

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

BLUEWATER
REAL ESTATE | VACATION RENTALS | MANAGEMENT



Hyper Local Market Report

2022 OCTOBER SALES TRENDS

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

Relocation Services with Bluewater Real Estate

		OCT 2022	SEPT 2022	OCT 2021
Atlantic Beach	Median Price	\$421,111	\$604,742	\$378,046
	New Listings	21	16	15
	Housing Sold	9	12	24
	Days on Market	82	31	36

		OCT 2022	SEPT 2022	OCT 2021
Beaufort	Median Price	\$571,902	\$425,508	\$459,329
	New Listings	21	20	32
	Housing Sold	24	24	37
	Days on Market	34	16	21

		OCT 2022	SEPT 2022	OCT 2021
Cape Carteret	Median Price	\$436,973	\$367,986	\$405,714
	New Listings	6	1	6
	Housing Sold	6	7	7
	Days on Market	35	18	5

		OCT 2022	SEPT 2022	OCT 2021
Emerald Isle	Median Price	\$1,072,289	\$958,636	\$656,765
	New Listings	17	16	15
	Housing Sold	17	11	40
	Days on Market	30	32	59

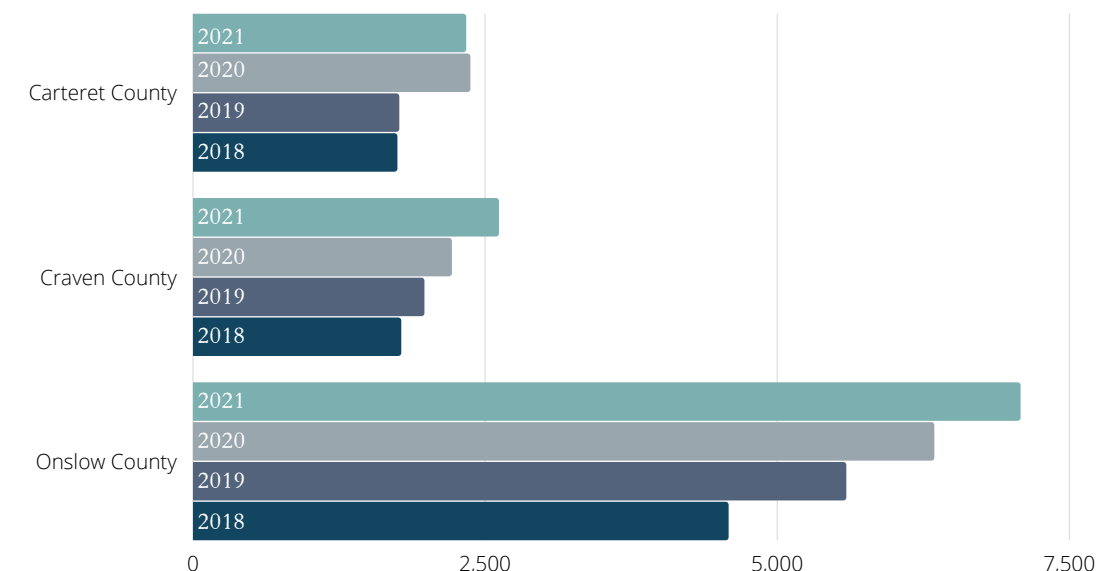
		OCT 2022	SEPT 2022	OCT 2021
Morehead City	Median Price	\$377,596	\$458,776	\$360,310
	New Listings	26	24	44
	Housing Sold	24	17	31
	Days on Market	24	40	20

		OCT 2022	SEPT 2022	OCT 2021
Newport	Median Price	\$403,623	\$333,113	\$388,808
	New Listings	23	30	36
	Housing Sold	25	21	34
	Days on Market	35	29	25

2022 OCTOBER~ HYPER LOCAL MARKET TRENDS

Serving Carteret, Craven & Onslow Counties

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.

		OCT 2022	SEPT 2022	OCT 2021
Swansboro	Median Price	\$294,790	\$330,431	\$329,331
	New Listings	26	20	18
	Housing Sold	29	16	41
	Days on Market	24	18	32

		OCT 2022	SEPT 2022	OCT 2021
New Bern	Median Price	\$309,268	\$307,869	\$273,440
	New Listings	131	118	184
	Housing Sold	134	137	139
	Days on Market	29	23	18

		OCT 2022	SEPT 2022	OCT 2021
Havelock	Median Price	\$230,595	\$253,411	\$192,174
	New Listings	24	26	36
	Housing Sold	14	11	50
	Days on Market	15	27	18