	1,585

SOLD Lots and Land in Emerald Isle NC in September 2018

Photo	MLS #	Address	Sold Date	Original List Price	Listing Price	Sold Price	Subdivision	Cumulative DOM
	100129131	330 Live Oak Street 21	09/26/2018	99,000	99,000	93,000	Ocean Forest	9

Swansboro, Cedar Point & Cape Carteret – Market Report

September 2018

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
Active	117	37,551,903	0	Low	65,000	0	0.00	1,008	31.01	0.00	4	4
				Avg	320,956	0	0.00	2,166	146.18	0.00	146	170
				High	1,199,000	0	0.00	5,221	411.18	0.00	867	967
Pending	14	3,468,500	0	Low	84,500	0	0.00	1,080	78.24	0.00	14	14
				Avg	247,750	0	0.00	2,129	120.51	0.00	71	71
				High	429,000	0	0.00	3,905	170.85	0.00	235	235
Closed	14	3,528,500	3,419,100	Low	109,900	108,000	0.92	1,205	85.86	84.38	6	6
				Avg	252,036	244,221	0.98	1,838	134.61	131.03	83	88
				High	589,900	547,500	1.01	3,100	216.87	200.19	207	207
Overall	145	44,548,903	3,419,100	Low	65,000	108,000	0.92	1,008	31.01	84.38	4	4
				Avg	307,234	244,221	0.98	2,131	142.59	131.03	133	152
				High	1,199,000	547,500	1.01	5,221	411.18	200.19	867	967

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
	100111592	220 Channel View Court	09/28/2018	470,000	455,000	420,000	2,098	Country Club Point	115
	100089596	560 Neptune Drive	09/06/2018	265,000	249,900	247,900	1,583	Cape Carteret	207
	100116250	118 Pine Lake Road	09/05/2018	259,000	259,000	254,000	2,250	Star Hill	79
	100124093	409 Star Hill Drive	09/24/2018	229,500	219,900	210,500	1,560	Star Hill	44
	100102519	140 Hidden Bay Drive	09/06/2018	109,900	109,900	108,000	1,280	Piner Park	148
	100116352	213 Marsh Hen Court	09/07/2018	220,000	220,000	219,000	1,742	Halls Creek At The Hammocks	62
	100127723	902 Marsh View Court	09/07/2018	239,000	239,000	239,000	1,800	Shadow Creek Estates	6
	100100272	900 Meadowbrook S	09/05/2018	185,000	185,000	185,000	1,556	The Villages at Swansboro	73
	100114239	209 Palomino Lane	09/06/2018	189,900	185,500	182,000	1,304	White Horse Ridge	95
	100120934	409 Patriots Point Lane	09/28/2018	169,000	166,500	162,500	1,205	Charleston Park	70

Photo	MLS #	Address	Sold Date	Original List Price	Listing Price	Sold Price	SqFt – Heated	Subdivision	Cumulative DOM
	100122025	422 Patriots Point Lane	09/11/2018	184,900	180,000	180,000	1,452	Charleston Park	44
	100129169	216 Pigeon Lane	09/28/2018	237,900	237,900	230,000	2,417	Halls Creek North	86
	100108959	244 River Reach Drive	09/05/2018	589,900	589,900	547,500	3,100	River Reach	74
	100097363	403 Whistling Heron Way	09/04/2018	230,000	231,000	233,700	2,387	Park Place at Hammocks Beach	138

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	136	32,137,900	0	Low	32,500	0	0.00	1	0.16	0.00	31	31
				Avg	236,308	0	0.00	167,792	745.05	0.00	613	644
				High	5,600,000	0	0.00	10,278,853	99,857.14	0.00	4,018	4,018
Pending	2	134,900	0	Low	35,000	0	0.00	48,961	0.71	0.00	84	84
				Avg	67,450	0	0.00	59,110	1.08	0.00	94	94
				High	99,900	0	0.00	69,260	1.44	0.00	105	105
Closed	2	105,000	89,750	Low	45,000	39,750	0.83	14,985	1.90	1.58	22	22
				Avg	52,500	44,875	0.86	23,283	2.45	2.12	69	69
				High	60,000	50,000	0.88	31,581	3.00	2.65	117	117
Overall	140	32,377,800	89,750	Low	32,500	39,750	0.83	1	0.16	1.58	22	22
				Avg	231,270	44,875	0.86	164,149	723.66	2.12	598	628
				High	5,600,000	50,000	0.88	10,278,853	99,857.14	2.65	4,018	4,018

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

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	136	32,137,900	0	Low	32,500	0	0.00	1	0.16	0.00	31	31
				Avg	236,308	0	0.00	167,792	745.05	0.00	613	644
				High	5,600,000	0	0.00	10,278,853	99,857.14	0.00	4,018	4,018
Pending	12	1,218,700	0	Low	35,000	0	0.00	9,148	0.44	0.00	1	1
				Avg	101,558	0	0.00	62,435	4.15	0.00	732	732
				High	199,000	0	0.00	363,726	11.81	0.00	3,296	3,296
Closed	2	105,000	89,750	Low	45,000	39,750	0.83	14,985	1.90	1.58	22	22
				Avg	52,500	44,875	0.86	23,283	2.45	2.12	69	69
				High	60,000	50,000	0.88	31,581	3.00	2.65	117	117
Overall	150	33,461,600	89,750	Low	32,500	39,750	0.83	1	0.16	1.58	1	1
				Avg	223,077	44,875	0.86	157,367	675.42	2.12	615	643
				High	5,600,000	50,000	0.88	10,278,853	99,857.14	2.65	4,018	4,018

September 2018

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	711	320,726,293	0	Low	48,000	0	0.00	253	29.89	0.00	1	1
				Avg	451,092	0	0.00	2,034	218.52	0.00	184	202
				High	3,999,000	0	0.00	8,898	827.03	0.00	1,323	2,003
Pending	6	2,543,400	0	Low	169,900	0	0.00	850	115.48	0.00	21	21
				Avg	423,900	0	0.00	1,849	229.49	0.00	158	158
				High	998,000	0	0.00	2,716	367.45	0.00	342	342
Closed	67	21,717,857	21,119,441	Low	69,000	64,000	0.81	253	72.94	73.30	0	0
				Avg	324,147	315,216	0.97	1,782	186.98	181.22	84	90
				High	2,000,000	1,925,000	1.04	3,678	625.00	601.56	719	719
Overall	784	344,987,550	21,119,441	Low	48,000	64,000	0.81	253	29.89	73.30	0	0
				Avg	440,035	315,216	0.97	2,011	215.90	181.22	176	192
				High	3,999,000	1,925,000	1.04	8,898	827.03	601.56	1,323	2,003

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	605	139,443,333	0	Low	9,000	0	0.00	1	0.07	0.00	1	1
				Avg	230,485	0	0.00	89,653	975.55	0.00	499	534
				High	5,845,000	0	0.00	10,278,853	482,456.14	0.00	4,493	4,493
Pending	10	713,200	0	Low	35,000	0	0.00	7,754	0.71	0.00	13	13
				Avg	71,320	0	0.00	26,036	4.40	0.00	419	419
				High	165,000	0	0.00	69,260	13.15	0.00	903	903
Closed	8	492,100	440,476	Low	19,500	15,000	0.70	10,050	0.44	0.34	0	0
				Avg	61,512	55,060	0.87	23,908	3.46	3.13	231	231
				High	99,000	96,726	1.00	44,170	9.85	9.25	1,581	1,581
Overall	623	140,648,633	440,476	Low	9,000	15,000	0.70	1	0.07	0.34	0	0
				Avg	225,760	55,060	0.87	87,785	947.44	3.13	494	528
				High	5,845,000	96,726	1.00	10,278,853	482,456.14	9.25	4,493	4,493

Summary Market Report for Emerald Isle and the Crystal Coast NC for September 2018

Market Report for Emerald Isle NC for September 2018 shows that there were 15 homes SOLD in September. One home was located in Lands End, one in Jefferson Place, one located in Ocean Forest, one home was located in Emerald Isle By The Sea, and one was not located in a subdivision.

The average price for a home sold in Emerald Isle NC in September 2018 was \$732,100. The lowest price home that sold was priced at \$151,000. The highest priced home that sold in Emerald Isle NC this month was \$1,925,000. Of the 5 homes that sold in Emerald Isle NC in September they sold at an average of 97% of list price. The average price per square foot for homes sold in Emerald Isle this month was \$290.01 per square foot.

There was 1 lot sold in Emerald Isle during the month of September 2018. The lot was located in the following subdivision: Ocean Forest

The average price for a lot in Emerald Isle NC in September 2018 was \$93,000. The lowest price lot that sold was priced at \$93,000. The highest priced lot that sold in Emerald Isle NC this month was \$93,000. Of the 1 lot that sold in Emerald Isle NC in September 2018 it was sold at an average of 94% of list price. The average price per square foot for lot sold in Emerald Isle this month was \$9.25 per square foot.

