

**January has kicked the year off to a great start for 2017! Check out the stats below to see for yourself!**

**Cape San Blas** kicked off the New Year with [5 interior lot sales](#), \$29,900 – \$80k. One along CR30A corridor and the other four on North Cape San Blas. Leaving a whopping [169 properties to choose from](#) with price tags of \$24,500 to over \$4m. The residential market of the Cape [moved 13 homes](#). Again, North Cape lead the sales with 6 homes and an average sales price of \$420,666 and only 43 days on market. CR30A corridor and Indian Pass tied with 3 sales in each area. CR30A produced over \$200k more in those average sales, however Indian Pass moved homes 24 days faster. With these sales aside, we have [71 homes remaining](#); making the Cape market the most plentiful of all other areas.

**North Gulf County** is off to a fair start. Agents were able to squeeze out [7 lot sales](#). Four, in the North Overstreet area, for an average price of \$29,125 and 893 days on the market. The other three lot sales came from Wewa, average sales price here was \$6,166 and only 87 days on the market. There's still more than enough vacant land along the North end of the county, [187 lots](#) to be exact! The asking price for these properties range from \$5000 to nearly \$1.6m for the lower landing in Howard Creek! North Gulf County had [4 residential sales](#) last month, with an average price of \$45,750 and 142 days on the market. Wewa and White City each contributed with 1 sale each, and Howard Creek took the lead with 2 of the 4 homes sold. We are [left with 44 homes](#) in this market, ranging in price from \$24,900 - \$375k, average days on market 203.

**Port St Joe** market is faced with a slim inventory. Lots are not typically a homerun in this market, and January proved that theory with only [3 vacant land sales](#), prices of \$40k, \$145k, and a five acre commercial parcel for \$192,450, average days on market 319. Each of the following areas secured one of the three sales, City of PSJ, Highland View and Jones Homestead. One can only presume the Highland View and Jones Homestead markets are flourishing because they still allow RV's. The Port St Joe market as a whole still has [63 lots available](#), average price \$102,242 with average days on market being 469! The residential market did a little better, and [shed 7 homes](#), sale prices averaged \$200,571 and spent 88 days on the market. PSJ is left with only [30 active residences](#), average list price of \$219,579, and already spending 135 days on the market.

**Mexico Beach** cruised into 2017 with [5 land sales](#) ranging \$36,900-\$39,000. St Joe Beach had three of these sales, Beacon Hill and Mexico Beach each had one. Between WindMark Beach, St Joe Beach, Beacon Hill, Mexico Beach and South Overstreet there are [102 lots available](#). One of these lots can be yours for a little as \$18k or as much as an 87 acre plot for \$8.5m! St Joe Beach and Mexico Beach each house 35 of the overall 102 lots available. This market moved a [total of 11](#) homes last month, eight in Mexico Beach and three in St Joe Beach. There are [40 condos](#) and townhomes, [42 single family homes](#) and [4 mobile homes](#) available in this market. List prices on these properties range from \$112k - \$1,750,000.

January was a good month, but February is on FIRE!! So, if you're thinking of buying or selling, now is the time to act! Inventories are low, and mortgage rates are on the rise!