

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

2023 APRIL SALES TRENDS

- ✓ A Top-Producing Real Estate Firm on the Crystal Coast for the Past 37 years.
- ✓ #1 Selling Office on the Island!
- ✓ 554 Transactions totalling \$236,100,294 in 2022.
- ✓ We have 50+ Real Estate Brokers with over 800 Combined Years of Local Selling Experience

Relocation Services with Bluewater Real Estate

		APR 2023	MAR 2023	APR 2022
🏠 Atlantic Beach	Median Price	\$503,986	\$533,036	\$701,864
	New Listings	15	11	23
	Housing Sold	7	11	21
	Days on Market	82	101	37

		APR 2023	MAR 2023	APR 2022
🏠 Beaufort	Median Price	\$363,667	\$440,405	\$454,390
	New Listings	25	29	33
	Housing Sold	12	22	31
	Days on Market	40	42	78

		APR 2023	MAR 2023	APR 2022
🏠 Cape Carteret	Median Price	\$380,000	\$490,667	\$383,771
	New Listings	6	8	7
	Housing Sold	2	7	12
	Days on Market	32	7	6

		APR 2023	MAR 2023	APR 2022
🏠 Emerald Isle	Median Price	\$875,009	\$809,657	\$712,026
	New Listings	20	17	27
	Housing Sold	23	28	34
	Days on Market	48	39	27

		APR 2023	MAR 2023	APR 2022
🏠 Havelock	Median Price	\$252,911	\$240,858	\$232,481
	New Listings	17	29	32
	Housing Sold	24	28	28
	Days on Market	28	34	10

		APR 2023	MAR 2023	APR 2022
🏠 Morehead City	Median Price	\$636,861	\$545,376	\$370,504
	New Listings	21	28	35
	Housing Sold	28	21	28
	Days on Market	36	28	31

I'M LOCAL I'M GLOBAL®

1.2 million annual global transactions

550 companies

4,700 offices

136,000 sales associates

70+ countries

Leading
REAL ESTATE COMPANIES OF THE WORLD

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.

		APR 2023	MAR 2023	APR 2022
🏠 Newport	Median Price	\$394,144	\$380,596	\$415,365
	New Listings	30	38	37
	Housing Sold	28	24	43
	Days on Market	32	66	33

		APR 2023	MAR 2023	APR 2022
🏠 New Bern	Median Price	\$327,249	\$322,049	\$287,240
	New Listings	165	144	174
	Housing Sold	111	133	169
	Days on Market	35	63	34

		APR 2023	MAR 2023	APR 2022
🏠 Swansboro	Median Price	\$397,503	\$308,000	\$244,654
	New Listings	24	34	23
	Housing Sold	19	12	26
	Days on Market	33	84	14

2023 APRIL ~ HYPER LOCAL MARKET TRENDS

Serving Carteret, Craven & Onslow Counties