

Market Report for Homes for Sale December 2015 for
Emerald Isle, Swansboro, Cedar Point, Cape Carteret and Crystal Coast,

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

Emerald Isle – Market Report













December 2015




Emerald Isle Homes for Sale

Statistical Market Analysis

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	185	99,118,882	0	Low	120,000	0	0.00	512	133.65	0.00	3	3
				Avg	535,778	0	0.00	2,071	269.90	0.00	281	317
				High	2,750,000	0	0.00	6,228	832.50	0.00	2,975	2,975
Pending	31	14,670,232	0	Low	159,900	0	0.00	692	131.17	0.00	7	7
				Avg	473,233	0	0.00	1,814	274.04	0.00	203	211
				High	1,599,000	0	0.00	3,651	559.87	0.00	675	672
Closed	15	5,518,800	5,281,500	Low	160,000	145,000	0.91	692	127.68	126.55	7	-2
				Avg	367,920	352,100	0.96	1,559	244.52	233.14	147	147
				High	895,000	835,000	1.00	2,655	497.22	463.89	381	381
Overall	231	119,307,914	5,281,500	Low	120,000	145,000	0.91	512	127.68	126.55	3	-2
				Avg	516,484	352,100	0.96	1,993	268.37	233.14	262	291
				High	2,750,000	835,000	1.00	6,228	832.50	463.89	2,975	2,975

Emerald Isle NC Homes for Sale that SOLD in December 2015

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
	15-4234	9100 Reed Drive 3308	12/04/2015	160,000	160,000	145,000	692	Queens Court	No	No	No	109
	15-4835	8801 REED Drive 212 West	12/02/2015	239,500	239,500	225,000	990	Sound Of The Sea	Yes		No	58
	15-2191	7317 Sound Drive	12/10/2015	249,900	239,900	232,000	1,400	Other	No	No	No	223
	14-5656	134 Doe Drive North	12/31/2015	268,000	249,000	246,000	1,378	Deerhorn Dunes	No	No	No	381
	15-557	8801 Reed Drive 312 W	12/15/2015	249,500	249,500	230,000	1,000	Sound Of The Sea	Yes	No	No	312
	15-2079	404 BOGUE INLET Drive	12/18/2015	299,900	285,000	280,000	1,200	Holly Point	No	No	No	238
	15-5346	8708 Reed Drive	12/30/2015	298,000	298,000	288,500	1,556	None	No	No	No	47
	15-3266	212 STROUD St	12/04/2015	362,900	299,900	299,000	1,845	Osprey Ridge	No	Yes	No	165
	15-4282	8801 Reed Drive 405W	12/15/2015	325,000	325,000	305,000	990	Sound Of The Sea	Yes	No	No	112
	15-5624	10508 Island Circle	12/08/2015	325,000	325,000	325,000	1,700	Wyndtree	No	No	No	7
	15-3795	8601 Sound Drive	12/15/2015	349,000	339,000	336,000	2,655	None	No	No	No	140
	15-2078	9706 ASHLEY Place	12/14/2015	400,000	390,000	375,000	2,609	Royall Oaks	No	No	No	234

	15-4947	1602 EMERALD Drive	12/18/2015	575,000	575,000	550,000	1,415	Emerald Isle By The	Yes	No	No	65
	15-5052	218 Shorewood Drive N	12/18/2015	649,000	649,000	610,000	2,154	Shorewood	Yes	No	No	58
	15-4854	7201 Ocean Drive	12/08/2015	895,000	895,000	835,000	1,800	None	Yes		No	62

Emerald Isle Lots and Land for Sale in December 2015

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	104	23,037,200	0	Low	68,000	0	0.00	0	0.00	0.00	5	3
				Avg	221,512	0	0.00	0	0.00	0.00	414	483
				High	715,000	0	0.00	0	0.00	0.00	2,123	2,120
Pending	3	488,000	0	Low	129,000	0	0.00	0	0.00	0.00	133	132
				Avg	162,667	0	0.00	0	0.00	0.00	210	208
				High	200,000	0	0.00	0	0.00	0.00	332	327
Overall	107	23,525,200	0	Low	68,000	0	0.00	0	0.00	0.00	5	3
				Avg	219,862	0	0.00	0	0.00	0.00	408	475
				High	715,000	0	0.00	0	0.00	0.00	2,123	2,120

SOLD Lots and Land in Emerald Isle NC in December 2015

NO LOTS OR LAND WERE SOLD IN EMERALD ISLE DURING THE MONTH OF DECEMBER 2015

Swansboro, Cedar Point & Cape Carteret – Market Report

December 2015

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	144	40,020,135	0	Low	69,900	0	0.00	448	64.92	0.00	3	3
				Avg	277,918	0	0.00	2,054	143.59	0.00	210	234
				High	1,250,000	0	0.00	5,200	338.81	0.00	1,981	1,972
Pending	11	2,641,600	0	Low	100,000	0	0.00	900	48.73	0.00	42	41
				Avg	240,145	0	0.00	1,854	138.62	0.00	223	223
				High	389,900	0	0.00	2,867	255.56	0.00	467	466
Closed	18	3,631,499	3,428,250	Low	89,000	74,000	0.80	900	80.03	74.90	35	35
				Avg	201,750	190,458	0.93	1,673	118.48	110.83	173	172
				High	429,000	395,000	1.01	2,930	217.33	203.73	530	529
Overall	173	46,293,234	3,428,250	Low	69,900	74,000	0.80	448	48.73	74.90	3	3
				Avg	267,591	190,458	0.93	1,974	138.91	110.83	207	227
				High	1,250,000	395,000	1.01	5,200	338.81	203.73	1,981	1,972

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
	15-5317	113 Sandy Shore Lane	12/17/2015	89,000	89,000	74,000	988	Ocean Spray	No		No	35
	15-100	1146 Glancy Rd	12/16/2015	95,000	89,900	83,000	1,056	Seashore Estates	No		No	347



	15-4353	106 Bay Landing Rd	12/03/2015	99,900	99,900	79,500	980	Hidden Bay	No		No	92
	15-4890	302 Old Hammocks Rd	12/14/2015	119,900	119,900	109,500	1,404	Swansboro Heights	No	No	No	67
	15-5142	304 Brookside Ct	12/18/2015	121,000	121,000	115,000	1,512	Five Aprils Plantati	No	No	No	50
	15-4834	611 OCEAN SPRAY Drive	12/18/2015	124,500	124,500	122,500	1,404	Ocean Spray	No	No	No	76
	15-3979	218 OCEAN SPRAY Drive	12/04/2015	147,000	140,000	126,250	1,114	Ocean Spray	No		No	119
	15-2154	650 Cedar Point Blvd C11	12/01/2015	159,900	149,900	140,000	900	Cedar Point Villas	No	No	No	216
	15-4667	200 MORNINGSTAR N	12/29/2015	167,500	167,500	157,000	1,300	The Villages at Swan	No	No	No	99
	15-3043	245 RIVER REACH Drive	12/09/2015	198,000	198,000	190,000	1,688	River Reach	No	No	No	176
	15-4879	210 DOLPHIN St	12/15/2015	199,999	199,999	183,500	1,912	None	No		No	68
	15-4503	325 Foster Creek Rd	12/07/2015	229,000	219,000	212,000	1,900	Foster Creek	No	No	No	88
	15-3213	113 Abaco Drive E Lot 13	12/11/2015	234,000	234,000	234,000	2,161	Marsh Harbour	No		No	169
	15-3863	202 Abaco Drive West 21	12/04/2015	243,000	243,000	245,000	2,105	Marsh Harbour	No		No	126
	14-3356	116 CLUB HOUSE Drive	12/21/2015	328,000	318,000	295,000	2,400	Star Hill	No	No	No	530
	15-2576	408 MARSH ISLAND Drive Lot 33	12/17/2015	339,000	339,000	339,000	2,754	Marsh Harbour	No		No	209
	15-3895	180 Dogwood Drive	12/15/2015	349,900	349,900	328,000	1,610	None	No	No	No	133
	14-3483	214 Walnut St S	12/18/2015	549,000	429,000	395,000	2,930	None	No	No	No	518

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	186	34,362,271	0	Low	25,000	0	0.00	0	0.00	0.00	15	8
				Avg	184,743	0	0.00	0	0.00	0.00	667	685
				High	6,946,971	0	0.00	0	0.00	0.00	2,390	2,540
Pending	1	90,000	0	Low	90,000	0	0.00	0	0.00	0.00	2,001	2,001
				Avg	90,000	0	0.00	0	0.00	0.00	2,001	2,001
				High	90,000	0	0.00	0	0.00	0.00	2,001	2,001
Closed	2	219,400	192,500	Low	99,400	82,500	0.83	0	0.00	0.00	76	76
				Avg	109,700	96,250	0.87	0	0.00	0.00	243	242
				High	120,000	110,000	0.92	0	0.00	0.00	411	409
Overall	189	34,671,671	192,500	Low	25,000	82,500	0.83	0	0.00	0.00	15	8
				Avg	183,448	96,250	0.87	0	0.00	0.00	669	687
				High	6,946,971	110,000	0.92	0	0.00	0.00	2,390	2,540

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
	15-	208 WILD	12/01/2015	99,400	99,400	82,500	Swans Bluff	Yes	No	No	76

	4540	OAK Drive										
	14-5164	112 Pine Lake Rd	12/18/2015	90,000	120,000	110,000	Star Hill	No	No	No	411	

Crystal Coast Market Report

December 2015

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	1,498	479,927,849	0	Low	14,900	0	0.00	1	13.00	0.00	3	3
				Avg	320,379	0	0.00	1,904	1,180.21	0.00	224	249
				High	2,750,000	0	0.00	7,200	1,075,000.00	0.00	2,975	2,975
Pending	94	26,970,320	0	Low	45,000	0	0.00	654	22.84	0.00	11	11
				Avg	286,918	0	0.00	1,795	161.12	0.00	208	246
				High	2,450,000	0	0.00	3,689	559.87	0.00	2,036	2,445
Closed	157	33,645,027	32,109,920	Low	39,900	36,000	0.65	253	35.65	28.57	0	-14
				Avg	214,300	204,522	0.95	1,591	137.09	130.35	195	195
				High	895,000	835,000	1.33	3,533	497.22	463.89	2,362	2,352
Overall	1,749	540,543,196	32,109,920	Low	14,900	36,000	0.65	1	13.00	28.57	0	-14
				Avg	309,058	204,522	0.95	1,860	1,001.02	130.35	221	244
				High	2,750,000	835,000	1.33	7,200	1,075,000.00	463.89	2,975	2,975

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	1,119	204,231,928	0	Low	5,000	0	0.00	0	0.00	0.00	3	3
				Avg	182,513	0	0.00	0	0.00	0.00	539	583
				High	6,946,971	0	0.00	0	0.00	0.00	3,624	3,624
Pending	13	3,998,000	0	Low	20,000	0	0.00	0	0.00	0.00	59	58
				Avg	307,538	0	0.00	0	0.00	0.00	621	662
				High	2,200,000	0	0.00	0	0.00	0.00	2,880	2,880
Closed	17	2,098,100	1,845,650	Low	19,400	10,000	0.50	0	0.00	0.00	0	-1
				Avg	123,418	108,568	0.82	0	0.00	0.00	292	340
				High	350,000	350,000	1.00	0	0.00	0.00	920	1,207
Overall	1,149	210,328,028	1,845,650	Low	5,000	10,000	0.50	0	0.00	0.00	0	-1
				Avg	183,053	108,568	0.82	0	0.00	0.00	537	580
				High	6,946,971	350,000	1.00	0	0.00	0.00	3,624	3,624

Summary Market Report for Emerald Isle and the Crystal Coast NC for December 2015