

Market Report for Homes for Sale November 2014 for
Emerald Isle, Swansboro, Cedar Point, Cape Carteret and Crystal Coast,

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

Emerald Isle – Market Report






November 2014

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	271	141,418,433	0	Low	99,500	0	0.00	400	111.61	0.00	6	6
				Avg	521,839	0	0.00	2,010	268.50	0.00	272	285
				High	2,699,000	0	0.00	7,738	824.17	0.00	2,569	2,569
Pending	14	6,641,077	0	Low	185,000	0	0.00	1,385	126.45	0.00	24	19
				Avg	474,363	0	0.00	2,176	224.90	0.00	214	212
				High	849,000	0	0.00	4,100	286.04	0.00	546	537
Closed	17	6,206,100	5,813,000	Low	130,000	125,000	0.82	1,025	112.85	112.85	0	-8
				Avg	365,065	341,941	0.95	1,815	200.69	190.04	205	375
				High	1,100,000	900,000	1.06	3,600	305.56	273.75	533	2,017
Overall	302	154,265,610	5,813,000	Low	99,500	125,000	0.82	400	111.61	112.85	0	-8
				Avg	510,813	341,941	0.95	2,005	261.48	190.04	266	287
				High	2,699,000	900,000	1.06	7,738	824.17	273.75	2,569	2,569

Emerald Isle NC Homes for Sale that SOLD in November 2014

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
	14-5207	115 Myrtle Drive	11/07/2014	130,000	130,000	130,000	1,152	None	No		No	0
	14-2433	5703 Sound Drive E	11/21/2014	169,000	145,000	125,000	1,025	None	No	Yes	No	189
	14-2585	2804 Pier Pointe Drive 7B1	11/14/2014	225,000	210,000	209,000	1,130	Pier Pointe	No	No	No	174
	14-4228	408 Hickory St	11/13/2014	239,000	239,000	215,000	1,200	Archers Point	No	No	No	71
	13-3214	9255 OSPREY RIDGE Rd	11/07/2014	274,500	249,900	235,000	1,140	Osprey Ridge	No	No	No	504
	14-3869	10300 COAST GUARD Rd E 104	11/21/2014	269,900	259,900	245,000	1,296	Point Emerald Vill	No	No	No	102
	14-4877	129 PINWOOD Place	11/21/2014	275,000	275,000	275,000	1,216	Ocean Oaks	No	No	No	38
	13-2856	8626 SOUND Drive B-2	11/14/2014	329,500	296,000	292,000	1,164	Sunset Harbor	Yes	No	No	533
	14-4207	8626 Sound Drive A-2	11/07/2014	299,000	299,000	285,500	1,160	Sunset Harbor	Yes	No	No	67
	13-2974	314 CHANNEL Drive	11/12/2014	395,000	325,000	280,000	1,760	The Point	No	No	No	525
	14-2049	104 Blackskimmer	11/19/2014	329,900	329,900	350,000	1,632	Surf Side	No	No	No	205
	14-1027	116 Ethel Drive	11/24/2014	400,000	379,900	365,000	2,074	Oakland Hills	No	No	No	262
	14-	405 EMERALD	11/12/2014	394,500	394,500	385,000	2,400	Emerald	No	No	No	112

	3556	PLANTATION Rd							Plantation				
	13-4253	1807 Emerald Drive	11/24/2014	449,500	399,000	375,000	3,307		None	No	No	No	457
	14-3974	105 WILEY Ct	11/07/2014	575,000	575,000	547,500	2,000		Ocean Crest	No	No	No	84
	14-2588	9710 Green Glen Rd	11/18/2014	599,000	599,000	599,000	3,600		Dolphin Ridge	No		Yes	176
	14-5262	9719 Dolphin Ridge Rd	11/03/2014	1,100,000	1,100,000	900,000	3,600		Dolphin Ridge	Yes	Yes	No	0

Emerald Isle Lots and Land for Sale in November 2014

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	129	31,064,000	0	Low	85,000	0	0.00	0	0.00	0.00	3	0
				Avg	240,806	0	0.00	0	0.00	0.00	584	645
				High	650,000	0	0.00	0	0.00	0.00	2,958	2,958
Pending	2	379,900	0	Low	149,900	0	0.00	0	0.00	0.00	259	259
				Avg	189,950	0	0.00	0	0.00	0.00	397	397
				High	230,000	0	0.00	0	0.00	0.00	535	535
Overall	131	31,443,900	0	Low	85,000	0	0.00	0	0.00	0.00	3	0
				Avg	240,030	0	0.00	0	0.00	0.00	581	641
				High	650,000	0	0.00	0	0.00	0.00	2,958	2,958

SOLD Lots and Land in Emerald Isle NC in November 2014

NO LOTS SOLD IN EMERALD ISLE NC DURING NOVEMBER 2014

Swansboro, Cedar Point & Cape Carteret – Market Report

November 2014

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	195	50,760,678	0	Low	72,500	0	0.00	448	65.43	0.00	7	6
				Avg	260,311	0	0.00	1,982	141.68	0.00	197	211
				High	1,079,000	0	0.00	4,203	410.23	0.00	1,575	1,566
Pending	14	3,867,900	0	Low	47,000	0	0.00	490	93.48	0.00	17	17
				Avg	276,279	0	0.00	2,099	144.14	0.00	260	267
				High	495,000	0	0.00	3,586	274.49	0.00	1,185	980
Closed	21	4,236,996	4,098,796	Low	64,900	64,900	0.84	1,032	57.05	51.42	23	23
				Avg	201,762	195,181	0.97	2,028	97.05	93.72	160	177
				High	699,000	679,000	1.01	3,742	233.94	227.24	657	657
Overall	230	58,865,574	4,098,796	Low	47,000	64,900	0.84	448	57.05	51.42	7	6
				Avg	255,937	195,181	0.97	1,997	135.43	93.72	197	212
				High	1,079,000	679,000	1.01	4,203	410.23	227.24	1,575	1,566

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
	14-1338	238 Hidden Bay Drive	11/10/2014	107,900	64,900	64,900	1,032	None	Yes		No	232
	14-	13 Pirates Cove	11/25/2014	79,000	79,000	76,000	1,108	Pirates Cove	No	No	No	130

				High	79,900	63,500	0.88	0	0.00	0.00	385	384
Overall	185	31,537,100	98,500	Low	32,000	35,000	0.79	0	0.00	0.00	7	6
				Avg	170,471	49,250	0.84	0	0.00	0.00	594	606
				High	2,375,000	63,500	0.88	0	0.00	0.00	1,984	2,249

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

Photo	MLS #	Address	Sold Date	Original List Price	List Price	Sold Price	Primary Subdivision	Waterfront (Y/N)	Bank Owned	Short Sale	Days On Market
	13-5040	108 SAND LOT CURVE	11/05/2014	69,900	39,900	35,000	Crystal Shores	No	No	No	385
	14-2221	515 SABISTON Drive S	11/20/2014	89,000	79,900	63,500	None	No	No	No	316

Crystal Coast Market Report

November 2014

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	1,839	595,143,612	0	Low	9,990	0	0.00	253	8.32	0.00	0	1
				Avg	323,623	0	0.00	1,889	178.27	0.00	232	255
				High	2,900,000	0	0.00	7,738	824.17	0.00	2,733	2,733
Pending	128	31,883,558	0	Low	29,000	0	0.00	328	26.94	0.00	11	11
				Avg	249,090	0	0.00	2,032	139.05	0.00	160	173
				High	1,399,000	0	0.00	5,411	307.22	0.00	1,185	980
Closed	121	30,432,796	28,356,651	Low	39,900	30,000	0.60	752	22.39	20.48	0	-19
				Avg	251,511	234,352	0.94	1,818	132.65	124.35	195	232
				High	1,350,000	1,067,500	1.15	4,400	402.78	402.78	882	2,017
Overall	2,088	657,459,966	28,356,651	Low	9,990	30,000	0.60	253	8.32	20.48	0	-19
				Avg	314,875	234,352	0.94	1,892	172.53	124.35	225	249
				High	2,900,000	1,067,500	1.15	7,738	824.17	402.78	2,733	2,733

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	1,187	217,877,479	0	Low	4,750	0	0.00	0	0.00	0.00	3	0
				Avg	183,553	0	0.00	0	0.00	0.00	528	567
				High	5,500,000	0	0.00	0	0.00	0.00	3,218	3,218
Pending	13	1,518,500	0	Low	18,000	0	0.00	0	0.00	0.00	28	28
				Avg	116,808	0	0.00	0	0.00	0.00	392	486
				High	260,500	0	0.00	0	0.00	0.00	2,544	2,544
Closed	15	1,086,300	893,850	Low	5,000	4,700	0.62	0	0.00	0.00	28	0
				Avg	72,420	59,590	0.79	0	0.00	0.00	219	197
				High	285,000	250,000	1.00	0	0.00	0.00	690	690
Overall	1,215	220,482,279	893,850	Low	4,750	4,700	0.62	0	0.00	0.00	3	0
				Avg	181,467	59,590	0.79	0	0.00	0.00	523	561
				High	5,500,000	250,000	1.00	0	0.00	0.00	3,218	3,218

Market Report for Emerald Isle NC for November 2014 shows that there were 17 homes SOLD in November.

Two properties sold in Sunset Harbor subdivision, one in Emerald Plantation subdivision, one in Pier Pointe subdivision, another in Archers Point, one is located in Osprey Ridge, another in Pointe Emerald Villas subdivision, one in Ocean Oaks subdivision, one in The Point subdivision, one in Surf Side Subdivision, two in Dolphin Ridge subdivision, one in Ocean Crest subdivision, one in Oakland Hills subdivision, and the remaining three homes sold in unincorporated areas of Emerald Isle NC.

The average price for a home sold in Emerald Isle NC in November 2014 was \$341,941. The lowest price home that sold was priced at \$125,000. The highest priced home that sold in Emerald Isle NC this month was \$900,000. Of the 17 homes that sold in Emerald Isle NC in November 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 \$200.69 per square foot and the average days on the market was 205.

There were NO LOTS sold in Emerald Isle NC during the month of November 2014.