

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

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




Emerald Isle – Market Report














October 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	285	145,983,706	0	Low	89,500	0	0.00	368	117.84	0.00	3	2
				Avg	512,224	0	0.00	1,850	281.13	0.00	319	332
				High	3,200,000	0	0.00	6,228	824.17	0.00	2,488	2,488
Pending	19	9,930,300	0	Low	119,000	0	0.00	1,000	119.00	0.00	8	6
				Avg	522,647	0	0.00	1,999	247.60	0.00	213	237
				High	1,895,000	0	0.00	4,776	396.78	0.00	603	604
Closed	21	8,194,249	7,745,073	Low	229,500	207,000	0.83	1,028	109.50	104.44	28	28
				Avg	390,202	368,813	0.95	1,736	231.89	218.96	318	328
				High	789,900	710,000	1.01	2,850	323.75	319.87	905	903
Overall	325	164,108,255	7,745,073	Low	89,500			368	109.50		3	2
				Avg	504,948			1,851	274.27		312	326
				High	3,200,000			6,228	824.17		2,488	2,488

Emerald Isle NC Homes for Sale that SOLD in October 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
	12-2682	10300 Coast Guard Rd B305 Emerald Isle, NC 28594	10/18/2013	267,000	229,500	229,500	1,048	Point Emerald Vill	No	No	No	503
	13-2071	124 EASTVIEW Drive Emerald Isle, NC 28594	10/28/2013	299,000	249,000	237,500	2,274	None	No	No	No	194
	13-1354	9007 Reed Drive 2104 Emerald Isle, NC 28594	10/10/2013	264,900	249,900	207,000	1,028	Queens Court	No	No	No	210
	13-841	9201 Coast Guard Rd C203 Emerald Isle, NC 28594	10/18/2013	275,000	249,950	210,000	1,120	Pebble Beach	No	No	No	241
	11-1773	2907 Pointe West Drive 4B1W Emerald Isle, NC 28594	10/2/2013	335,000	258,999	252,500	1,134	Pier Pointe	Yes	No	No	905
	11-4443	10300 Coast Guard Rd D 312 Emerald Isle, NC 28594	10/25/2013	325,000	260,000	235,000	1,296	Point Emerald Vill	No	No	No	729
	13-4328	2801 Pier Point Drive 1B2 Emerald Isle, NC 28594	10/24/2013	262,000	262,000	260,000	1,134	Pier Pointe	Yes	No	No	57
	12-5298	10525 Coast Guard Rd Emerald Isle, NC 28594	10/18/2013	320,000	310,000	280,000	1,224	Wyndtree	No	No	No	318

	13-41	9201 Coast Guard Rd 305A Emerald Isle, NC 28594	10/29/2013	349,000	329,900	315,000	1,180	Pebble Beach	Yes	No	No	297
	13-3445	131 Sand Castle Drive Emerald Isle, NC 28594	10/25/2013	339,000	339,000	320,000	1,999	None	No	No		112
	13-4593	212 Ocean Drive Emerald Isle, NC 28594	10/15/2013	344,900	344,900	345,000	2,835	None	No	Yes	No	28
	13-4650	129 Tracy Drive Emerald Isle, NC 28594	10/25/2013	369,900	369,900	373,573	2,364	Dogwood Acres	No	Yes	No	35
	13-1948	2101 Ocean Drive East Emerald Isle, NC 28594	10/11/2013	375,000	375,000	380,000	1,188	Island Shores	Yes	No	No	184
	13-3421	9909 CHRISSIE WRIGHT Ct East Emerald Isle, NC 28594	10/18/2013	379,000	379,000	366,000	2,076	Spinnakers Reach	No	No	No	107
	13-2148	3404 EMERALD Drive Emerald Isle, NC 28594	10/31/2013	420,000	395,000	370,000	1,770	None	Yes	No	No	195
	12-5172	10532 WYNDTREE Drive Emerald Isle, NC 28594	10/25/2013	479,000	449,500	425,000	1,400	Wyndtree	No	No	No	332
	13-3205	112 JANELL Ln Emerald Isle, NC 28594	10/3/2013	528,000	528,000	515,000	2,000	Daisywood	No	No	No	111
	11-3547	5302 Ocean Drive Emerald Isle, NC 28594	10/30/2013	649,000	565,000	525,000	2,448	Emerald Isle By The	No	No	No	812
	13-2563	1202 Timber Trail Emerald Isle, NC 28594	10/18/2013	634,000	599,900	589,000	1,853	None	Yes	No	No	162
	13-143	9919 Shipwreck Ln West Emerald Isle, NC 28594	10/25/2013	659,900	659,900	600,000	2,228	Spinnakers Reach	Yes	No	No	288
	11-2363	10010 SEA BREEZE Drive Emerald Isle, NC 28594	10/4/2013	884,900	789,900	710,000	2,850	Lands End	No	No	No	868

Emerald Isle Lots and Land for Sale in October 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	118	29,975,400	0	Low	85,000	0	0.00	0	0.00	0.00	3	3
				Avg	254,029	0	0.00	0	0.00	0.00	642	693
				High	1,000,000	0	0.00	0	0.00	0.00	2,569	2,569
Overall	118	29,975,400	0	Low	85,000			0	0.00		3	3
				Avg	254,029			0	0.00		642	693
				High	1,000,000			0	0.00		2,569	2,569

SOLD Lots and Land in Emerald Isle NC in October 2013

No Lots and Land were sold in Emerald Isle NC in October 2013



Swansboro, Cedar Point & Cape Carteret – Market Report

October 2013

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	199	52,282,876	0	Low	48,000	0	0.00	490	50.35	0.00	3	2
				Avg	262,728	0	0.00	2,137	130.21	0.00	203	215
				High	1,400,000	0	0.00	5,200	288.46	0.00	1,792	1,792
Pending	10	2,579,650	0	Low	84,950	0	0.00	1,296	65.55	0.00	30	30
				Avg	257,965	0	0.00	2,011	90.96	0.00	157	198
				High	600,000	0	0.00	3,076	131.93	0.00	366	418
Closed	7	1,851,699	1,774,543	Low	79,900	69,000	0.86	1,400	57.07	49.29	40	-2
				Avg	264,528	253,506	0.95	2,545	99.19	94.63	192	185
				High	549,900	515,000	1.02	4,056	135.58	126.97	403	403
Overall	216	56,714,225	1,774,543	Low	48,000			490	50.35		3	-2
				Avg	262,566			2,157	127.45		201	213
				High	1,400,000			5,200	288.46		1,792	1,792

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
	13-4332	113 HADNOT Drive Cape Carteret, NC 28584	10/31/2013	79,900	79,900	69,000	1,400	Hadnot Creek	No	No	No	62
	13-3001	133 LOUSAN Drive Cape Carteret, NC 28584	10/25/2013	139,000	125,000	120,000	1,600	Fox Forest	No	No	No	141
	13-1865	502 MAIN ST 101 Swansboro, NC 28584	10/2/2013	224,900	214,900	200,000	1,626	Swann Harbour	No			181
	12-4900	305 Echo Ridge Rd Lot 55 Swansboro, NC 28584	10/22/2013	239,382	229,302	233,543	3,000	Coldwater Creek	No	No	No	350
	13-4827	142 Jones St Cedar Point, NC 28584	10/1/2013	322,000	322,000	322,000	2,736	Country Terrace	No	No	No	40
	13-2415	321 Ardan Oaks Drive Lot 11 Cape Carteret, NC 28584	10/16/2013	330,697	330,697	315,000	3,400	Ardan Oaks	No	No	No	168
	12-4196	125 Mulligan Drive Swansboro, NC 28584	10/21/2013	599,900	549,900	515,000	4,056	Silver Creek	No	No	No	403

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	39,631,718	0	Low	37,800	0	0.00	0	0.00	0.00	5	5
				Avg	205,346	0	0.00	0	0.00	0.00	579	583
				High	5,100,000	0	0.00	0	0.00	0.00	2,009	2,009
Pending	2	198,500	0	Low	48,500	0	0.00	0	0.00	0.00	23	23

				Avg	99,250	0	0.00	0	0.00	0.00	91	91
				High	150,000	0	0.00	0	0.00	0.00	160	160
Closed	1	200,000	195,000	Low	200,000	195,000	0.97	0	0.00	0.00	119	118
				Avg	200,000	195,000	0.97	0	0.00	0.00	119	118
				High	200,000	195,000	0.97	0	0.00	0.00	119	118
Overall	196	40,030,218	195,000	Low	37,800			0	0.00		5	5
				Avg	204,236			0	0.00		571	576
				High	5,100,000			0	0.00		2,009	2,009

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

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
	13-3333	308 WATER St Swansboro, NC 28584	10/24/2013	289,500	200,000	195,000	0	Edgewater Height	No	No	No	119

Crystal Coast Market Report

October 2013

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	2,122	681,267,618	0	Low	19,900	0	0.00	253	19.88	0.00	0	0
				Avg	321,050	0	0.00	1,874	180.34	0.00	242	259
				High	4,799,999	0	0.00	9,168	824.17	0.00	2,488	2,710
Pending	114	32,735,738	0	Low	35,000	0	0.00	654	35.43	0.00	8	6
				Avg	287,156	0	0.00	1,855	162.35	0.00	186	217
				High	1,895,000	0	0.00	4,924	417.27	0.00	1,505	1,529
Closed	142	36,117,245	34,050,974	Low	37,000	30,000	0.38	580	30.71	16.34	21	-10
				Avg	254,347	239,796	0.94	1,848	138.19	129.93	236	263
				High	1,550,000	1,300,000	1.09	5,690	417.27	399.13	1,695	2,273
Overall	2,378	750,120,601	34,050,974	Low	19,900			253	19.88		0	-10
				Avg	315,442			1,871	176.00		239	257
				High	4,799,999			9,168	824.17		2,488	2,710

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	1,202	234,741,422	0	Low	2,000	0	0.00	0	0.00	0.00	0	0
				Avg	195,292	0	0.00	0	0.00	0.00	482	508
				High	15,900,000	0	0.00	0	0.00	0.00	2,829	2,829
Pending	24	3,855,555	0	Low	12,000	0	0.00	0	0.00	0.00	21	18
				Avg	160,648	0	0.00	0	0.00	0.00	243	270
				High	650,000	0	0.00	0	0.00	0.00	1,235	1,235
Closed	15	1,435,300	1,079,300	Low	9,900	5,000	0.25	0	0.00	0.00	0	-6
				Avg	95,687	71,953	0.83	0	0.00	0.00	316	313
				High	525,000	275,000	1.16	0	0.00	0.00	1,209	1,206
Overall	1,241	240,032,277	1,079,300	Low	2,000			0	0.00		0	-6
				Avg	193,418			0	0.00		475	501
				High	15,900,000			0	0.00		2,829	

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

Market Report for Emerald Isle NC for October 2013 shows that there were 21 homes SOLD in October in Emerald Isle NC. Two homes sold in Point Emerald Villas subdivision, one in Emerald Isle by the Sea subdivision, one in Daisywood subdivision, another in Lands End subdivision, one in Queens Court subdivision, one in Island Shores subdivision, two in Wyndtree subdivision, one home located in Dogwood Acres, two homes located in each of Pier Pointe, Pebble Beach, and Spinnakers Reach subdivisions, and the remaining five homes sold in unincorporated areas of Emerald Isle NC.

The average price for a home sold in Emerald Isle NC in October 2013 was \$522,647. The lowest price home that sold was priced at \$229,500. The highest priced home that sold in Emerald Isle NC this month was \$789,900. Of the 21 homes that sold in Emerald Isle NC in October 2013 the sold at an average of 95% of list price. The average price per square foot for homes sold in Emerald Isle this month was \$218.96 per square foot.

There were no lots sold and closed in Emerald Isle NC during the month of October 2013.