

RESORTQUEST[®]

REAL ESTATE

Real Estate Market Overview



Fort Walton Beach & Navarre / 3rd Quarter (July 1st - September 30th, 2013)

Compelling Price Increases & Sales

Okaloosa Island Sound Front and Gulf Front Condominiums

property	br/ba	sold \$	\$/sq ft	DOM
Breakers unit W601	3/3	\$450,000	\$270	16
<i>Compare to: unit W608</i>	<i>3/2</i>	<i>\$330,000</i>		<i>closed in 2012</i>
Presidio Yacht Club unit 800	3/3	\$447,000	\$215	269
<i>Compare to: unit 900</i>	<i>3/3</i>	<i>\$410,000</i>		<i>closed in 2012</i>
Waterscape unit B418	1/2	\$250,000	\$300	1,247
<i>Compare to: unit B422</i>	<i>1/2</i>	<i>\$220,000</i>		<i>closed in 2012</i>
Waterscape unit B608	2/2	\$415,000	\$321	123
<i>Compare to: unit B510</i>	<i>2/2</i>	<i>\$325,000</i>		<i>closed in 2012</i>

Highest Priced Sales on Okaloosa Island

Waterscape unit A608 - \$485,000 | Azure unit 609 - \$495,000 | Bella Riva unit 101 - \$525,000

ResortQuest Real Estate / *Own Where Your Heart Lives...*

Gulf Front Condominiums Okaloosa Island

	2013	2012
Total number of sales:	27	33
Avg price per square foot:	\$255	\$217
Average price:	\$293,174	\$264,093
Average days on market for sold listings in third quarter:	247	255

Sound-Front Condos

	2013	2012
Total number of sales:	9	8
Avg price per square foot:	\$188	\$162
Average price:	\$326,722	\$273,062
Average days on market for sold listings in third quarter:	269	159

Closed prices in the third quarter of 2013, in comparison to the previous year, show an encouraging upward trend!

Okaloosa Island Home Sales

Interior Homes: 1 sale with a price of \$240,000 and price per sq. ft. at \$132. There are 4 active homes on the market with an avg. price per sq. ft. of \$147, priced from \$239,000 to \$325,000.

Sound Front Homes: 1 sale with a price of \$375,000 and price per sq. ft. at \$185, on the market for just 20 days. There are 2 active homes on the market with an average price per sq. ft. of \$220.27.

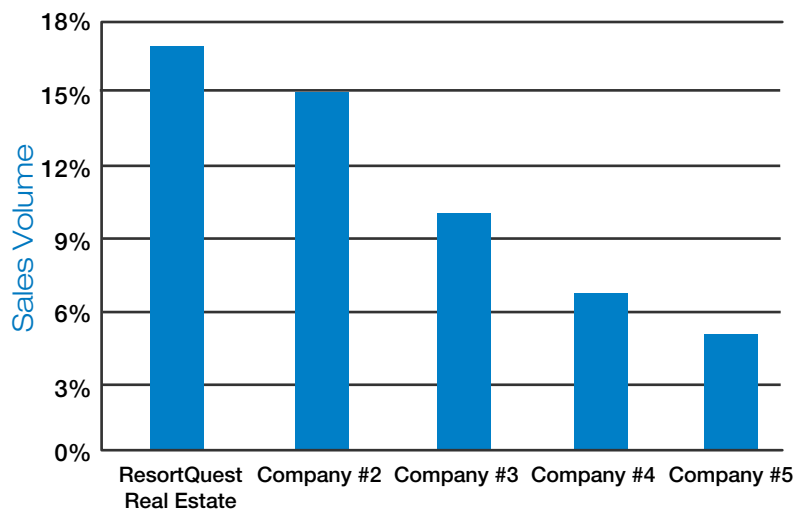
Gulf Front Homes: A rare opportunity, there is a n 8 bedroom, 4 bath Gulf-front duplex on a 75 foot multi-family lot available on Okaloosa Island - reduced for a quick sale at \$775,000!

Water Front Single Family Detached

	2013	2012
Total number of sales:	7	3
Avg price per square foot:	\$164	\$163
Average price:	\$442,229	\$471,300
Average days on market for sold listings in third quarter:	236	280

ResortQuest Market Share

ResortQuest Real Estate is proud to be the #1 firm for combined residential sales on Okaloosa Island and Navarre Beach, boasting a 17% market share with 22 closed transaction sides in the third quarter.



*Based on the Emerald Coast Association of Realtors' MLS combined residential records closed on Okaloosa Island and Navarre Beach from 7/1/2013 through 9/30/2013.

Market Snapshots / Navarre

July 1st - September 30th, 2013



Navarre Beach Single Family Detached

	2013	2012
Total number of sales:	4	5
Avg price per square foot:	\$187	\$175
Average price:	\$451,344	\$301,000
Average days on market for sold listings in third quarter:	285	235

Holley by the Sea

	2013	2012
Total number of sales:	58	46
Avg price per square foot:	\$103	\$98
Average price:	\$240,177	\$247,065
Average days on market for sold listings in third quarter:	87	99

Navarre Beach Condos

	2013	2012
Total number of sales:	20	20
Avg price per square foot:	\$191	\$192
Average price:	\$229,970	\$307,286
Average days on market for sold listings in third quarter:	221	205

Combined Residential Sales Navarre

	2013	2012	Year over Year % change
July	76	77	↓ -1.29%
August	81	87	↓ -6.90%
September	73	64	↑ 14.06%

Navarre Beach Townhomes

	2013	2012
Total number of sales:	3	12
Avg price per square foot:	\$143	\$139
Average price:	\$271,000	\$261,558
Average days on market for sold listings in third quarter:	712	284

With sales remaining relatively flat year over year, Navarre is proving to be a great community in which to buy real estate before prices begin to increase as we're seeing in comparable markets. With 230 sales in the third quarter alone, compared to 314 sales in the first half of the year, the Navarre real estate market is heating up.