

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

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









Emerald Isle – Market Report



December 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	237	113,773,117	0	Low	89,500	0	0.00	368	84.27	0.00	1	0
				Avg	480,055	0	0.00	1,800	275.62	0.00	319	333
				High	2,500,000	0	0.00	6,228	824.17	0.00	2,544	2,544
Pending	5	1,642,400	0	Low	199,900	0	0.00	1,584	140.59	0.00	94	94
				Avg	328,480	0	0.00	1,914	217.40	0.00	612	608
				High	519,000	0	0.00	2,169	327.65	0.00	1,559	1,559
Closed	10	4,299,485	3,976,500	Low	247,985	215,000	0.85	1,000	159.14	159.14	58	58
				Avg	429,948	397,650	0.92	1,598	271.51	251.74	193	213
				High	660,000	630,000	1.00	2,244	388.24	370.59	314	332
Overall	252	119,715,002	3,976,500	Low	89,500			368	84.27		1	0
				Avg	475,060			1,790	274.41		320	334
				High	2,500,000			6,228	824.17		2,544	2,544

Emerald Isle NC Homes for Sale that SOLD in December 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
	13-4423	9007 REED Drive 3304 Emerald Isle, NC 28594	12/13/2013	247,985	247,985	215,000	1,028	Queens Court	No	No	No	103
	13-1559	402 Redfish Ct Emerald Isle, NC 28594	12/5/2013	289,000	289,000	289,000	1,816	Bell Cove Estates	No	No	No	254
	13-2180	302 Cape Fear LP Emerald Isle, NC 28594	12/3/2013	339,000	317,500	280,000	1,533	Cape Emerald	No	No	No	225
	13-4656	8622 Sound Drive A3 Emerald Isle, NC 28594	12/13/2013	324,500	324,500	315,000	1,164	Sunset Harbor	Yes	No		84
	13-5001	1108 OCEAN Drive Emerald Isle, NC 28594	12/13/2013	348,000	348,000	345,000	1,000	None	No	No	No	58
	13-2286	7018 SOUND Drive A Emerald Isle, NC 28594	12/9/2013	395,000	395,000	335,000	1,500	Piney Point	Yes	No	No	276
	13-684	9923 Louise Howard Ct. East Emerald Isle, NC 28594	12/18/2013	549,000	549,000	475,000	2,000	Spinnakers Reach	Yes	No	No	314
	13-4501	112 Tradewinds Drive Emerald Isle, NC 28594	12/17/2013	569,500	569,500	520,000	2,244	Lands End	Yes	No	No	98
	13-	5506 Fredeen Ct	12/5/2013	725,000	599,000	572,500	1,990	None	Yes	No	No	242

	1869	Emerald Isle, NC 28594											
	13- 1175	9314 OCEAN Drive Emerald Isle, NC 28594		12/13/2013	685,000	660,000	630,000	1,700	Sea Dunes	No	No	No	283

Emerald Isle Lots and Land for Sale in December 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	103	26,018,600	0	Low	85,000	0	0.00	0	0.00	0.00	17	17
				Avg	252,608	0	0.00	0	0.00	0.00	590	635
				High	1,000,000	0	0.00	0	0.00	0.00	2,625	2,625
Pending	2	338,000	0	Low	139,000	0	0.00	0	0.00	0.00	70	61
				Avg	169,000	0	0.00	0	0.00	0.00	257	253
				High	199,000	0	0.00	0	0.00	0.00	445	445
Overall	105	26,356,600	0	Low	85,000			0	0.00		17	17
				Avg	251,015			0	0.00		583	628
				High	1,000,000			0	0.00		2,625	2,625

SOLD Lots and Land in Emerald Isle NC in December 2013

There were no lots and land SOLD in Emerald Isle NC in December 2013

Swansboro, Cedar Point & Cape Carteret – Market Report

December 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	174	47,458,338	0	Low	59,000	0	0.00	490	71.27	0.00	0	0
				Avg	272,749	0	0.00	2,212	131.71	0.00	215	227
				High	1,400,000	0	0.00	5,200	285.51	0.00	1,242	1,233
Pending	8	2,094,275	0	Low	194,900	0	0.00	1,948	92.98	0.00	13	13
				Avg	261,784	0	0.00	2,705	108.07	0.00	129	128
				High	357,000	0	0.00	3,474	128.29	0.00	311	310
Closed	13	2,377,300	2,264,300	Low	48,000	40,000	0.83	1,000	48.00	40.00	56	56
				Avg	182,869	174,177	0.95	1,723	103.72	99.00	181	207
				High	321,300	300,000	1.00	3,072	136.81	131.27	493	492
Overall	195	51,929,913	2,264,300	Low	48,000			490	48.00		0	0
				Avg	266,307			2,178	127.44		210	221
				High	1,400,000			5,200	285.51		1,242	1,233

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
	12-3496	206 Seashore Drive Swansboro, NC 28584	12/5/2013	48,000	48,000	40,000	1,000	Seashore Estates	No	No	No	493
	12-3498	210 Seashore Drive Swansboro, NC 28584	12/5/2013	58,000	58,000	52,000	1,092	Seashore Estates	No	No	No	493

	13-4717	601 Peletier Loop Rd L-70 Swansboro, NC 28584	12/6/2013	110,000	110,000	110,000	1,000	Silver Creek	No			72
	13-4929	203 Palomino Ln Swansboro, NC 28584	12/17/2013	124,000	119,000	118,000	1,310	White Horse Ridge	No	Yes	No	69
	13-4706	601 Peletier Loop Rd K-68 Swansboro, NC 28584	12/20/2013	120,000	120,000	120,000	1,000	Silver Creek	No			86
	13-2311	160 Hadnot Farm Rd Swansboro, NC 28584	12/11/2013	158,000	144,900	132,500	1,222	White Horse Ridge	No			229
	13-4478	104 Pine Lake Rd Cape Carteret, NC 28584	12/11/2013	199,900	199,900	191,000	1,684	Star Hill	No	No	No	95
	13-4911	107 Buccaneer Ct Swansboro, NC 28584	12/3/2013	219,000	219,000	210,000	1,660	Silver Creek	No	No	No	56
	13-2606	317 SAND GROVE Drive Swansboro, NC 28584	12/19/2013	243,420	229,000	229,000	2,135	Halls Creek North	No	No	No	220
	13-2055	405 SHORESIDE Drive Cape Carteret, NC 28584	12/20/2013	234,500	234,500	225,000	1,714	Silver Creek Plantat	No	No	No	248
	13-3753	313 Oak Ridge Ct. Swansboro, NC 28584	12/17/2013	235,900	273,800	273,800	2,847	ForestBrook	No	No	No	167
	13-4830	920 MORGANSER Drive Swansboro, NC 28584	12/13/2013	299,900	299,900	263,000	2,668	Halls Creek North	No			72
	13-5027	318 ARDAN OAKS Drive Cape Carteret, NC 28584	12/19/2013	321,300	321,300	300,000	3,072	Ardan Oaks	No	Yes	No	65

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	159	32,554,000	0	Low	32,000	0	0.00	0	0.00	0.00	4	4
				Avg	204,742	0	0.00	0	0.00	0.00	545	552
				High	5,100,000	0	0.00	0	0.00	0.00	2,065	2,065
Pending	2	323,000	0	Low	125,000	0	0.00	0	0.00	0.00	136	136
				Avg	161,500	0	0.00	0	0.00	0.00	197	194
				High	198,000	0	0.00	0	0.00	0.00	259	252
Closed	2	148,400	137,000	Low	48,500	47,000	0.90	0	0.00	0.00	202	202
				Avg	74,200	68,500	0.93	0	0.00	0.00	423	423
				High	99,900	90,000	0.97	0	0.00	0.00	644	644
Overall	163	33,025,400	137,000	Low	32,000			0	0.00		4	4
				Avg	202,610			0	0.00		539	546
				High	5,100,000			0	0.00		2,065	2,065

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
	13-2895	135 OTWAY BURNS Drive Swansboro, NC 28584	12/19/2013	48,500	48,500	47,000	0	White Oak Crossing	No	No	No	202
	12-1202	250 River Reach Drive Swansboro, NC 28584	12/17/2013	199,000	99,900	90,000	0	River Reach	Yes	No	No	644

Crystal Coast Market Report

December 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	1,885	586,873,151	0	Low	159	0	0.00	264	17.01	0.00	0	0
				Avg	311,339	0	0.00	1,871	177.39	0.00	252	271
				High	4,799,999	0	0.00	9,168	824.17	0.00	2,544	2,544
Pending	95	17,575,330	0	Low	26,000	0	0.00	288	28.57	0.00	13	13
				Avg	185,003	0	0.00	1,940	118.07	0.00	173	180
				High	645,500	0	0.00	3,938	327.65	0.00	1,559	1,559
Closed	121	30,435,237	28,632,489	Low	39,900	29,000	0.64	550	33.61	27.64	0	0
				Avg	251,531	236,632	0.94	1,855	134.31	125.56	222	262
				High	1,500,000	1,500,000	1.17	5,298	417.27	384.62	1,414	1,634
Overall	2,101	634,883,718	28,632,489	Low	159			264	17.01		0	0
				Avg	302,182			1,872	171.57		247	267
				High	4,799,999			9,168	824.17		2,544	2,544

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	1,084	191,795,664	0	Low	4,750	0	0.00	0	0.00	0.00	0	0
				Avg	176,933	0	0.00	0	0.00	0.00	484	508
				High	5,100,000	0	0.00	0	0.00	0.00	2,885	2,885
Pending	12	1,026,150	0	Low	2,000	0	0.00	0	0.00	0.00	17	16
				Avg	85,512	0	0.00	0	0.00	0.00	213	211
				High	199,000	0	0.00	0	0.00	0.00	445	445
Closed	20	2,431,899	2,244,755	Low	15,000	7,455	0.37	0	0.00	0.00	41	-3
				Avg	121,595	112,238	0.91	0	0.00	0.00	236	300
				High	465,000	445,000	1.37	0	0.00	0.00	717	1,164
Overall	1,116	195,253,713	2,244,755	Low	2,000			0	0.00		0	-3
				Avg	174,959			0	0.00		476	501
				High	5,100,000			0	0.00		2,885	2,885

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

Market Report for Emerald Isle NC for December 2013 shows that there were 10 homes SOLD in December 2013 in Emerald Isle NC. One home sold in Queens Court subdivision, one in Piney Point subdivision, one in Sunset Harbor subdivision, one in Lands End subdivision, one in Sea Dunes subdivision, one in Spinnakers Reach

subdivision, one home is located in Cape Emerald subdivision, one home was located in Bell Cove Estates subdivision, and the remaining two homes sold in unincorporated areas of Emerald Isle NC.

The average price for a home sold in Emerald Isle NC in December 2013 was \$397,650. The lowest price home that sold was priced at \$215,000. The highest priced home that sold in Emerald Isle NC this month was \$660,000. Of the 10 homes that sold in Emerald Isle NC in December 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 \$251.74 per square foot.

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