

Cape San Blas lot sales for May were identical to those in April! But by no means am I complaining- consistent is better than a decline!! Of the [13 lots sold](#) in May, North Cape San Blas carried the lead with 7 sales, Indian Pass 3, C30 Corridor delivered two sales, and South Cape San Blas brought up the end with one sale, most of these numbers are in line with the previous month. The average sales price rose to \$153,033 much thanks to two Gulf front lot sales. Our average days on market also improved leaving these properties to linger only 60 days. As of now we only have [11 lots under contract](#), but it's still early in the month! There's no shortage of lots available now with a couple new developments taking shape. Take your pick from one of the [208 available](#). Residential sales again consistent with previous months. Of the [9 homes sold](#) this month, North CSB leads the pack with 4 sales, CR30 Corridor 2, South Cape San Blas & Indian Pass each closed one sale. Our average sale price fell a touch this month but so did days on market! The average sales price for these homes was \$607,711 with 113 DOM. If al [15 homes currently under contract](#) close this will be the best month since May 2016! If you or anyone you know is looking to purchase in this market there are still [88 homes to choose from!](#)

North Gulf County has seen its lowest lot sales since December 2015! The [one sale](#) in this area was thankfully my own and in the North Overstreet subarea. Sold for \$18,000 after being on the market 510 days. Hopefully the [8 lots under contract](#) will make it to closing and recover this market. Inventory is certainly no issue with [186 lots available](#). This area is most commonly the slowest, greatly due to the distance from the Coast. Home sales have leveled out with [another 7](#) this month. The ever so quiet sub area of Honeyville took the lead with 3 sales, Howard Creek delivered 2- one being a river front boat access only property; White City and North Overstreet each contributed one sale. The average sales price of these homes was \$150,642 with 93 days on market. June looks to be a tad better with [8 homes under contract](#). A few new listings provide us with [41 homes to choose from](#), several being on or across from the river, lakes and creeks.

Port St Joe saw a nice spike of [5 land sales](#) this month. Three sales in the City of Port St Joe sub area will undeniably become custom homes, while the two sales in Oak Grove and Highland View will more than likely be RV lots. Average sales price was \$67,500 with 240 days on market. Of the [five lots under contract](#), three are in the new RV development in Oak Grove. I look for these lots to fly off the shelf due to location, price and RV accessibility. Between those and a new residential development PSJ is now [offering 99 lots](#). Residential sales were almost as hot as April with [13 closings](#) in May. Eleven sales in the City, three being in the ever so hot Barefoot Cottages. These units make great full and vacation residences. The remaining two sales were in the Jones Homestead sub area. Monthly average sales price was \$214,998 with 174 days on market. June is looking to be just as steady as previous months with [16 homes under contract](#). Even though there have been several sells and many under contract there are still [38 homes available](#). Most loan worthy and still under \$250k.

Mexico Beach lot sales were up again this month with [19 closings](#)!! Eight of the thirteen sales were in the Sugar Sands Development of Mexico Beach, St Joe Beach and WindMark Beach each brought one sale to the table. Our average sales number is still up thanks to these high end lot sales, May averaged \$202,542 with 94 days on market. Agents across this market have been working hard! There are currently [21 properties under contract](#) leaving behind [119 lots to choose from](#). Residential sales only down by one from April. The average sales price of these [21 homes](#) was \$334,339 and sat on the market only 55 days. As usual the sub area of Mexico Beach brought the goodie with 13 sales, St Joe Beach closed 6 homes while WindMark Beach and Beacon Hill each delivered one. If the current [29 homes under contract](#) close this month, it will be the best month in over 4 years!! While there have been new listings seems we're selling faster! Check out all [113 homes for sale](#).

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