

Another Great Month

Cape San Blas is doing a good bit of yo-yo-ing, August produced [10 lots sales](#), June held 11, and July 12. North Cape San Blas is back on top with 6 of these land sales. While South Cape pulled in 3, and SR 30A closed one. Sale prices ranged from \$22k - \$1,750,000. Our big ticket item this month was a 4 acre Gulf front parcel with partial X flood zone designation. The average days on market more than doubled over previous months to 463 more than 3 properties were on the market over 900 days. Currently [10 lots under contract](#) and this market has [201 lots remaining](#). Residential sales experienced a slight increase, and [closed 8 homes](#) this month. SR 30A brought one sale to the table North Cape held 3 sales and South Cape San Blas took the lead with 4 closed sales. Sales prices ranged \$261k for a Barrier Dunes condo - \$790k for a Gulf Front 3 bedroom 3 bath home. Average days on market fell again! In August properties idled an average of 115 days, whereas July had 227 and June boasted 316. We currently have only [5 homes under contract](#), but [89 homes](#) for the taking.

North Gulf County had a great month in lot sales. [Twenty vacant lots sold](#), most of which were multiple lot purchases of bank owned property. City of Wewahitchka and Overstreet North each had one sale, Dalkeith bared two sales, and the remaining 17 were in Wewahitchka. Sales ranged from \$2500 - \$63k. Our big one this month was a 5 acre plat with utilities and storage buildings. Average days on market saw a large spike, as a result of all the bank owned properties that sat for nearly 1200 days! Properties under contract are back to a norm for this market with [6 pending/contingent sales](#). Vacant land available is back up to [182 lots](#). North Gulf County [closed 7 homes](#) this month! City of Wewa lead the way with three sales, Wewahitchka accounted for two sales, Dalkeith and Howard Creek each moved one property. The average days on market are up a touch from last month, but still low for this market. Reasonably priced homes are on the move, currently [8 properties under contract](#) however; the largest list price is \$165k. This market is selling off its better options in a timely manner, but hasn't added any new inventory we're down to [41 homes available](#).

Port St Joe only [moved 4 lots](#) this month with two sales in Jones Homestead one in Highland View (both RV friendly) and one in City of Port St Joe. We saw a tight race on pricing these lots sold between \$28k and \$33,750. These properties lingered for an average 283 days. September falls in line with August with [5 lots currently under contract](#). Just like North Gulf Co lots are selling but none being added to inventory. We're down to [43 vacant lots available](#). Lots that will accommodate RV's in this market are slim to none, and the calls keep coming. The residential market still improving in Port St Joe August [sold 11 homes](#)! Jones Homestead and Oak Grove each produced one sale, while City of PSJ took the remaining nine. The home on Constitution Dr. selling at \$480k this month made for the second largest sale of this market all year! Overall days on market were 167, again seems as if we've had several contract extend and/or cancel, as we only have [8 homes under contract](#). Our inventory for homes in this market is on the rise from previous months providing [31 homes to choose from](#).

Mexico Beach lot sales remained the same as July with [16 sales](#)! St Joe Beach still dominating this market with half of this month's sales! Mexico Beach brought 6 closing, and WindMark Beach finally moved two lots! Sales prices ranged from \$42,500 on a Sunset Village lot to \$575k for a ½ acre Gulf Front lot! These lots averages 141 days on the market. A few more [lots under contract](#) than last month. Pushing these lots aside, we're left with [124 vacant lots](#). The residential market experienced a fair increase over last month, with [19 home sales](#). Once again, Mexico Beach pulled the weight with ten home sales St Joe Beach brought seven, Beacon Hill and South Overstreet each produced one sale. These homes spent 87 days on the market with prices ranging \$118k for a bank owned condo - \$425k for a Gulf Front townhome. Currently there are [34 homes under contract](#), and [99 still available](#).

It is with much gratitude that I announce my ranking #7 out of 200 agents in transactions closed, and number two in my Company!! I could not have had this success without wonderful sellers like yourself and the fabulous buyers I've had the privilege of working with! 98 Real Estate Group maintains its ranking of Top Producing Company in Mexico Beach! Thank you for your support!!