














## Emerald Isle – Market Report






October 2016

### 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	193	98,634,544	0	Low	92,000	0	0.00	390	118.24	0.00	0	0
				Avg	511,060	0	0.00	1,882	273.99	0.00	230	249
				High	2,575,000	0	0.00	6,267	832.50	0.00	3,264	3,264
Pending	15	5,753,800	0	Low	145,000	0	0.00	768	143.55	0.00	1	1
				Avg	383,587	0	0.00	1,642	224.78	0.00	157	200
				High	990,000	0	0.00	3,650	350.18	0.00	785	785
Closed	19	9,823,800	9,245,100	Low	175,000	165,000	0.78	740	101.39	95.60	1	1
				Avg	517,042	486,584	0.95	2,079	246.03	232.57	186	242
				High	1,900,000	1,800,000	1.01	5,595	374.17	374.92	552	1,583
Overall	227	114,212,144	9,245,100	Low	92,000	165,000	0.78	390	101.39	95.60	0	0
				Avg	503,137	486,584	0.95	1,883	268.40	232.57	222	246
				High	2,575,000	1,800,000	1.01	6,267	832.50	374.92	3,264	3,264

### Emerald Isle NC Homes for Sale that SOLD in October 2016


Photo	MLS #	Address	Sold Date	Original List Price	Listing Price	Sold Price	SqFt – Heated	Subdivision	Cumulative DOM
	100002763	302 Cape Lookout Loop	10/12/2016	274,900	264,900	255,000	1,064	Cape Emerald	199
	100008368	102 Clark Street	10/21/2016	595,000	595,000	565,000	2,200	Not In Subdivision	140
	100005328	131 Conch Court	10/11/2016	275,000	265,000	250,700	1,700	Sea Dunes	126
	100001193	1309 Emerald Drive	10/14/2016	352,500	352,500	276,500	1,301	Not In Subdivision	198
	100012908	1509 Emerald Drive	10/31/2016	425,000	425,000	390,000	1,624	Not In Subdivision	79
	11405302	2206 Emerald Drive	10/20/2016	525,000	499,000	455,000	1,400	Island Shore	552
	100030725	5706 Emerald Drive	10/24/2016	389,900	395,000	399,000	2,300	Mayfair Square	13
	100007986	409 Emerald Plantation Road	10/10/2016	679,900	649,500	635,000	3,748	Emerald Plantation	160
	100003867	8722 Emerald Plantation Road	10/20/2016	749,000	739,000	715,000	2,637	Emerald Plantation	200
	100022120	409 Holly Street	10/28/2016	285,000	280,000	270,000	1,176	Holly Point	47
	11504507	124 Mangrove Boulevard	10/03/2016	189,900	175,000	172,000	784	Not In Subdivision	316
	11503488	6613 Marsh Cove Road	10/28/2016	345,000	279,900	275,000	1,865	Marsh Cove	425
	100028060	2210 Ocean Drive	10/31/2016	449,000	449,000	449,900	1,200	Island Shore	7
	11501947	2314 Ocean Drive	10/21/2016	229,000	195,000	190,000	740	Not In	1,583

		South						Subdivision	
	11501667	6413 Ocean Drive East	10/13/2016	575,000	540,000	510,000	1,724	Sea Crest	415
	100027741	7405 Ocean Drive	10/12/2016	1,900,000	1,900,000	1,800,000	5,595	Jefferson Place	1
	100025252	8709 Plantation Drive 201	10/25/2016	175,000	175,000	165,000	1,726	Emerald Plantation	37
	100029088	102 Robin Street	10/17/2016	495,000	495,000	487,000	2,157	Not In Subdivision	4
	100010036	9703 Spinnaker Place	10/10/2016	1,250,000	1,150,000	985,000	4,559	Dolphin Ridge	114

### Emerald Isle Lots and Land for Sale in October 2016

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	112	24,763,600	0	Low	69,000	0	0.00	7,187	1.45	0.00	9	9
				Avg	221,104	0	0.00	20,995	13.77	0.00	381	446
				High	875,000	0	0.00	155,596	44.06	0.00	2,074	2,074
Pending	2	474,000	0	Low	225,000	0	0.00	11,326	7.33	0.00	268	268
				Avg	237,000	0	0.00	22,651	13.60	0.00	400	400
				High	249,000	0	0.00	33,977	19.87	0.00	532	532
Closed	1	95,000	90,000	Low	95,000	90,000	0.95	7,841	12.12	11.48	409	409
				Avg	95,000	90,000	0.95	7,841	12.12	11.48	409	409
				High	95,000	90,000	0.95	7,841	12.12	11.48	409	409
Overall	115	25,332,600	90,000	Low	69,000	90,000	0.95	7,187	1.45	11.48	9	9
				Avg	220,283	90,000	0.95	20,910	13.76	11.48	381	445
				High	875,000	90,000	0.95	155,596	44.06	11.48	2,074	2,074

### SOLD Lots and Land in Emerald Isle NC in October 2015

Photo	MLS #	Address	Sold Date	Original List Price	Listing Price	Sold Price	Subdivision	Cumulative DOM
	11503122	310 Deer Trail 5	10/11/2016	119,000	95,000	90,000	Not In Subdivision	409

## Swansboro, Cedar Point & Cape Carteret – Market Report

October 2016

### 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	176	45,438,077	0	Low	55,000	0	0.00	448	50.68	0.00	0	0
				Avg	258,171	0	0.00	1,940	134.32	0.00	168	185
				High	1,250,000	0	0.00	5,600	501.47	0.00	1,082	2,029
Pending	12	2,796,050	0	Low	70,000	0	0.00	1,080	64.81	0.00	66	66
				Avg	233,004	0	0.00	1,963	119.91	0.00	170	188
				High	340,000	0	0.00	3,264	196.22	0.00	326	511
Closed	23	5,698,300	5,414,001	Low	31,500	25,000	0.79	704	31.63	27.06	6	6
				Avg	247,752	235,391	0.96	1,967	113.59	108.44	108	121
				High	1,600,000	1,450,000	1.16	6,445	248.25	224.98	427	427
Overall	211	53,932,427	5,414,001	Low	31,500	25,000	0.79	448	31.63	27.06	0	0
				Avg	255,604	235,391	0.96	1,945	131.19	108.44	162	178
				High	1,600,000	1,450,000	1.16	6,445	501.47	224.98	1,082	2,029

## 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
	100022807	109 Apollo Drive	10/31/2016	309,900	309,900	300,000	1,984	Star Hill	14
	100000697	416 Moss Springs Drive	10/13/2016	244,000	235,000	230,000	2,270	Coldwater Creek	210
	100017795	206 Quailwood Court	10/28/2016	389,000	375,000	375,000	3,699	Quailwood Acres	90
	11503197	218 Star Hill Drive	10/19/2016	233,000	215,000	194,500	1,865	Star Hill	427
	100007602	109 Cedar Lane 6	10/04/2016	114,000	114,000	110,000	704	Not In Subdivision	149
	100006970	103 Mary Catherine Court	10/21/2016	335,900	319,900	292,000	1,720	Cedar Point Beach	150
	80176270	315 Catamaran Road	10/28/2016	240,000	240,000	240,000	2,618	Watercrest Landing	119
	100017950	322 Divot Court	10/11/2016	249,900	239,900	235,000	2,065	Silver Creek	74
	100002913	208 Echo Ridge Road	10/03/2016	194,900	189,900	183,000	1,641	Coldwater Creek	176
	100031230	108 Halls Creek Drive	10/20/2016	123,000	123,000	143,001	1,918	Halls Creek At The Hammocks	7
	100028203	115 Halls Creek Drive	10/31/2016	199,500	199,500	195,000	1,792	Halls Creek At The Hammocks	28
	100011680	134 John L Hurst Drive	10/28/2016	1,600,000	1,600,000	1,450,000	6,445	Hurst Harbor North	108
	100008935	111 N Lisk Drive	10/05/2016	175,000	169,900	168,000	1,060	Russell Park	126
	100020125	209 Low Country Lane	10/07/2016	165,000	165,000	150,000	1,268	Charleston Park	40
	100028704	203 Marsh Hen Ct	10/18/2016	167,700	167,700	162,500	1,920	Halls Creek At The Hammocks	13
	80172372	705 Meeting Park Lane	10/05/2016	221,500	221,500	221,500	2,387	Charleston Park	286
	100030581	204 Mills Branch Court	10/19/2016	64,900	64,900	64,000	2,052	Bell Cove Heights	14
	100015415	230 Norris Road	10/19/2016	35,000	31,500	25,000	924	Not In Subdivision	85
	100014589	207 Ocean Spray Drive	10/07/2016	124,900	119,900	112,500	1,512	Ocean Spray	108
	100026423	950 Old Church Road	10/27/2016	149,900	129,900	121,500	1,460	Not In Subdivision	314
	80177023	602 Spoleto Court	10/03/2016	177,500	177,500	177,500	1,568	Charleston Park	33
	100000012	109 White Heron Lane	10/19/2016	232,900	229,500	215,000	1,464	Bluewater Cove	208
	100026850	133 White Oak Crossing	10/03/2016	59,900	59,900	49,000	900	Not In Subdivision	6

**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	179	32,486,000	0	Low	29,900	0	0.00	1,230	0.17	0.00	2	2
				Avg	181,486	0	0.00	190,776	5.17	0.00	633	667
				High	2,500,000	0	0.00	10,236,600	40.57	0.00	2,687	2,837
Pending	19	1,251,200	0	Low	25,000	0	0.00	8,276	0.40	0.00	43	43
				Avg	65,853	0	0.00	19,836	4.40	0.00	694	694
				High	179,000	0	0.00	62,726	21.63	0.00	2,620	2,620
Closed	4	344,800	336,400	Low	30,000	27,500	0.92	20,038	0.55	0.51	82	82
				Avg	86,200	84,100	0.96	79,824	2.39	2.31	946	946
				High	139,900	139,900	1.00	223,027	4.24	4.24	2,219	2,219
Overall	202	34,082,000	336,400	Low	25,000	27,500	0.92	1,230	0.17	0.51	2	2
				Avg	168,723	84,100	0.96	171,549	5.04	2.31	645	675
				High	2,500,000	139,900	1.00	10,236,600	40.57	4.24	2,687	2,837

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

Photo	MLS #	Address	Sold Date	Original List Price	Listing Price	Sold Price	Subdivision	Cumulative DOM
	11503456	140 Hunting Bay Drive 4	10/07/2016	95,000	89,900	84,000	Hunting Bay	404
	11003525	123 Lowery Lane 78	10/07/2016	275,000	85,000	85,000	Bluewater Cove	2,219
	11304563	000 Island Only	10/06/2016	71,500	30,000	27,500	Not In Subdivision	1,082
	100016130	000 Plantation Drive 22B&22C	10/28/2016	149,500	139,900	139,900	Plantation Est	82

## Crystal Coast Market Report

October 2016

### 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	11,392	3,444,763,946	0	Low	850	0	0.00	250	0.11	0.00	0	0
				Avg	302,384	0	0.00	2,236	143.50	0.00	179	191
				High	8,200,000	0	0.00	800,900	1,437.13	0.00	3,844	4,263
Pending	1,430	319,584,618	0	Low	10,000	0	0.00	276	9.12	0.00	-1	-1
				Avg	223,486	0	0.00	1,870	117.50	0.00	111	119
				High	3,999,500	0	0.00	6,356	657.60	0.00	2,223	2,223
Closed	1,580	360,218,644	348,272,163	Low	12,000	11,620	0.36	439	6.13	5.96	-68	-68
				Avg	227,986	220,425	0.97	1,869	120.01	116.00	107	114
				High	2,195,000	2,100,000	1.54	9,168	738.64	732.32	3,012	3,012
Overall	14,402	4,124,567,208	348,272,163	Low	850	11,620	0.36	250	0.11	0.00	-68	-68
				Avg	286,389	220,425	0.97	2,159	138.32	94.67	164	176
				High	8,200,000	2,100,000	1.54	800,900	1,437.13	732.32	3,844	4,263

### 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	8,656	1,278,150,694	0	Low	175	0	0.00	0	0.00	0.00	-693	-693
				Avg	147,661	0	0.00	1,262,659	663.67	0.00	490	513
				High	20,000,000	0	0.00	5,314,353,207	1,315,789.47	0.00	4,200	10,230
Pending	234	19,820,075	0	Low	3,000	0	0.00	0	0.02	0.00	0	0

				Avg	84,701	0	0.00	151,382	8,737.32	0.00	285	291
				High	650,000	0	0.00	14,113,440	514,285.71	0.00	3,424	3,424
Closed	227	17,931,848	16,155,475	Low	2,300	1,500	0.21	0	0.03	0.02	0	0
				Avg	78,995	71,169	0.86	88,737	13,265.29	12,526.40	293	301
				High	585,000	520,000	1.22	3,760,099	1,147,058.82	1,089,473.68	2,403	2,403
Overall	9,117	1,315,902,617	16,155,475	Low	175	1,500	0.21	0	0.00	0.00	-693	-693
				Avg	144,335	71,169	0.86	1,202,776	1,204.32	2,433.89	480	502
				High	20,000,000	520,000	1.22	5,314,353,207	1,315,789.47	1,089,473.68	4,200	10,230

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### Summary Market Report for Emerald Isle and the Crystal Coast NC for October 2016

Market Report for Emerald Isle NC for October 2016 shows that there were 19 homes SOLD in October. One home sold in Sea Dunes subdivision, one home was located in Cape Emerald subdivision, one property was located in Mayfair Square subdivision, One property was located in Marsh Cove subdivision, two homes were located in Island Shore subdivision, two homes were located in Emerald Plantation subdivision, one home was located in Sea Crest subdivision, one home was located in each of Jefferson Place and Dolphin Ridge subdivisions, two homes were located in Holly Point Subdivision. The remaining 6 homes sold in unincorporated areas of Emerald Isle NC.

The average price for a home sold in Emerald Isle NC in October 2016 was \$486,584. The lowest price home that sold was priced at \$165,000. The highest priced home that sold in Emerald Isle NC this month was \$1,800,000. Of the 19 homes that sold in Emerald Isle NC in October 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 \$232.57 per square foot.

There was 1 lot that sold in Emerald Isle during the month of October 2016. The lot was located in unincorporated area of Emerald Isle.