

Emerald Isle – Market Report

October 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	157	82,570,558	0	Low	122,900	0	0.00	560	102.85	0.00	2	2
				Avg	525,927	0	0.00	1,878	283.55	0.00	169	179
				High	2,500,000	0	0.00	6,652	1,000.00	0.00	905	905
Pending	1	769,900	0	Low	769,900	0	0.00	2,610	294.98	0.00	12	12
				Avg	769,900	0	0.00	2,610	294.98	0.00	12	12
				High	769,900	0	0.00	2,610	294.98	0.00	12	12
Closed	1	265,000	240,000	Low	265,000	240,000	0.91	990	267.68	242.42	14	14
				Avg	265,000	240,000	0.91	990	267.68	242.42	14	14
				High	265,000	240,000	0.91	990	267.68	242.42	14	14
Overall	159	83,605,458	240,000	Low	122,900	240,000	0.91	560	102.85	242.42	2	2
				Avg	525,820	240,000	0.91	1,878	283.52	242.42	167	177
				High	2,500,000	240,000	0.91	6,652	1,000.00	242.42	905	905

Emerald Isle NC Homes for Sale that SOLD in October 2017

Photo	MLS #	Address	Sold Date	Original List Price	Listing Price	Sold Price	SqFt – Heated	Subdivision	Cumulative DOM
	100080237	8801 Reed Drive 215	10/31/2017	265,000	265,000	240,000	990	Sound Of The Sea	14

Emerald Isle Lots and Land for Sale in October 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	84	20,109,800	0	Low	89,500	0	0.00	5,750	1.61	0.00	1	1
				Avg	239,402	0	0.00	25,628	13.69	0.00	412	451
				High	799,000	0	0.00	155,509	44.41	0.00	1,976	1,976
Pending	4	949,700	0	Low	174,900	0	0.00	10,672	5.16	0.00	9	9
				Avg	237,425	0	0.00	21,616	14.15	0.00	209	382
				High	325,000	0	0.00	34,848	25.29	0.00	667	1,359
Active Contingent	2	194,000	0	Low	75,000	0	0.00	15,246	4.64	0.00	190	202
				Avg	97,000	0	0.00	15,704	6.22	0.00	196	378
				High	119,000	0	0.00	16,161	7.81	0.00	202	555
Closed	6	792,600	740,500	Low	84,900	78,000	0.90	9,888	3.35	3.08	306	306
				Avg	132,100	123,417	0.93	17,591	7.91	7.35	459	459
				High	250,000	235,000	0.97	25,308	11.59	10.90	563	563
Overall	96	22,046,100	740,500	Low	75,000	78,000	0.90	5,750	1.61	3.08	1	1
				Avg	229,647	123,417	0.93	24,752	13.19	7.35	402	447
				High	799,000	235,000	0.97	155,509	44.41	10.90	1,976	1,976

SOLD Lots and Land in Emerald Isle NC in October 2017

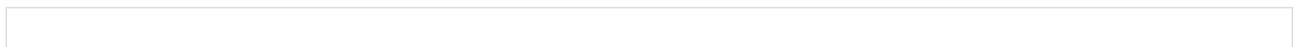




Photo	MLS #	Address	Sold Date	Original List Price	Listing Price	Sold Price	Subdivision	Cumulative DOM
	100007650	7401 Archers Creek Court 28	10/18/2017	84,900	84,900	78,000	Archers Point	485
	100031265	7314 Archers Creek Drive 10	10/02/2017	89,800	89,800	87,500	Archers Point	316
	100004144	10518 Coast Guard Road 15	10/11/2017	249,900	179,900	170,000	West End	563
	100007531	321 Live Oak Drive	10/20/2017	99,000	94,000	85,000	Ocean Forest	544
	100007535	323 Live Oak Drive	10/20/2017	99,000	94,000	85,000	Ocean Forest	544
	100027961	8426 Sound Drive undefined	10/06/2017	269,900	250,000	235,000	Stillwater Cove	306

Swansboro, Cedar Point & Cape Carteret – Market Report

October 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
Active	92	21,146,598	0	Low	75,000	0	0.00	877	63.04	0.00	1	1
				Avg	229,854	0	0.00	1,885	120.75	0.00	161	174
				High	899,900	0	0.00	4,284	395.00	0.00	1,185	1,185
Pending	25	5,872,503	0	Low	56,500	0	0.00	1,025	35.94	0.00	0	0
				Avg	234,900	0	0.00	2,134	111.80	0.00	91	100
				High	385,000	0	0.00	3,463	150.54	0.00	428	428
Closed	1	70,000	67,000	Low	70,000	67,000	0.96	1,080	64.81	62.04	113	113
				Avg	70,000	67,000	0.96	1,080	64.81	62.04	113	113
				High	70,000	67,000	0.96	1,080	64.81	62.04	113	113
Overall	118	27,089,101	67,000	Low	56,500	67,000	0.96	877	35.94	62.04	0	0
				Avg	229,569	67,000	0.96	1,931	118.38	62.04	145	158
				High	899,900	67,000	0.96	4,284	395.00	62.04	1,185	1,185

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
	100061199	7 Pirates Cove Drive	10/31/2017	72,000	70,000	67,000	1,080	Pirates Cove Townhouses	113

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	175	35,530,000	0	Low	26,000	0	0.00	1	0.14	0.00	14	14
				Avg	203,029	0	0.00	146,360	575.95	0.00	664	676
				High	5,600,000	0	0.00	10,278,853	99,857.14	0.00	3,058	3,230

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
Pending	6	258,000	0	Low	35,000	0	0.00	15,899	1.10	0.00	20	20
				Avg	43,000	0	0.00	22,724	2.12	0.00	165	165
				High	58,000	0	0.00	45,302	3.65	0.00	438	438
Closed	2	279,900	268,000	Low	89,900	83,000	0.92	23,396	2.76	2.55	465	465
				Avg	139,950	134,000	0.95	27,998	5.44	5.23	536	639
				High	190,000	185,000	0.97	32,600	8.12	7.91	608	813
Overall	183	36,067,900	268,000	Low	26,000	83,000	0.92	1	0.14	2.55	14	14
				Avg	197,092	134,000	0.95	141,013	550.90	5.23	646	659
				High	5,600,000	185,000	0.97	10,278,853	99,857.14	7.91	3,058	3,230

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
	100003253	224 Royal Oaks Court 78	10/27/2017	89,900	89,900	83,000	Magens Bay	813
	100013189	103 Bridgeview Lane 2	10/31/2017	195,000	190,000	185,000	Deer Island Harbor	465

Crystal Coast Market Report

October 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	150	50,539,337	0	Low	49,000	0	0.00	328	46.23	0.00	1	1
				Avg	336,929	0	0.00	1,817	188.57	0.00	15	26
				High	2,100,000	0	0.00	5,588	736.84	0.00	31	602
Pending	17	5,428,115	0	Low	60,000	0	0.00	1,022	35.71	0.00	0	0
				Avg	319,301	0	0.00	1,817	168.51	0.00	6	6
				High	769,900	0	0.00	2,918	367.40	0.00	16	16
Active Contingent	1	375,000	0	Low	375,000	0	0.00	1,117	335.72	0.00	0	0
				Avg	375,000	0	0.00	1,117	335.72	0.00	0	0
				High	375,000	0	0.00	1,117	335.72	0.00	0	0
Closed	2	310,000	302,500	Low	140,000	132,500	0.95	496	114.09	114.09	0	0
				Avg	155,000	151,250	0.97	993	198.18	190.62	0	0
				High	170,000	170,000	1.00	1,490	282.26	267.14	0	0
Overall	170	56,652,452	302,500	Low	49,000	132,500	0.95	328	35.71	114.09	0	0
				Avg	333,250	151,250	0.97	1,803	187.54	190.62	14	23
				High	2,100,000	170,000	1.00	5,588	736.84	267.14	31	602

Crystal Coast Land and Lots for Sale

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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	883	161,875,750	0	Low	280	0	0.00	0	0.03	0.00	1	1
				Avg	183,325	0	0.00	140,145	2,252.69	0.00	522	545
				High	5,600,000	0	0.00	10,278,853	1,400,000.00	0.00	4,163	4,163
Pending	23	4,704,250	0	Low	35,000	0	0.00	2,483	0.37	0.00	0	0
				Avg	204,533	0	0.00	180,890	6.63	0.00	248	279
				High	2,000,000	0	0.00	3,528,360	25.29	0.00	987	1,359
Active Contingent	3	778,000	0	Low	75,000	0	0.00	15,246	4.64	0.00	190	202
				Avg	259,333	0	0.00	19,733	11.15	0.00	221	343
				High	584,000	0	0.00	27,791	21.01	0.00	273	555
Closed	27	3,224,177	2,962,500	Low	24,000	18,000	0.44	7,492	0.24	0.18	0	0
				Avg	119,414	109,722	0.88	70,997	6.07	5.64	237	246
				High	399,900	400,000	1.04	588,060	20.96	20.97	653	813
Overall	936	170,582,177	2,962,500	Low	280	18,000	0.44	0	0.03	0.18	0	0
				Avg	182,246	109,722	0.88	138,766	2,125.51	5.64	507	530
				High	5,600,000	400,000	1.04	10,278,853	1,400,000.00	20.97	4,163	4,163

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

Market Report for Emerald Isle NC for October 2017 shows that there was one home that sold in Emerald Isle NC during the month of October 2017. The home that sold in Emerald Isle NC was located in Sound of the Sea subdivision. The home sold for 91% of list price and was on the market for 14 days.

There were 6 lots sold in Emerald Isle during the month of October 2017. The lots were located in the following subdivisions: Archers Point, West End, Ocean Forest, Stillwater Cove. The lots that were sold in October 2017 in Emerald Isle sold at an average of 93% of list price. The average days on market was 402 days.

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