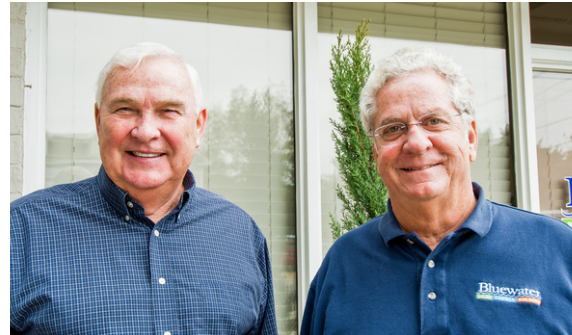


the story of

Bluewater Real Estate

Bluewater Real Estate and Vacation Rentals is a full-service real estate company founded in 1986 and is locally owned and operated by Woody Warren and Sherrell Futral. Bluewater began as a land development company with Bluewater Bay in Emerald Isle as our first neighborhood development.



It was at this time that our real estate division was formed. We went on to develop Bluewater Banks, Bluewater North, Walnut Place, Bluewater Cove and Cape Point. Other developers hired Bluewater to market subdivisions to include Magens Bay, Dolphin Ridge, Royall Oaks, Emerald Landing, The Nautical Club, Seaside Villas, and Village West.

We were honored to be invited to Leading Real Estate Companies of the World, an organization consisting of industry leading, independent real estate companies with global reach. Through the LeadingRE Network, we offer distinct advantages in property exposure and marketing that allow our agents to specialize in servicing luxury sales and relocation clients. Our 50+ experienced and professional agents consistently lead in the markets they serve.

The Vacation Rental division of Bluewater Real Estate, added in the early 90's, is a natural outgrowth of our business that serves the investment interest of our clients. Today we employ over 100 skilled team members in our property management division to handle every aspect of short and long-term rentals. These around-the-clock operations include property management, marketing, reservations, housekeeping, maintenance, linens, pool and hot tub service departments.

power of connections
WE'RE LOCAL WE'RE GLOBAL



Hyper Local Market Report

2022 FEBRUARY SALES TRENDS

- ✓ #1 in Emerald Isle!
- ✓ 695 Clients served in 2021
- ✓ #1 Company on the island overall!
- ✓ Highest selling office located in Atlantic Beach

Relocation Services with Bluewater Real Estate

2022 FEBRUARY ~HYPER LOCAL MARKET TRENDS

Serving Carteret, Craven & Onslow Counties

		FEB 2022	JAN 2022	FEB 2021
Atlantic Beach	Median Price	\$522,162	\$691,992	\$475,704
	New Listings	19	6	19
	Housing Sold	16	12	14
	Days on Market	50	34	101

		FEB 2022	JAN 2022	FEB 2021
Beaufort	Median Price	\$382,857	\$600,228	\$411,300
	New Listings	23	23	23
	Housing Sold	23	20	24
	Days on Market	69	30	47

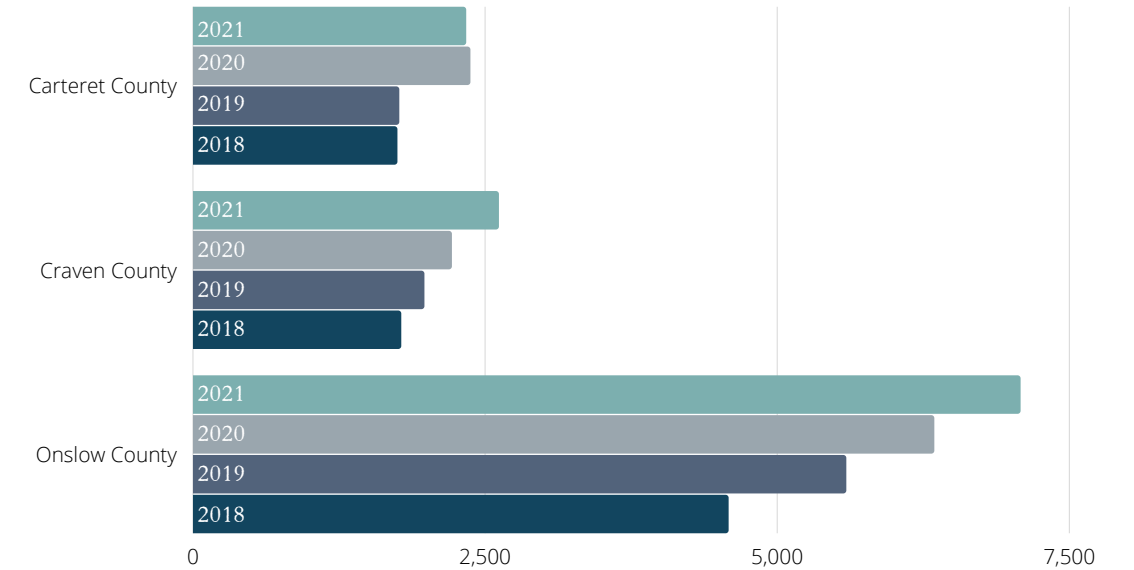
		FEB 2022	JAN 2022	FEB 2021
Cape Carteret	Median Price	\$366,100	\$362,860	\$240,000
	New Listings	10	3	6
	Housing Sold	5	3	2
	Days on Market	24	44	231

		FEB 2022	JAN 2022	FEB 2021
Emerald Isle	Median Price	\$857,324	\$1,130,284	\$657,579
	New Listings	24	20	43
	Housing Sold	17	22	24
	Days on Market	33	44	78

		FEB 2022	JAN 2022	FEB 2021
Morehead City	Median Price	\$440,884	\$349,583	\$349,948
	New Listings	24	20	24
	Housing Sold	25	29	23
	Days on Market	26	26	43

		FEB 2022	JAN 2022	FEB 2021
Newport	Median Price	\$350,163	\$345,569	\$276,049
	New Listings	26	25	34
	Housing Sold	24	29	28
	Days on Market	26	29	52

residential units sold year over year



Real estate markets do not shift easily or gradually, contrary to common opinion. There are moments of abrupt shifts followed by additional shifts, just like everything else. Only the massive increase in selling prices or number of units sold can be seen if you look at the year-over-year changes in our present market. We feel it is important to take a closer look. Each town here at the Crystal Coast is its own market and really should not be compared to one another. Connect with us here at Bluewater Real Estate, we have years of experience working in both buyer & seller markets and are globally recognized and connected.

		FEB 2022	JAN 2022	FEB 2021
Swansboro	Median Price	\$285,897	\$296,881	\$322,137
	New Listings	15	19	37
	Housing Sold	15	26	26
	Days on Market	16	27	63

		FEB 2022	JAN 2022	FEB 2021
New Bern	Median Price	\$262,069	\$269,405	\$255,530
	New Listings	117	156	201
	Housing Sold	126	118	117
	Days on Market	26	28	49

		FEB 2022	JAN 2022	FEB 2021
Havelock	Median Price	\$206,630	\$219,398	\$180,395
	New Listings	31	22	25
	Housing Sold	27	29	21
	Days on Market	25	22	32