

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

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

Emerald Isle – Market Report







November 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	268	131,052,906	0	Low	89,500	0	0.00	368	112.88	0.00	1	1
				Avg	489,003	0	0.00	1,792	276.34	0.00	317	330
				High	3,200,000	0	0.00	6,228	824.17	0.00	2,514	2,514
Pending	11	4,394,785	0	Low	247,985	0	0.00	1,028	161.27	0.00	48	48
				Avg	399,526	0	0.00	1,473	232.74	0.00	265	264
				High	599,000	0	0.00	1,990	301.01	0.00	1,191	1,191
Closed	15	7,781,600	7,062,650	Low	119,000	95,000	0.78	1,000	106.00	95.00	27	25
				Avg	518,773	470,843	0.92	1,972	233.23	214.29	279	297
				High	1,895,000	1,800,000	1.00	4,776	396.78	376.88	619	619
Overall	294	143,229,291	7,062,650	Low	89,500			368	106.00		1	1
				Avg	487,174			1,797	272.15		313	326
				High	3,200,000			6,228	824.17		2,514	2,514

Emerald Isle NC Homes for Sale that SOLD in November 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
	13-4537	308 Spell Drive Emerald Isle, NC 28594	11/15/2013	119,000	119,000	95,000	1,000	None	No	No	No	64
	13-4693	316 Miller Drive Emerald Isle, NC 28594	11/22/2013	159,000	159,000	152,500	1,500	None	No	No	No	60
	13-3592	7123 Sound Drive Emerald Isle, NC 28594	11/6/2013	260,000	230,000	210,000	1,306	Archers Point	No	No	No	114
	13-112	2903 Pointe West Drive 6 A-3 Emerald Isle, NC 28594	11/7/2013	295,000	249,000	240,000	1,134	Pier Pointe	No	No	No	302
	12-4524	107 William St Emerald Isle, NC 28594	11/25/2013	449,000	269,000	235,000	1,650	None	No	No	No	413
	12-900	213 SANDFIDDLER E Emerald Isle, NC 28594	11/6/2013	309,000	274,900	260,000	1,073	Lands End	Yes	No	No	619
	13-4061	7213 Archers Creek Drive Emerald Isle, NC 28594	11/22/2013	289,900	289,900	279,900	1,880	Archers Point	Yes	Yes	No	100
	13-3042	102 BRYAN St Emerald Isle, NC 28594	11/14/2013	328,000	328,000	312,000	1,600	None	No	No	No	157
	12-3743	8801 Reed Drive 311 W	11/1/2013	349,900	339,900	324,250	1,160	Sound Of The Sea	Yes	No	No	446

		Emerald Isle, NC 28594										
	13- 2646	205 13th St Emerald Isle, NC 28594	11/15/2013	414,900	399,900	365,000	1,368	None	Yes	No	No	190
	12- 4558	151 DOE Drive Emerald Isle, NC 28594	11/25/2013	439,000	449,000	425,000	1,859	Deerhorn Dunes	No	No	No	421
	13- 5199	9936 LOUISE HOWARD Ct E Emerald Isle, NC 28594	11/26/2013	589,000	589,000	589,000	2,700	Spinnakers Reach	No	No	No	27
	12- 1226	7507 OCEAN Emerald Isle, NC 28594	11/22/2013	620,000	595,000	525,000	1,870	None	Yes	No	No	618
	13- 1310	10119 SEA BREEZE Drive Emerald Isle, NC 28594	11/18/2013	1,595,000	1,595,000	1,250,000	4,700	Lands End	Yes	No	No	251
	12- 4609	8619 OCEAN VIEW Drive Emerald Isle, NC 28594	11/21/2013	1,895,000	1,895,000	1,800,000	4,776	None	Yes	No	No	405

Emerald Isle Lots and Land for Sale in November 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	114	28,247,900	0	Low	85,000	0	0.00	0	0.00	0.00	0	12
				Avg	247,789	0	0.00	0	0.00	0.00	632	686
				High	1,000,000	0	0.00	0	0.00	0.00	2,595	2,595
Overall	114	28,247,900	0	Low	85,000			0	0.00		0	12
				Avg	247,789			0	0.00		632	686
				High	1,000,000			0	0.00		2,595	2,595

SOLD Lots and Land in Emerald Isle NC in November 2013

No Lots or Land SOLD in Emerald Isle NC in November 2013










Swansboro, Cedar Point & Cape Carteret – Market Report

November 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	191	50,191,377	0	Low	59,000	0	0.00	490	50.35	0.00	1	0
				Avg	262,782	0	0.00	2,124	129.93	0.00	211	219
				High	1,400,000	0	0.00	5,200	288.46	0.00	1,818	1,818
Pending	17	3,895,200	0	Low	48,000	0	0.00	1,222	90.84	0.00	25	14
				Avg	229,129	0	0.00	2,071	124.60	0.00	249	226
				High	499,000	0	0.00	3,072	188.30	0.00	654	654
Closed	9	2,341,200	2,190,908	Low	85,000	55,000	0.65	1,080	75.39	50.93	79	141
				Avg	260,133	243,434	0.92	2,062	130.84	120.84	257	340
				High	595,000	545,000	1.01	3,400	274.67	256.67	419	872
Overall	217	56,427,777	2,190,908	Low	48,000			490	50.35		1	0
				Avg	260,036			2,115	129.56		216	225
				High	1,400,000			5,200	288.46		1,818	1,818

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
	12-5069	100 Century Ct Swansboro, NC 28584	11/14/2013	94,500	85,000	55,000	1,080	Pirates Cove	No	No		363
	13-3023	308 Appaloosa Ct Cape Carteret, NC 28584	11/27/2013	148,500	148,500	144,000	1,262	White Horse Ridge	No	No	No	171
	12-4402	118 Quailwood Circle Cape Carteret, NC 28584	11/21/2013	199,900	189,900	178,000	1,400	Quailwood Acres	No	No	No	419
	13-1127	201 Elm St Swansboro, NC 28584	11/8/2013	229,000	199,000	175,000	1,560	None	No	No	No	252
	13-4395	204 COVEY Ct Cape Carteret, NC 28584	11/21/2013	224,900	219,900	214,500	1,892	Quailwood Village	No	No	No	79
	12-4897	301 Echo Ridge Rd Lot 53 Swansboro, NC 28584	11/15/2013	242,385	231,900	234,500	3,076	Coldwater Creek	No	No	No	374
	13-2839	203 Paddle Trail Ln Swansboro, NC 28584	11/15/2013	260,000	260,000	259,908	3,390	Coldwater Creek	No	No	No	174
	12-5514	212 CLUB POINT Drive Cape Carteret, NC 28584	11/8/2013	412,000	412,000	385,000	1,500	Country Club Point	Yes	No	No	319
	13-3014	111 JOHN L HURST Drive Swansboro, NC 28584	11/19/2013	595,000	595,000	545,000	3,400	Hurst Harbour	No	No	No	164

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	189	37,080,418	0	Low	37,800	0	0.00	0	0.00	0.00	0	0
				Avg	196,193	0	0.00	0	0.00	0.00	605	609
				High	5,100,000	0	0.00	0	0.00	0.00	2,035	2,035
Pending	2	157,900	0	Low	58,000	0	0.00	0	0.00	0.00	292	280
				Avg	78,950	0	0.00	0	0.00	0.00	461	455
				High	99,900	0	0.00	0	0.00	0.00	630	630
Closed	1	240,000	240,000	Low	240,000	240,000	1.00	0	0.00	0.00	809	808
				Avg	240,000	240,000	1.00	0	0.00	0.00	809	808
				High	240,000	240,000	1.00	0	0.00	0.00	809	808
Overall	192	37,478,318	240,000	Low	37,800			0	0.00		0	0
				Avg	195,200			0	0.00		604	609
				High	5,100,000			0	0.00		2,035	2,035

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
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	11-3734	1A&B+2A&B Deer Island Rd Swansboro, NC 28584	11/15/2013	685,000	240,000	240,000	0	None	Yes	Yes		809
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Crystal Coast Market Report

November 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	2,056	641,586,544	0	Low	19,900	0	0.00	253	19.88	0.00	0	0
				Avg	312,056	0	0.00	1,856	178.11	0.00	241	259
				High	4,799,999	0	0.00	9,168	824.17	0.00	2,514	2,736
Pending	124	28,911,667	0	Low	42,500	0	0.00	550	30.45	0.00	12	11
				Avg	233,159	0	0.00	1,864	131.60	0.00	213	214
				High	1,500,000	0	0.00	5,298	410.18	0.00	1,386	1,380
Closed	105	29,180,572	27,066,531	Low	24,900	22,000	0.65	200	23.58	20.83	17	16
				Avg	277,910	257,776	0.93	1,763	164.12	150.23	205	222
				High	1,895,000	1,800,000	1.04	4,924	1,875.00	1,550.00	931	1,307
Overall	2,285	699,678,783	27,066,531	Low	19,900			200	19.88		0	0
				Avg	306,205			1,850	174.73		238	255
				High	4,799,999			9,168	1,875.00		2,514	2,736

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	1,199	226,684,504	0	Low	2,000	0	0.00	0	0.00	0.00	0	0
				Avg	189,061	0	0.00	0	0.00	0.00	493	520
				High	15,900,000	0	0.00	0	0.00	0.00	2,855	2,855
Pending	16	1,564,100	0	Low	25,900	0	0.00	0	0.00	0.00	14	13
				Avg	97,756	0	0.00	0	0.00	0.00	169	184
				High	385,000	0	0.00	0	0.00	0.00	704	704
Closed	30	6,654,300	4,206,511	Low	12,000	6,667	0.36	0	0.00	0.00	0	0
				Avg	221,810	140,217	0.83	0	0.00	0.00	353	389
				High	2,750,000	995,000	1.22	0	0.00	0.00	1,671	1,671
Overall	1,245	234,902,904	4,206,511	Low	2,000			0	0.00		0	0
				Avg	188,677			0	0.00		486	512
				High	15,900,000			0	0.00		2,855	2,855

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

Market Report for Emerald Isle NC for November 2013 shows that there were 15 homes SOLD in November in Emerald Isle NC. Two homes sold in Archers Point subdivision, one in Pier Pointe subdivision, one in Sound of the Sea subdivision, two in Lands End subdivision, one in Dearhorne Dunes subdivision, one in Spinnakers Reach subdivision, and the remaining seven homes sold in unincorporated areas of Emerald Isle NC.

The average price for a home sold in Emerald Isle NC in November 2013 was \$470,843. The lowest price home that sold was priced at \$95,000. The highest priced home that sold in Emerald Isle NC this month was \$1,800,000. Of the 15 homes that sold in Emerald Isle NC in November 2013 the sold at an average of 92% of list price. The average price per square foot for homes sold in Emerald Isle this month was \$214.29 per square foot.

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