

Local Update

The Emerald Coast has been in the press a lot lately. There's no question why with our area's beautiful beaches, perfect seasons and wonderful beach lifestyle.

- 2019 #1 Beautiful & Affordable Islands** - Market Watch
- 2019 #1 Best FL Beaches** - US News & World Report
- 2018 #10 Happiest & Healthiest Places** - Coastal Living
- 2018 #1 Most Popular US Destination** - Tripping.com
- 2017 Best Summer Destinations For Families** - TripAdvisor

UPCOMING EVENTS

September

International Coastal Cleanup - SoWal Beach Accesses
Saturday, September 21st, 2019

Join the massive effort to improve our beach environment which will help protect marine life and coastal settings.

October

Destin Seafood Festival - Destin Harbor
October 4th - 6th, 2019

This annual tradition features delicious freshly caught seafood from the Gulf of Mexico and live entertainment.

November

Blues, Brews & BBQ - HarborWalk Village
November 3rd, 2019

Barbecue block party that fills the docks with the aroma of smoky ribs and pulled pork. Over 15 of the restaurants will compete in a BBQ competition.

Visit our new concierge website to find our favorite vendors, restaurants, shopping and upcoming events:

www.EnjoyEmeraldCoast.com



2019 Mid-Year Market Update

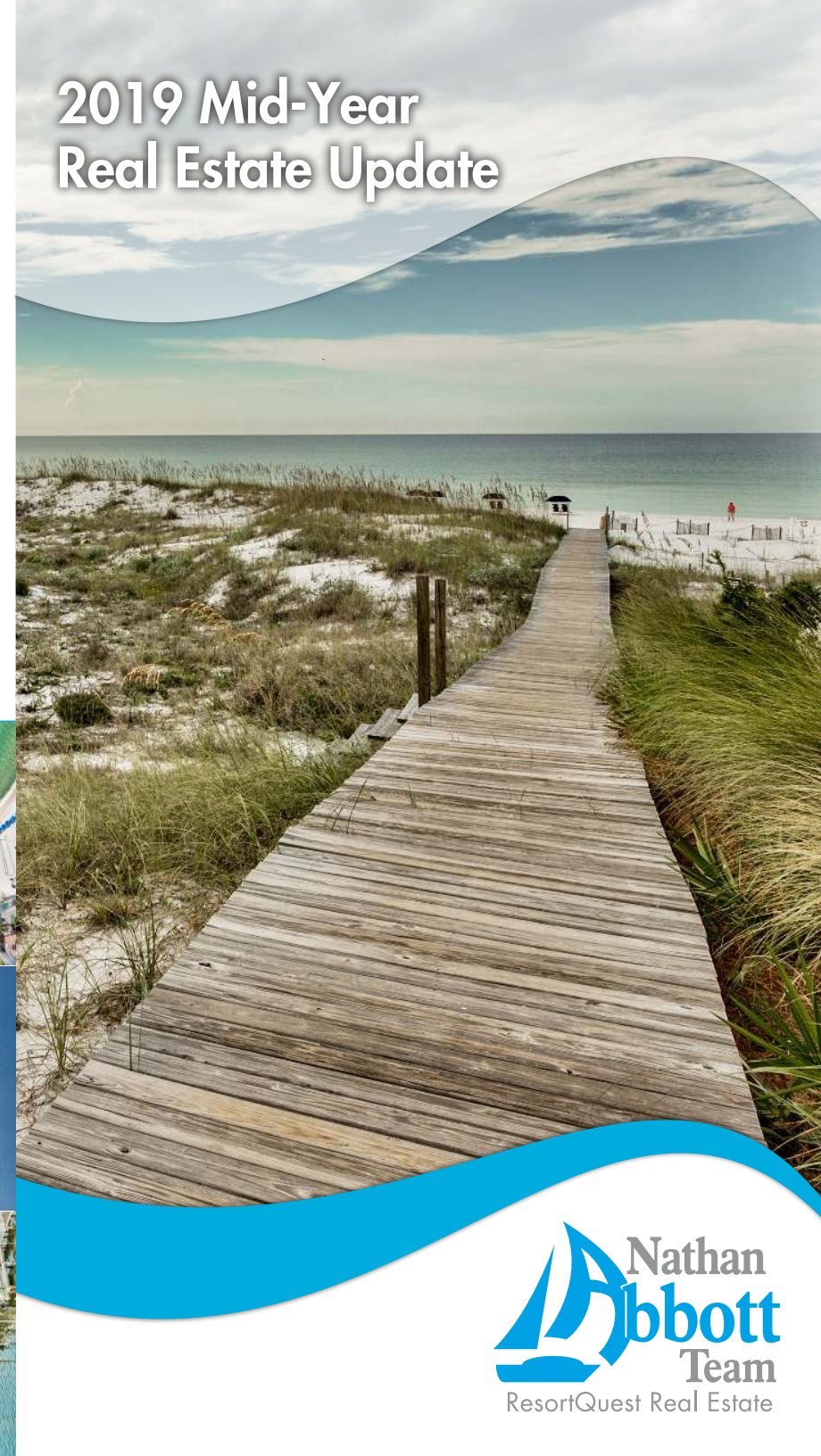
The Nathan Abbott Team's Year-End Real Estate Market Update features updated statistics and data for single family homes, townhomes and condo sales for 2019 in the local real estate markets:

- Destin
- Miramar Beach
- Scenic 30A
- North Santa Rosa Beach
- Panama City Beach

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2019 Mid-Year Real Estate Update



2019 Sales Market Continues to Improve

So far in 2019, the local Emerald Coast real estate market has been very active. Most areas long our coastline have seen increase in volume or average price per square foot. There have also been areas where properties are flying off the market!

If you are interested in learning the current market value of your property, contact us today for a detailed market analysis. With the current market, your property may be worth more than you think!



DESTIN

Destin Gulf front condos sold in the first half of 2019 had a **10% increase** in average price and **7% increase** in price per square foot. Units were on the market **40 days less** than during the first half of 2018.

Destin single family homes sold during the first half of 2019 had a **4% increase** in price per square foot compared to the first half of 2018.

Destin Gulf Front Condos Sold

Year	Qty	Average Sale Price	Price per Sq Ft	Days on Market	% of List Price
2019	117	\$554,496	\$390	98	96%
2018	126	\$505,849	\$365	138	95%

Destin Single Family Homes Sold

Year	Qty	Average Sale Price	Price per Sq Ft	Days on Market	% of List Price
2019	265	\$666,133	\$251	104	96%
2018	243	\$698,231	\$241	112	96%

30A WEST

30A West Gulf front condos sold in the first half of 2019 had a **5% increase** in average price compared to the first half of 2018.

30A West single family homes sold in the first half of 2019 remained steady in average price per square foot.

30A West Gulf Front Condos Sold

Year	Qty	Average Sale Price	Price per Sq Ft	Days on Market	% of List Price
2019	9	\$1,354,333	\$581	193	94%
2018	13	\$1,289,231	\$574	178	95%

30A West Single Family Homes Sold

Year	Qty	Average Sale Price	Price per Sq Ft	Days on Market	% of List Price
2019	178	\$923,020	\$354	112	96%
2018	169	\$954,392	\$351	102	97%

30A EAST

30A East Gulf front condos sold in the first half of 2019 had a **54% increase** in average price and **5% increase** in average price per square foot compared to the first half of 2018.

Single family homes sold in the 30A East area are selling at 97% of list price.

30A East Gulf Front Condos Sold

Year	Qty	Average Sale Price	Price per Sq Ft	Days on Market	% of List Price
2019	30	\$1,423,250	\$669	117	94%
2018	39	\$922,103	\$635	123	96%

30A East Single Family Homes Sold

Year	Qty	Average Sale Price	Price per Sq Ft	Days on Market	% of List Price
2019	344	\$1,296,944	\$469	130	97%
2018	362	\$1,342,775	\$489	139	96%

MIRAMAR BEACH

Gulf front condos sold in Miramar Beach during the first half of 2019 maintained a steady price per square foot and sold **100 days sooner**.

There were **5% more** single family homes sold in Miramar Beach and average sold price and price per square foot both **increased 5%**.

Miramar Beach Gulf Front Condos Sold

Year	Qty	Average Sale Price	Price per Sq Ft	Days on Market	% of List Price
2019	51	\$735,971	\$447	88	95%
2018	94	\$770,109	\$442	188	97%

Miramar Beach Single Family Homes Sold

Year	Qty	Average Sale Price	Price per Sq Ft	Days on Market	% of List Price
2019	182	\$733,452	\$275	114	96%
2018	173	\$697,036	\$263	110	96%

NORTH SANTA ROSA BEACH

Single family homes sold in North Santa Rosa Beach during the first half of 2019 had a **15% increase** in average price and **5% increase** in price per sq ft.

North Santa Rosa Beach Single Family Homes Sold

Year	Qty	Average Sale Price	Price per Sq Ft	Days on Market	% of List Price
2019	175	\$395,599	\$179	87	98%
2018	181	\$345,132	\$171	73	98%

PANAMA CITY BEACH

The Panama City Beach real estate market has been very active so far in 2019. Compared to mid-year 2018, over **180 more** units have sold in 2019!

Panama City Beach Gulf Front Condos Sold

Year	Qty	Average Sale Price	Price per Sq Ft	Days on Market	% of List Price
2019	581	\$308,779	\$273	93	97%
2018	394	\$337,250	\$294	77	97%