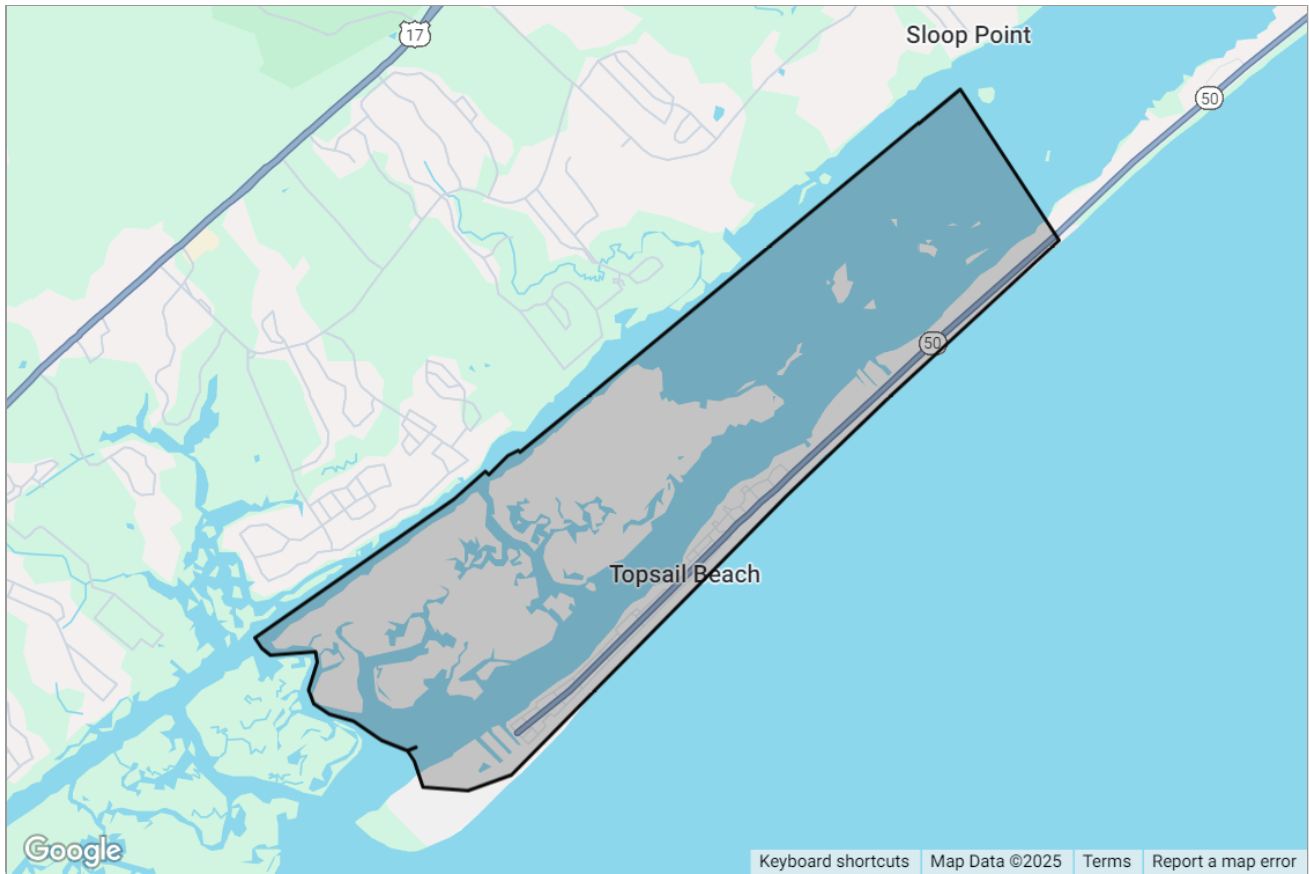




MARKET ACTIVITY REPORT

# Topsail Beach, North Carolina



Presented by

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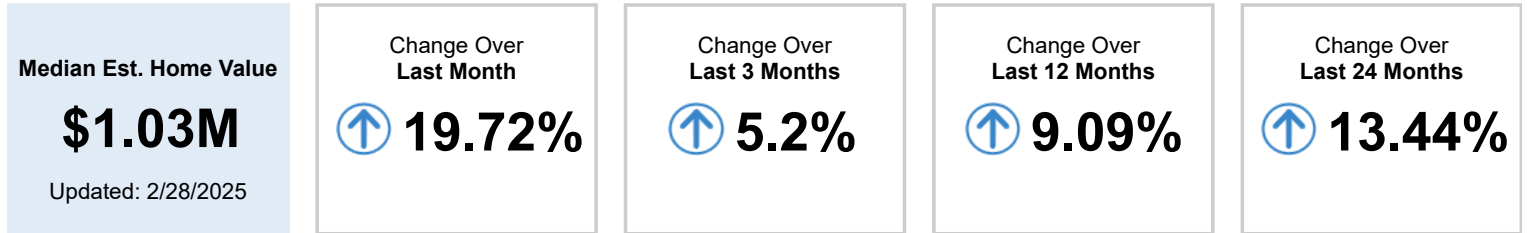
**Topsail Island Association of REALTORS**

13775 NC Hwy 50, Suite 402

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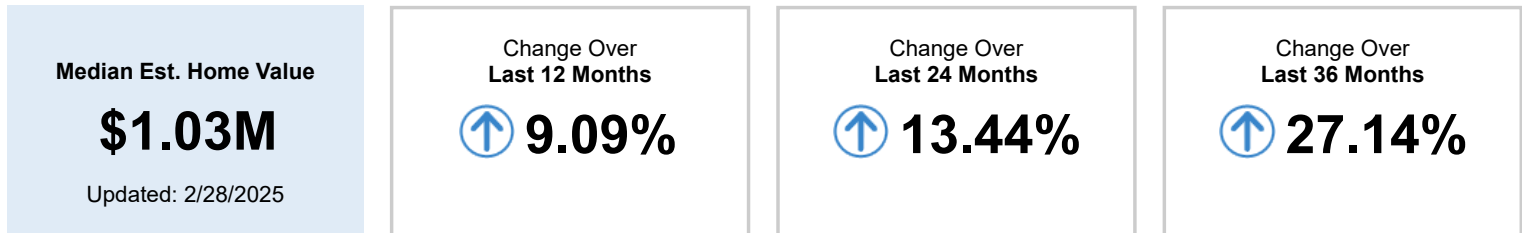
## Topsail Beach, North Carolina

### Market Snapshot: Estimated Home Values



*About this Data: Estimated home values are generated by a valuation model and are not formal appraisals. Valuations are based on public records and MLS data where licensed. The metrics shown here reflect **All Residential Properties** data.*

### Market Snapshot: 12-Month Change in Estimated Value



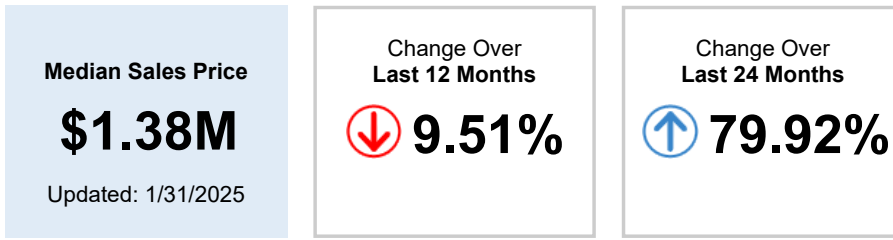
*About this Data: Estimated home values are generated by a valuation model and are not formal appraisals. Valuations are based on public records and MLS data where licensed. The metrics shown here reflect **All Residential Properties** data.*

### Market Snapshot: Concentration of Distressed Properties



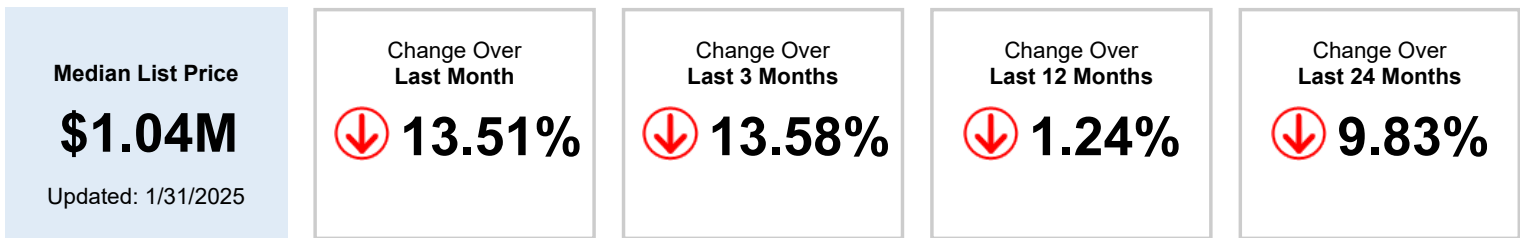
*About this data: The metrics displayed here reflect distressed property counts (listings and public records) for **All Residential Properties** as of 3/3/2025.*

## Market Snapshot: Sales Price



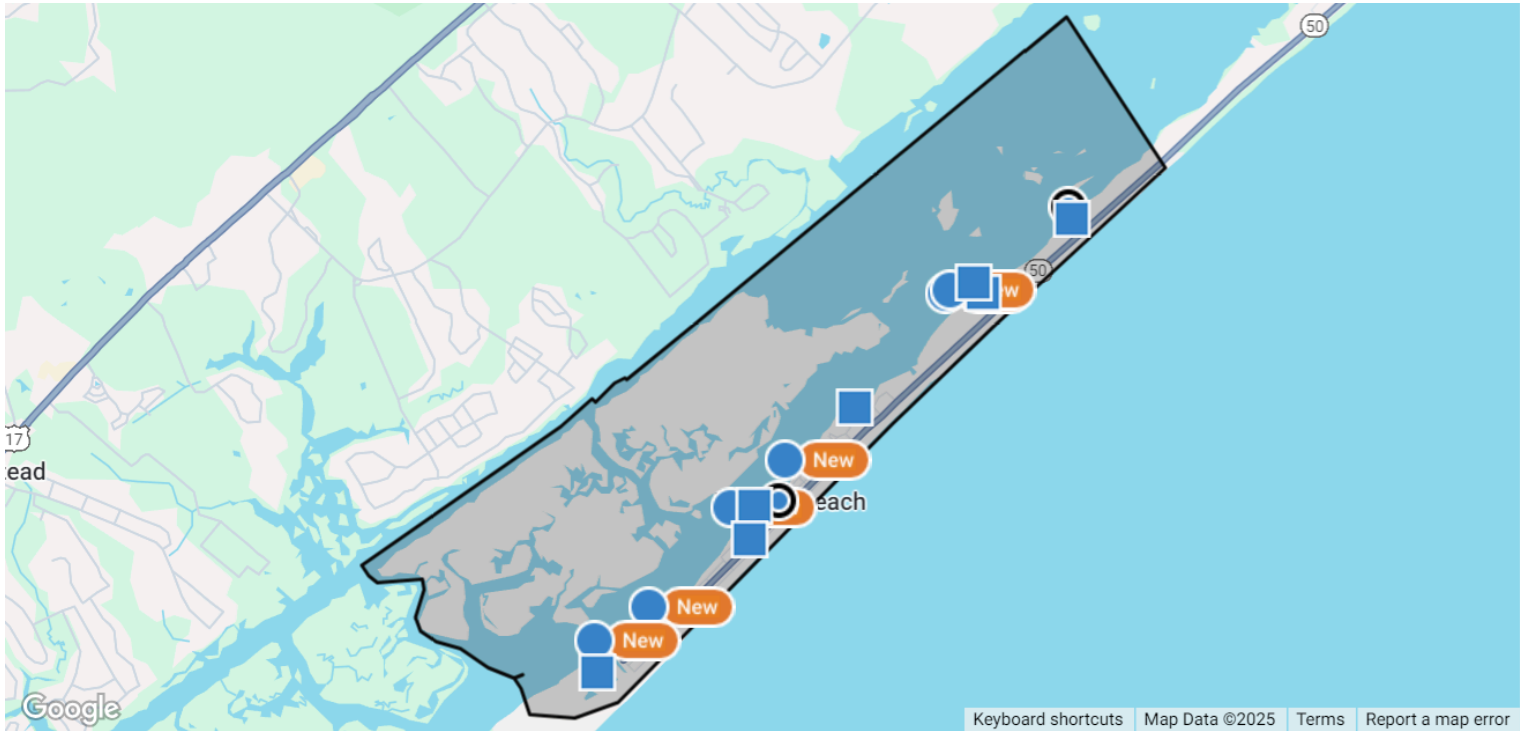
About this data: The Metrics displayed here reflect median sales price for **All Residential Properties** using **MLS listing** data.

## Market Snapshot: List Price






About this data: The Metrics displayed here reflect median list price for **All Residential Properties** using **MLS listing** data.

## Market Activity Summary Stats






**Search Criteria** | **Location:** Topsail Beach, North Carolina; **Date:** Changes in the Last 3 Months; **Transaction Types:** For Sale, For Lease; **Change Types:** New Listings, Pending, Closed, Distressed; **Property Types:** Single Family, Condo/Townhouse/Apt., CoOp; **Beds:** 3 – No Max; **Baths:** 2 – No Max; **Maximum Properties per Change Type:** 10; **Sort Order:** Recently updated

	 <b>New Listings</b>	 <b>Pending</b>	 <b>Closed</b>
<b>Number of Properties</b>	6	2	7
<b>Low Price / Value</b>	\$625,000	\$750,000	\$692,500
<b>Median Price / Value</b>	\$787,500	\$1,475,000	\$1,200,000
<b>High Price / Value</b>	\$1,350,000	\$2,200,000	\$2,274,000
<b>Average Price / Sq. Ft.</b>	\$644	\$625	\$586
<b>Median Price / Sq. Ft.</b>	\$626	\$625	\$551
<b>Average Days in RPR</b>	12	131	109
<b>Median Days in RPR</b>	11	131	86
<b>Total Volume</b>	\$5,600,000	\$2,950,000	\$8,816,500



## New Listings: 6 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	List Date	List / Lease Price	Price per sq. ft.
 <p><b>3 ● Active</b> • <i>New, Active: 2/9/2025</i> <i>MLS ID: 100488015</i></p> <p><b>1413 Ocean Blvd</b>      Single Family      3/2      1,637 sq ft      8,581      1977      2/9/2025      \$1,350,000      \$825</p> <p>Welcome to your dream coastal retreat! This unique 3-bedroom, 2-bathroom, 1637 sq feet, oceanfront home on the south end of Topsail Beach offers breathtaking water views &amp; modern updates while maintaining its classic charm. Step inside to high ceilings with exposed beams that enhance the airy, open feel of the living space. A stunning shiplap wall frames the cozy fireplace, the perfect spot to unwind after a day on the beach. Recent improvements include interior paint, new luxury vinyl plank flooring, updated light fixtures, brand new decks &amp; a new screened-in porch--perfect for enjoying the sights &amp; sounds of the ocean. The home also features original tilework that adds character &amp; an irrigation system designed for dune preservation. According to the previous owner the roof age is 2018, HVAC is 2019, &amp; a new water heater was installed in 2024 with the current owner. Located in the tranquil south end of Topsail Beach, you'll enjoy a laid-back atmosphere while being close to some of the area's best attractions. Spend your days fishing, shell hunting, surfing, or relaxing on the pristine sandy beaches just steps from your door. Explore the Missiles &amp; More Museum, take a scenic boat tour, or visit the nearby Topsail Beach Skating Rink for fun. When it's time to dine, enjoy fresh seafood &amp; local favorites at spots like The Breezeway Restaurant, Beach Shop &amp; Grill, Larry's DeliQ, &amp; Sears Landing. For a casual evening, grab an ice cream cone at Four Cousins creamery or enjoy live music at one of the area's friendly hangouts. Whether you're looking for a full-time residence, a vacation home, or an investment opportunity, this oceanfront gem offers the perfect blend of comfort, coastal beauty, &amp; convenience!</p> <p><i>Listing Courtesy of Keller Williams Innovate-Wilmington</i></p>								
 <p><b>4 ● Active</b> • <i>New, Active: 3/2/2025</i> <i>MLS ID: 100491820</i></p> <p><b>1012 S Anderson Blvd, #B</b>      Condo/Townhouse/Apt. 4/3      1,430 sq ft      4,312      2005      3/2/2025      \$785,000      \$549</p> <p>Rare opportunity to own a townhome that really feels like a single family and sits on a large end lot that stretches from S Anderson over to Carolina Blvd, featuring outside/patio deck, outside hot and cold shower, landscaped fenced backyard, additional wired storage building, lattice fence along the side lot for privacy, and a parking pad for your boat. Seller was an artist, so there is a heated and cooled studio with utility sink on the ground floor, additional storage cabinets and screened in porch to enjoy that afternoon breeze from the ocean. First floor plan features primary, two additional bedrooms and two full baths, one with laundry closet with washer and dryer. Second floor features large open area for den, dining, kitchen, full bath, and additional room that can be used for office or additional sleeping quarters. Enjoy the front covered deck to watch the Topsail sunrise, and rear deck to watch the sunset over Banks Channel. When you are ready for a breathtaking view of the ocean and sound, head up the stair tower to see a 360 degree view. Public beach and sound accesses for kayaks and canoes only short walk away, and bike ride back into Topsail beach proper for shopping and restaurants, or head south to end of island for a wonderful walk where you escape to the Serenity of Topsail. Never rented shows like new and partially furnished its ready for spring. Seller financing options available.</p> <p><i>Listing Courtesy of Coastal Carolina Real Estate</i></p>								
 <p><b>5 ● Active</b> • <i>New, Active: 2/24/2025</i> <i>MLS ID: 100490569</i></p> <p><b>1711 S Anderson Blvd</b>      Single Family      3/4      1,952 sq ft      8,569      2012      2/24/2025      \$1,300,000      \$666</p> <p>Nestled on the serene and sought-after South Topsail Island, this charming 1.5-story coastal retreat offers the perfect blend of comfort and convenience. With 3 spacious bedrooms plus a bonus room, and 2.5 well-appointed baths, this fully furnished home is move-in ready and ideal for enjoying the beach lifestyle year-round. The thoughtfully designed layout maximizes both indoor and outdoor living spaces. Enjoy water views that you have to SEA for yourself! Step outside to the inviting outdoor sitting area, perfect for relaxing or entertaining. The property features a street-to-street lot, providing easy access and ample space for your enjoyment. Practical features abound, including a Voyager II Cargo Lift for easy access to the home, hurricane shutters for peace of mind, and an irrigation system to keep the landscaping lush and vibrant. Blink cameras add an extra layer of security, while outdoor showers offer the ideal rinse-off after a day at the beach. Some other key features to list: Jack n Jill bathroom, wet bar in kitchen island, Bad weather entry, Formica countertops, wainscoting, Irrigation well, Tile Flooring, Porcelain Flooring, Trex decking and Vinyl rails. This home seamlessly combines comfort, security, and coastal charm. Whether you're looking for a vacation getaway, a full-time residence, or a rental investment, this gem in South Topsail Island is a must-see. Come experience the tranquility and beauty for yourself!</p> <p><i>Listing Courtesy of Lewis Realty</i></p>								

## New Listings: 6 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	List Date	List / Lease Price	Price per sq. ft.
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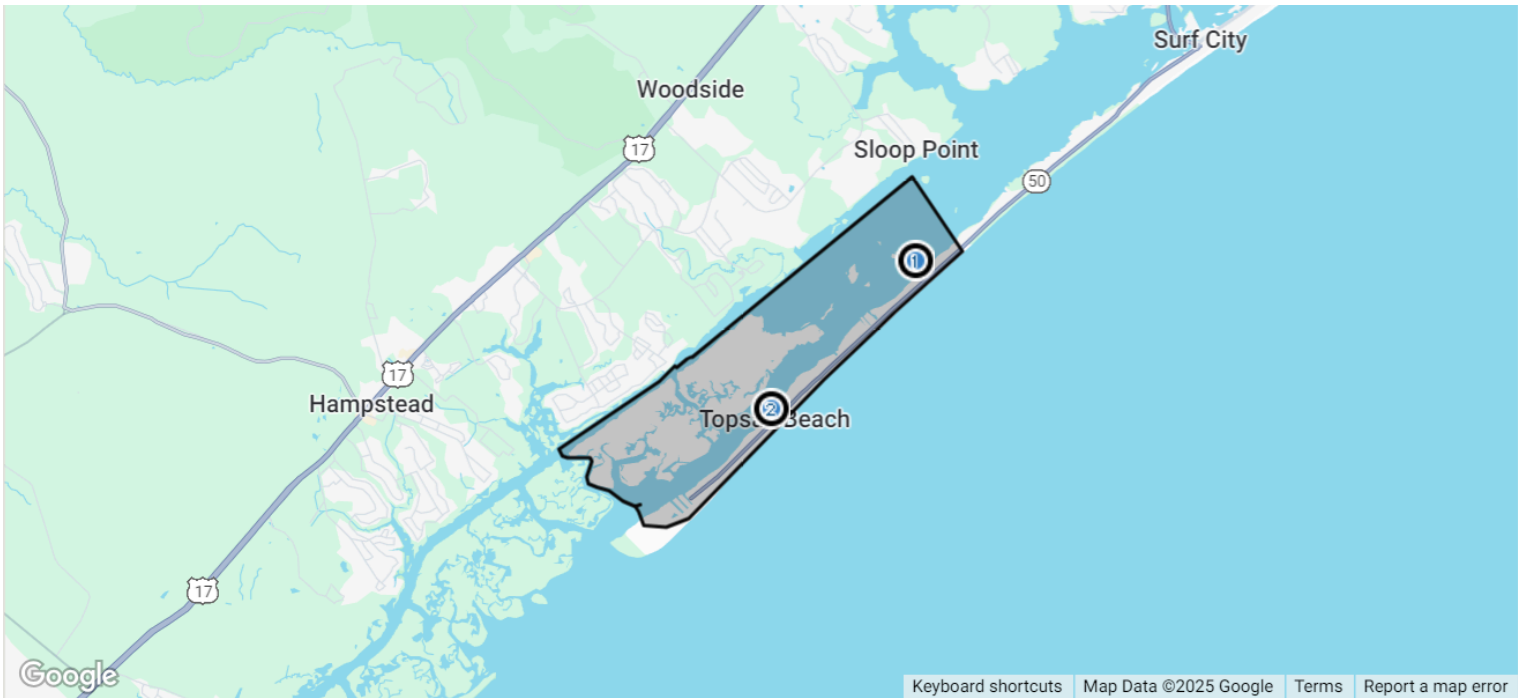


6 ● **Active** • *New, Active: 2/28/2025* *MLS ID: 100491366*

**953 Tower Ct, #D**                      Condo/Townhouse/Apt. 3/2      1,280 sq ft      741      1985      2/28/2025      \$750,000      \$586

Welcome to 953 Tower Court-D, a charming 3-bedroom, 2-bath townhome nestled in the highly desirable Queens Grant waterfront community of Topsail Beach. This canal-front townhome offers views of the ocean and Bank Channel from the decks. Enjoy the convenience of a day dock, perfect for launching your water adventures and exploring the beautiful waterways. The community offers an array of fantastic amenities, including a private boat launch, refreshing pool, clubhouse, basketball courts, playground, grilling cabana, and boat storage--all complemented by the added bonus of private deeded beach access. Whether you're looking for a tranquil primary residence, a serene second home, or a investment opportunity, this fully furnished oasis is ready for you to move in and start creating lasting memories. Don't miss your chance to own a piece of coastal paradise - schedule a viewing today!

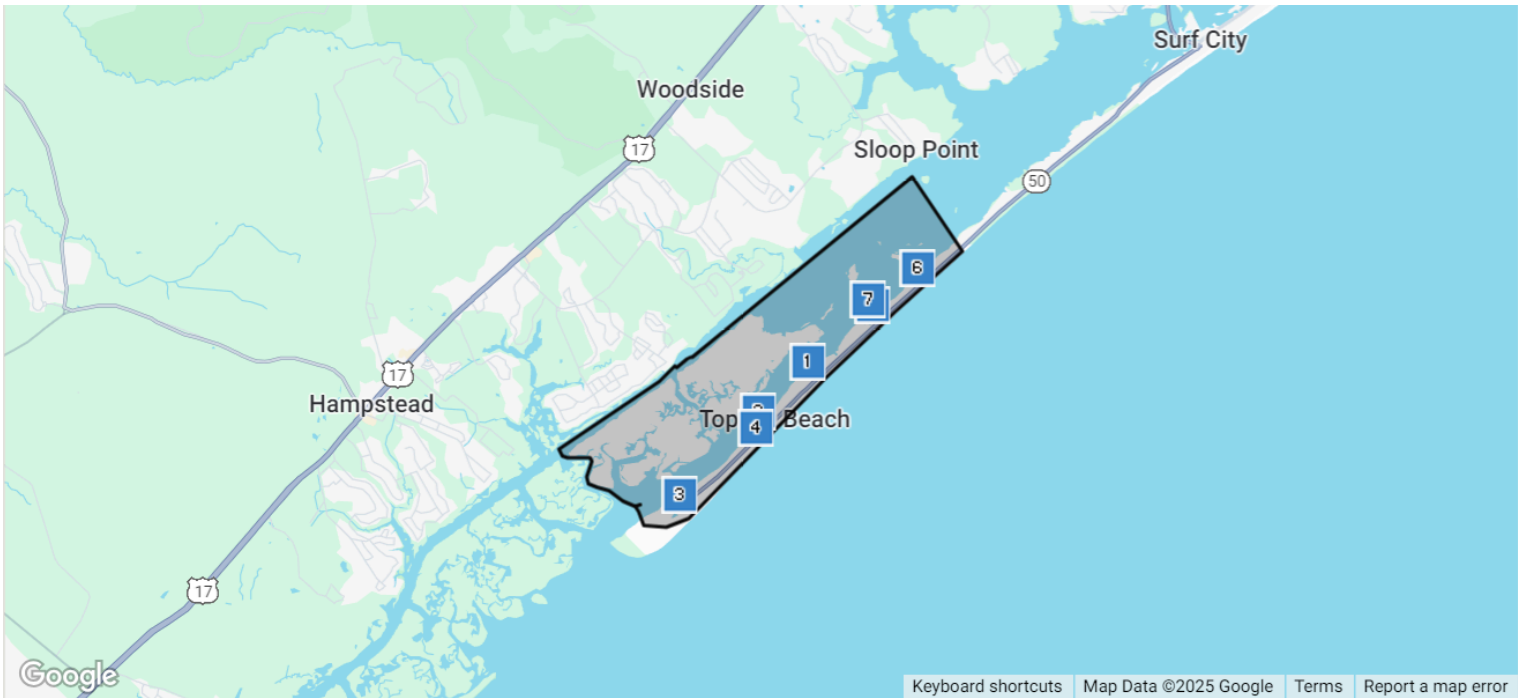
*Listing Courtesy of Surfside Realty Group*





## Pending: 2

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	List Date	List / Lease Price	Pending Date	Price per sq. ft.
 <p><b>1 Pending</b> • Pending With Showings as of 12/11/2024 <i>MLS ID: 100460351</i></p> <p><b>514 N Anderson Blvd, #C</b></p> <p>Unique sound front opportunity in Topsail Beach for your family with up to 8 bedrooms and 6 baths or continue in rental program together or separately. You can have it all on Banks Channel in Topsail Beach-amazing sunsets, deep water and great outdoor living spaces. These two duplexes boasting 4 bedrooms 3 baths in each side are a must see. The reverse floor plan offers breathtaking views from the decks on all levels. A wide staircase and hallways gives you an open feel. And the elevator on each side is a plus! This home is move in ready with coastal furnishings and kitchenware. Make this your home and enjoy sound front living every day. The dock on deep water has a boat lift and a pier with steps to enjoy floating the day away in the water. The home also has a deeded beach access for your convenience. This home has it all for you to enjoy sound to surf on beautiful Topsail Island!</p> <p><i>Listing Courtesy of Berkshire Hathaway HomeServices Carolina Premier Properties</i></p>	Single Family	8/6	4,692 sq ft	16,988	8/12/2024	\$2,200,000	12/11/2024	\$469
 <p><b>2 Pending</b> • Pending With Showings as of 1/12/2025 <i>MLS ID: 100481907</i></p> <p><b>932 Ocean Blvd</b></p> <p>Rare opportunity in New Topsail Beach. Cottage situated on a large corner lot. 2nd row with beach access directly across the street and sound access behind. Walking distance to local shops, restaurants and pier. Bush Marina just steps away to launch your boat or secure a boat slip. Enjoy entertaining from large screened porch with partial ocean views. Sound views from the front deck. Property has a long history on a vacation rental program.</p> <p><i>Listing Courtesy of BlueCoast Realty Corporation</i></p>	Single Family	3/2	960 sq ft	5,053	1/3/2025	\$750,000	1/12/2025	\$781










Closed: 7

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Closed Date	Closed Price	Price per sq. ft.
 <b>1</b> <span style="background-color: #0070C0; color: white; padding: 2px;">Closed</span> • Sold Date: 2/27/2025, MLS Listing 100481665: 1/2/2025 <i>MLS ID: 100481665</i> <b>405 Bridgers Ave</b>	Single Family	3/2	1,440 sq ft	16,988	1977	2/27/2025	\$775,000	\$538
<p>Wonderfully located property on Bridgers Ave in Topsail Beach. This very large lot with .4 acres and a fenced yard is a rare find. Home features an open floor plan with 3 bedrooms and 2 baths, wrap around decks providing access to the screened in front porch and open back deck, leading to lower level. Lower level offers outdoor patio for barbequing, storage room, custom outdoor shower and fully enclosed 2 car garage. Laundry located on lower level, along with plenty of storage for cars, boats or golf carts. Upgrades include vinyl siding, roof and gutters, DP50 windows and doors, PVC wrapped posts and rails, interior painting, interior doors, flooring, pavers, landscaping, barn door at ground floor patio for privacy, and motion lighting. Turn key ready for family and pets, bring your walking shoes or bikes for easy access to the public beach or sound access.</p> <p style="text-align: right;"><i>Courtesy of Coastal Carolina Real Estate</i></p>								
 <b>2</b> <span style="background-color: #0070C0; color: white; padding: 2px;">Closed</span> • Sold Date: 1/8/2025, Public Record <i>MLS ID: -</i> <b>1022 Carolina Blvd</b>	Single Family	3/3	3,200 sq ft	8,364	2017	1/8/2025	\$2,274,000	\$750

## Closed: 7 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Closed Date	Closed Price	Price per sq. ft.
 <p><b>3 Closed</b> • Sold Date: 1/10/2025, MLS Listing 100471344: 10/16/2024 <b>MLS ID: 100471344</b></p> <p><b>109 Godwin Ave</b></p> <p>Single Family 4/2 1,368 sq ft 5,663 1993 1/10/2025 \$725,000 \$530</p> <p><i>*Selling Fully Furnished* Welcome to your dream beach house! Nestled on the south end of Topsail near Serenity Point, this stunning property is the coastal retreat you've been dreaming of. Boasting ocean and water views with less than a minute walk to beach access, and short walk to the peaceful Sound, this home offers the ultimate in beachside living. The first floor invites you into a warm and open space, featuring a fully stocked kitchen, elegant dining room, and cozy living room. Walk through the kitchen to find full service laundry. Also on this level is a serene bedroom with a queen bed and a 3/4 bathroom, perfect for guests who prefer first-floor convenience. Upstairs, you'll find three more beautiful bedrooms--one with a queen bed, one with a full bed, and another with two twin beds-- each with exterior deck access views. A full bathroom rounds out the upstairs living space. Outside, the expansive deck creates a perfect backdrop for outdoor gatherings. A shower below the house is perfect for washing up after time at the beach. A storage shed on the ground floor is great for storing amenities and toys and tools. With its prime location, just a short stroll from local dining and shops, this home is ideal for making unforgettable memories with family and friends or as a Short-Term Rental (proven rental record). Don't miss the chance to make this paradise your own</i></p> <p><i>Courtesy of USRealty.com, LLP</i></p>								
 <p><b>4 Closed</b> • Sold Date: 1/29/2025, MLS Listing 100465090: 9/7/2024 <b>MLS ID: 100465090</b></p> <p><b>1103 Ocean Blvd</b></p> <p>Single Family 4/4 2,856 sq ft 6,970 2006 1/29/2025 \$1,770,000 \$620</p> <p>This exceptional beach home is available for the discerning future homeowner. Deep dunes and wide beaches define Topsail Beach oceanfront and is Topsail Island's most desirable area. Elegant with a coastal vibe, Brazilian cherry hardwoods, luxurious coastal furnishings, plantation shutters and window shades throughout the home and a floor plan that allows space for everyone. Meticulously maintained and upgraded in the last 4 years with a total of 4 bedrooms, an office, and three full and one half baths. The first living level has 3 bedrooms, 2 full baths, the separate office space, and a first floor living area with wet bar, under counter frig, and large TV for guests enjoyment and convenience. Top floor has magnificent long range views of the Atlantic from a great room with gas fireplace and built ins. The gourmet kitchen with Stainless appliances, a 3 door refrig/freezer, cooktop exhaust hood, an under counter ice maker and wine refrigerator were all new in 2024. Lots of solid surface counter space with a long counter bar, as well as a kitchen island complete the spacious kitchen. The oceanfront dining area for family gatherings promises many memorable meal times and conversations. A large master suite with recently upgraded en suite master bath with a large walk in shower and lots of closet space. All the decks on oceanside were replaced in 2021, . The entry foyer on ground level has storage closets for all the beach gear, a whole house water conditioning system, a owner storage closet. with an elevator renovated to comply with Weston law. An outdoor sprinkler system for the landscaping is shared and maintained by mutual consent with owners of 1101. Septic is a Peat system refurbished in 2022. Owners rented seasonally 12- weeks annually Memorial to Labor Day only and had consistent income for past 3 years. All furnishings and accessories will convey only exceptions will be artwork</p> <p><i>Courtesy of Intracoastal Realty Corp.</i></p>								
 <p><b>5 Closed</b> • Sold Date: 2/19/2025, MLS Listing 100470240: 10/9/2024 <b>MLS ID: 100470240</b></p> <p><b>926 N Anderson Blvd, #E214</b></p> <p>Condo/Townhouse/Apt. 3/2 1,257 sq ft - 1985 2/19/2025 \$692,500 \$551</p> <p>OCEANFRONT CONDO IN TOPSAIL BEACH! Step into coastal bliss with this spacious, fully-furnished oceanfront condo located at Queens Grant in Topsail Beach. Offering unparalleled ocean views, this serene retreat is designed for relaxation and rejuvenation. The large kitchen and dining area are perfect for entertaining, while the oceanfront balcony provides a front-row seat to the breathtaking beauty of the Atlantic. Whether you're sipping your morning coffee as the sun rises over the horizon or unwinding with a glass of wine at sunset, the endless ocean views will never cease to amaze. From the beautiful sandy beaches just steps away to the spectacular sunrises and sunsets, this is coastal living at its finest. Don't miss this rare opportunity to own a slice of paradise - this gem is available now!</p> <p><i>Courtesy of Coldwell Banker Sea Coast Advantage-Midtown</i></p>								

## Closed: 7 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Closed Date	Closed Price	Price per sq. ft.
	6 ■ Closed	*Sold Date: 1/9/2025, MLS Listing 100433870: 3/20/2024 MLS ID: 100433870						
<b>516 N Anderson Blvd</b>	Single Family	4/3	2,231 sq ft	8,059	2024	1/9/2025	\$1,380,000	\$619
<p>DEEDED SOUND ACCESS AND DEEDED BEACH ACCESS!! FURNISHED! Introducing this exquisite new construction beach home with breath taking ocean views. Located second row to the beach with a private beach access makes getting to the beach a breeze! Step inside this four-bedroom, three-bathroom masterpiece and be greeted by a spacious open concept design that seamlessly connects the large kitchen and living room, ideal for entertaining guests or simply enjoying the serene surroundings. The covered porches provide a tranquil spot to relax and soak in the panoramic views of the ocean. With private beach access just steps away, you can easily enjoy a day of sun, sand, and surf without the hassle of crowded beaches. Additionally, a private boat ramp located conveniently around the corner allows for seamless access to the water for boating enthusiasts. Interior photos are of this floor plan at another location. We have chosen a very high end Coretec flooring and Calcutta gold quartz countertops for 516 A N Andersn Blvd.</p> <p style="text-align: right;"><i>Courtesy of Teresa Batts Real Estate, LLC</i></p>								
	7 ■ Closed	*Sold Date: 12/16/2024, MLS Listing 100472820: 10/25/2024 MLS ID: 100472820						
<b>965 Tower Ct, #A</b>	Condo/Townhouse/Apt.	3/3	2,244 sq ft	1,307	2014	12/16/2024	\$1,200,000	\$535
<p>Welcome to your dream waterfront home and private 30' boat dock w/ lift, all steps from the beach in the coveted Queens Grant neighborhood of Topsail Beach, NC! This stunning 3 bed, 2.5-bath duplex offers a perfect blend of modern elegance and seaside charm. You can have it all as you embrace the coastal lifestyle with access to a range of community amenities, including a gated entrance, private beach access and parking, a community pool, marina, day docks, boat launch, basketball court, clubhouse, picnic shelter, and playground. The Queens Grant neighborhood's HOA includes essential services including INSURANCE, water, trash, lawncare, landscaping, exterior building maintenance, cable, and internet. You can indulge in various activities such as boating, kayaking, fishing, and paddleboarding, enjoying unbridled access to both the ocean and the sound in your backyard. This exceptional home is just steps from the beach and is offered fully-furnished and includes a private interior elevator for added convenience. The top floor of this bright and spacious reverse floorplan home features a wall of windows overlooking the water in a contemporary living room and kitchen with granite countertops, along with a convenient half bathroom. The stylish design creates an inviting atmosphere for entertaining friends and family. Venture to the middle floor, where you'll discover three well-appointed bedrooms and a laundry room. The master bedroom is a true sanctuary, boasting a walk-in luxury tile shower, a spacious master closet, and sliding doors to a covered deck overlooking the serene water. The second bedroom also offers its own deck access, providing breathtaking waterfront views. The interior ground level hosts storage closets for all your beach gear and the outside features a carport with plenty of room for you and your guests along with an outdoor shower and a lawn leading to the water and boat docks in your backyard. Rental projections &gt;\$75K annually.</p> <p style="text-align: right;"><i>Courtesy of Landmark Sotheby's International Realty</i></p>								

## About RPR (Realtors Property Resource)

- Realtors Property Resource® is a wholly owned subsidiary of the National Association REALTORS®.
- RPR offers comprehensive data – including a nationwide database of 164 million properties – as well as powerful analytics and dynamic reports exclusively for members of the NAR.
- RPR's focus is giving residential and commercial real estate practitioners, brokers, and MLS and Association staff the tools they need to serve their clients.
- This report has been provided to you by a member of the NAR.



## About RPR's Data

RPR generates and compiles real estate and other data from a vast array of sources. The data contained in your report includes some or all of the following:

- **Listing data** from our partner MLSs and CIEs, and related calculations, like estimated value for a property or median sales price for a local market.
- **Public records data** including tax, assessment, and deed information. Foreclosure and distressed data from public records.
- **Market conditions and forecasts** based on listing and public records data.
- **Census and employment data** from the U.S. Census and the U.S. Bureau of Labor Statistics.
- **Demographics and trends data** from Esri. The data in commercial and economic reports includes Tapestry Segmentation, which classifies U.S. residential neighborhoods into unique market segments based on socioeconomic and demographic characteristics.
- **Business data** including consumer expenditures, commercial market potential, retail marketplace, SIC and NAICS business information, and banking potential data from Esri.
- **School data and reviews** from Niche.
- **Specialty data sets** such as walkability scores, traffic counts and flood zones.



## Update Frequency

- Listings and public records data are updated on a continuous basis.
- Charts and statistics calculated from listing and public records data are refreshed monthly.
- Other data sets range from daily to annual updates.

## Learn more

For more information about RPR, please visit RPR's public website: <https://blog.narrpr.com>

