

# RESORTQUEST<sup>®</sup>

REAL ESTATE

## Real Estate Market Overview

### Destin & Miramar Beach / Midyear Report



### Market Snapshots

#### Gulf-Front Destin Condos

	2013	2012		sales	avg sold \$	avg \$/sq ft
Total number of sales:	120	109	0-1 bed	30	\$210,482	\$282
Avg price per square foot:	\$286	\$292	2 bed	50	\$327,713	\$278
Average price:	\$387,845	\$436,546	3+ bed	40	\$596,032	\$297
Average days on market for new listings in first half:	166	246				

#### Gulf-Front Miramar Beach Condos

	2013	2012		sales	avg sold \$	avg \$/sq ft
Total number of sales:	43	53	0-1 bed	5	\$287,400	\$353
Avg price per square foot:	\$367	\$347	2 bed	20	\$424,657	\$348
Average price:	\$572,024	\$559,805	3+ bed	18	\$814,828	\$393
Average days on market for new listings in first half:	314	53				

## Market Snapshots

January 1<sup>st</sup> - June 30<sup>th</sup>



### Destin & Miramar Beach Single Family Detached Homes

	2013	2012
Total number of sales:	365	287
Avg price per square foot:	\$202.09	\$168.99
Average price:	\$541,942	\$466,327
Average days on market for new listings in first half:	157	185

### Destin & Miramar Beach Residential Land

	2013	2012
Total number of sales:	108	88
Average price per acre:	\$749,361	\$638,144
Average price:	\$186,712	\$159,825
Average days on market for new listings in first half:	371	268

### Combined Residential Sales Destin & Miramar Beach

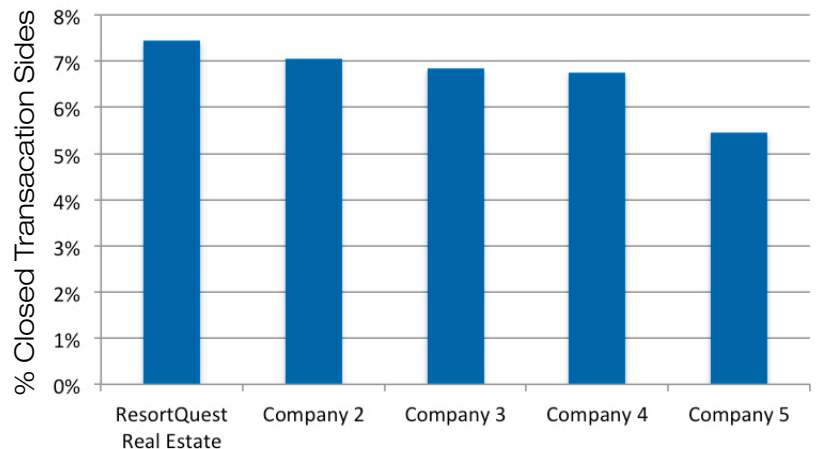
	2013	2012	Year over Year % change
January	108	112	↓ -3.57%
February	135	127	↑ 6.30%
March	166	147	↑ 12.93%
April	181	159	↑ 13.84%
May	189	153	↑ 23.53%
June	190	164	↑ 16.00%

2013 is proving to be a great year to buy and sell real estate in Destin & Miramar Beach with a 12% increase in sales over the first half of 2012, or 969 closed sales. Available inventory is down 20% from last year's average and the average price per sq. ft. has increased 9%.

### ResortQuest Market Share

ResortQuest took part in 140 transaction sides in the first half of 2013 in Destin and Miramar Beach.

We are proud to be the area's #1 company with a 7.45%\* market share in all residential sales taking place between January 1st and June 30th.



\*Based on the Emerald Coast Association of Realtors' MLS combined residential records from 1/1/2013 - 06/30/2013.

## Tops'l Beach & Racquet Resort Combined Residential

property	br/ba	sold \$	\$/sq ft	DOM
Tops'l Beach Manor unit 807	3/3	\$885,000	\$462	226
Tops'l Beach Manor unit 508	2/2	\$515,000	\$427	1019
<i>Compare to: unit 609</i>	<i>2/2</i>	<i>\$390,000</i>		<i>closed in 2012</i>
Tops'l Beach Manor unit 1005	2/2	\$440,000	\$360	42
<i>Compare to: unit 905</i>	<i>2/2</i>	<i>\$296,000</i>		<i>closed in 2012</i>
The Summit at Tops'l unit 1106	3/3	\$467,500	\$292	92
The Summit at Tops'l unit 705	3/3	\$367,500	\$230	81
<i>Compare to: unit 1005</i>	<i>3/3</i>	<i>\$340,000</i>		<i>closed in 2012</i>
Tides at Tops'l unit 1109	2/2	\$347,000	\$282	23
Tides at Tops'l unit 1403	2/2	\$496,000	\$407	37
Tides at Tops'l unit 1408	2/2	\$500,000	\$407	0
Tides at Tops'l unit 1210	2/2	\$405,000	\$329	124

Closed prices in the first half of 2013, compared to the previous year, show an encouraging upward trend! In fact, Tides at Tops'l Gulf front unit 1403 (\$496,000) and Gulf view unit 1408 (\$500,000) are the highest priced sales in Tides for a Gulf front or view unit in the past three years.

## Sandestin Golf & Beach Resort Combined Residential

community	sales	avg sold \$	avg \$/sq ft	avg DOM
Beach Front	16	\$596,244	\$420	185
Beach Side	24	\$398,677	\$255	182
Bayside East	84	\$539,946	\$221	146
Bayside West	35	\$185,376	\$162	156
Burnt Pine	17	\$1,418,500	\$317	214
Village	41	\$202,918	\$216.65	136

At the close of the second quarter, Sandestin boasted 217 sales with 64 pending and an additional 286 units active on the market. Sales in the first half of 2013 nearly doubled that of 2012, showing a 44% increase in sales year over year.