

CHRISTIE'S
INTERNATIONAL REAL ESTATE
— EMERALD COAST —

DELAWALLA
GROUP
Coastal Luxury

Q3 2025
MARKET REPORT

Bestofemeraldcoast.com

INLET BEACH

Detached Single Family Homes

	Q3 2024	Q3 2025
NUMBER OF SALES	10	15
AVERAGE PRICE PER SQUARE FOOT	\$537	\$859
AVERAGE SALES PRICE	\$1.9M+	\$1.7M+
AVERAGE DAYS ON MARKET	60	122
SALES PRICE TO LIST PRICE RATIO	96%	97%

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ROSEMARY BEACH

Detached Single Family Homes

	Q3 2024	Q3 2025
NUMBER OF SALES	5	3
AVERAGE PRICE PER SQUARE FOOT	\$1,273	\$1,213
AVERAGE SALES PRICE	\$4.3M+	\$3.6M+
AVERAGE DAYS ON MARKET	101	178
SALES PRICE TO LIST PRICE RATIO	93%	91%



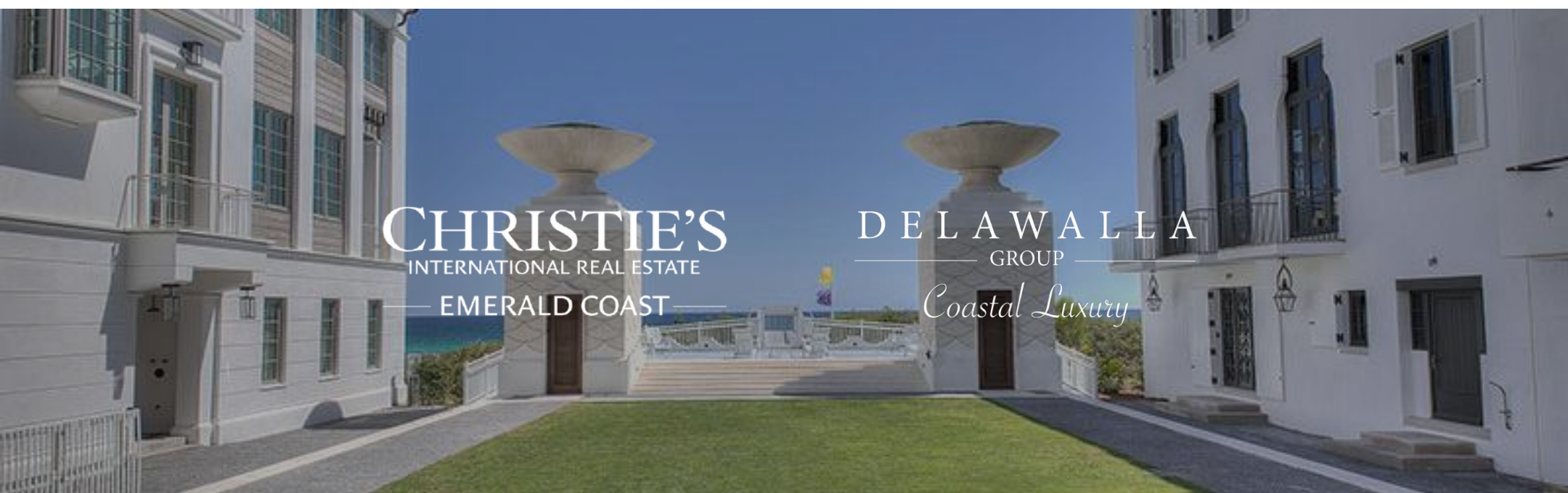
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ALYS BEACH

Detached Single Family Homes

	Q3 2024	Q3 2025
NUMBER OF SALES	7	7
AVERAGE PRICE PER SQUARE FOOT	\$1,847	\$1,662
AVERAGE SALES PRICE	\$7.1M+	\$5.2M+
AVERAGE DAYS ON MARKET	32	150
SALES PRICE TO LIST PRICE RATIO	98%	93%



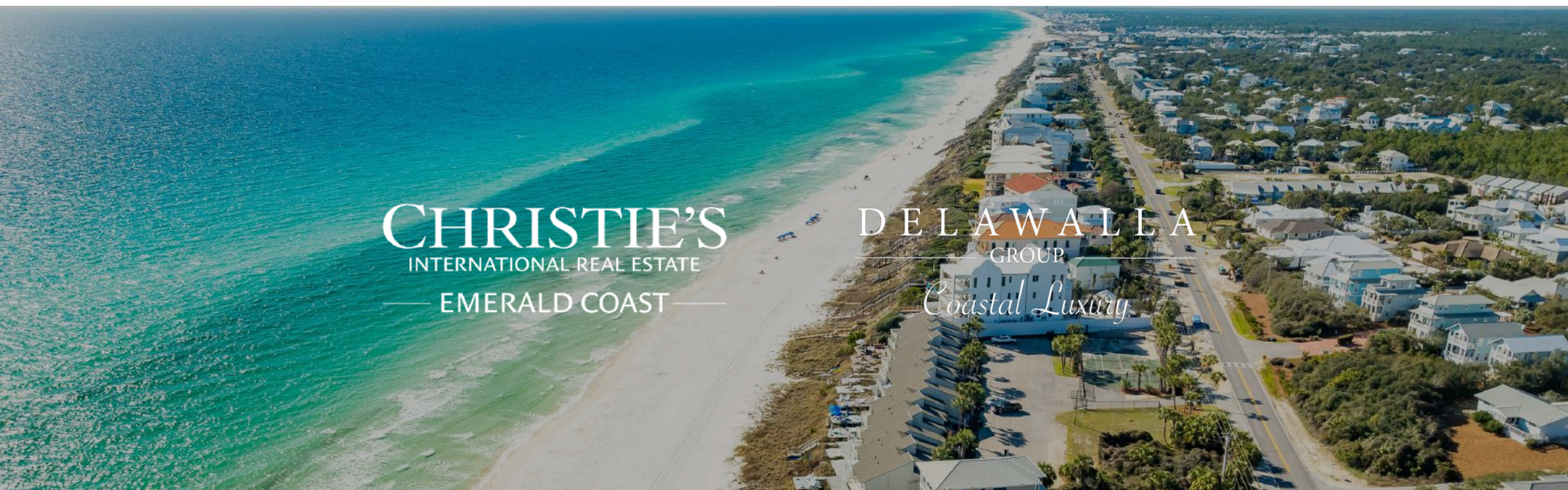
SEACREST

Detached Single Family Homes

	Q3 2024	Q3 2025
NUMBER OF SALES	11	23
AVERAGE PRICE PER SQUARE FOOT	\$792	\$918
AVERAGE SALES PRICE	\$3.2M+	\$2.8M+
AVERAGE DAYS ON MARKET	65	114
SALES PRICE TO LIST PRICE RATIO	94%	94%

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WATERSOUND BEACH

Detached Single Family Homes

	Q3 2024	Q3 2025
NUMBER OF SALES	13	15
AVERAGE PRICE PER SQUARE FOOT	\$887	\$973
AVERAGE SALES PRICE	\$2.8M+	\$3.8M+
AVERAGE DAYS ON MARKET	83	78
SALES PRICE TO LIST PRICE RATIO	93%	95%

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WATERSOUND CAMP CREEK

Detached Single Family Homes

	Q3 2024	Q3 2025
NUMBER OF SALES	4	5
AVERAGE PRICE PER SQUARE FOOT	\$947	\$942
AVERAGE SALES PRICE	\$4.8M+	\$5.3M+
AVERAGE DAYS ON MARKET	20	165
SALES PRICE TO LIST PRICE RATIO	97%	94%



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WATERSOUND ORIGINS

Detached Single Family Homes

	Q3 2024	Q3 2025
NUMBER OF SALES	40	39
AVERAGE PRICE PER SQUARE FOOT	\$474	\$512
AVERAGE SALES PRICE	\$1.3M+	\$1.4M+
AVERAGE DAYS ON MARKET	72	159
SALES PRICE TO LIST PRICE RATIO	99%	99%



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SEAGROVE BEACH

Detached Single Family Homes

	Q3 2024	Q3 2025
NUMBER OF SALES	40	39
AVERAGE PRICE PER SQUARE FOOT	\$474	\$506
AVERAGE SALES PRICE	\$1.3M+	\$1.4M+
AVERAGE DAYS ON MARKET	72	159
SALES PRICE TO LIST PRICE RATIO	99%	99%

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SEASIDE

Detached Single Family Homes

	Q3 2024	Q3 2025
NUMBER OF SALES	1	4
AVERAGE PRICE PER SQUARE FOOT	\$1,623	\$1,603
AVERAGE SALES PRICE	\$4.1M+	\$4.4M+
AVERAGE DAYS ON MARKET	134	71
SALES PRICE TO LIST PRICE RATIO	97%	96%

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WATERCOLOR

Detached Single Family Homes

	Q3 2024	Q3 2025
NUMBER OF SALES	8	13
AVERAGE PRICE PER SQUARE FOOT	\$1,053	\$1,044
AVERAGE SALES PRICE	\$3.9M+	\$3.2M+
AVERAGE DAYS ON MARKET	54	64
SALES PRICE TO LIST PRICE RATIO	96%	94%

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GRAYTON BEACH

Detached Single Family Homes

	Q3 2024	Q3 2025
NUMBER OF SALES	3	6
AVERAGE PRICE PER SQUARE FOOT	\$1,119	\$1,227
AVERAGE SALES PRICE	\$3.3M+	\$3.5M+
AVERAGE DAYS ON MARKET	180	109
SALES PRICE TO LIST PRICE RATIO	91%	89%

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BLUE MOUNTAIN BEACH

Detached Single Family Homes

	Q3 2024	Q3 2025
NUMBER OF SALES	24	22
AVERAGE PRICE PER SQUARE FOOT	\$523	\$509
AVERAGE SALES PRICE	\$1.2M+	\$1.2M+
AVERAGE DAYS ON MARKET	235	106
SALES PRICE TO LIST PRICE RATIO	95%	93%

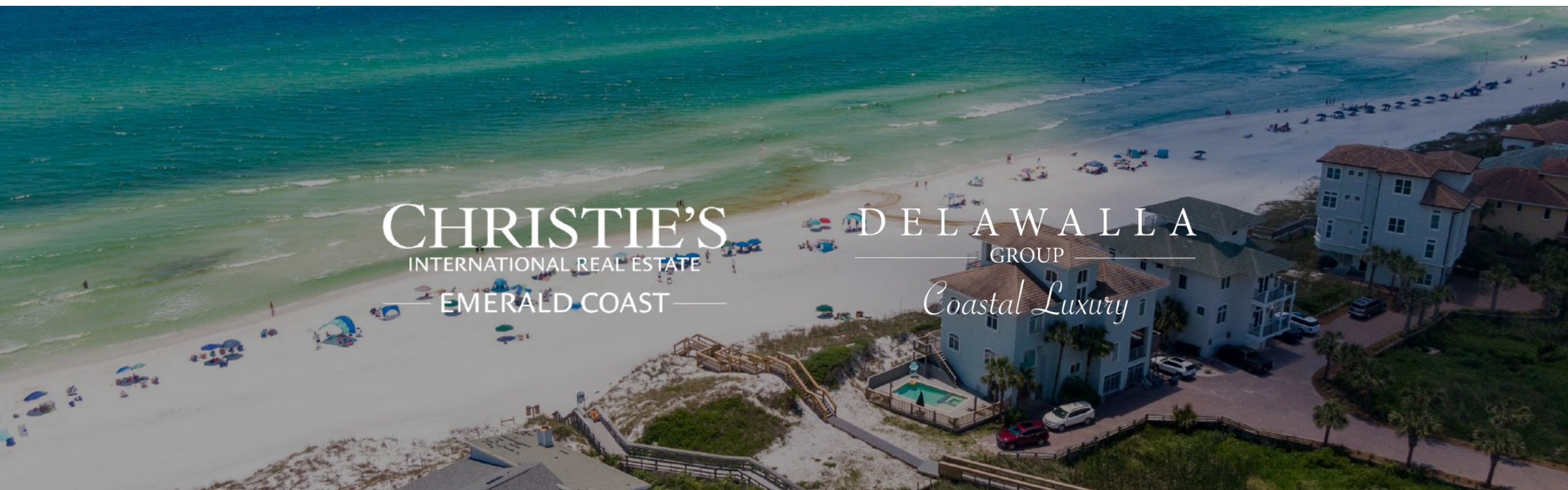
DUNE ALLEN

Detached Single Family Homes

	Q3 2024	Q3 2025
NUMBER OF SALES	32	39
AVERAGE PRICE PER SQUARE FOOT	\$523	\$653
AVERAGE SALES PRICE	\$1.4M+	\$2.1M+
AVERAGE DAYS ON MARKET	84	89
SALES PRICE TO LIST PRICE RATIO	95%	94%

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30A GULF FRONT

Detached Single Family Homes

	Q3 2024	Q3 2025
NUMBER OF SALES	3	13
AVERAGE PRICE PER SQUARE FOOT	\$2,276	\$2,116
AVERAGE SALES PRICE	\$17.5M+	\$8.9M+
AVERAGE DAYS ON MARKET	221	62
SALES PRICE TO LIST PRICE RATIO	90%	92%

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30A GULF FRONT

Condominiums

	Q3 2024	Q3 2025
NUMBER OF SALES	10	22
AVERAGE PRICE PER SQUARE FOOT	\$1,048	\$1,162
AVERAGE SALES PRICE	\$1.3M+	\$2.1M+
AVERAGE DAYS ON MARKET	97	109
SALES PRICE TO LIST PRICE RATIO	93%	95%



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30A MARKET OVERALL

Detached Single Family Homes

	Q3 2024	Q3 2025
NUMBER OF SALES	196	245
AVERAGE PRICE PER SQUARE FOOT	\$742	\$794
AVERAGE SALES PRICE	\$2.4M+	\$2.5M+
AVERAGE DAYS ON MARKET	99	115
SALES PRICE TO LIST PRICE RATIO	96%	95%

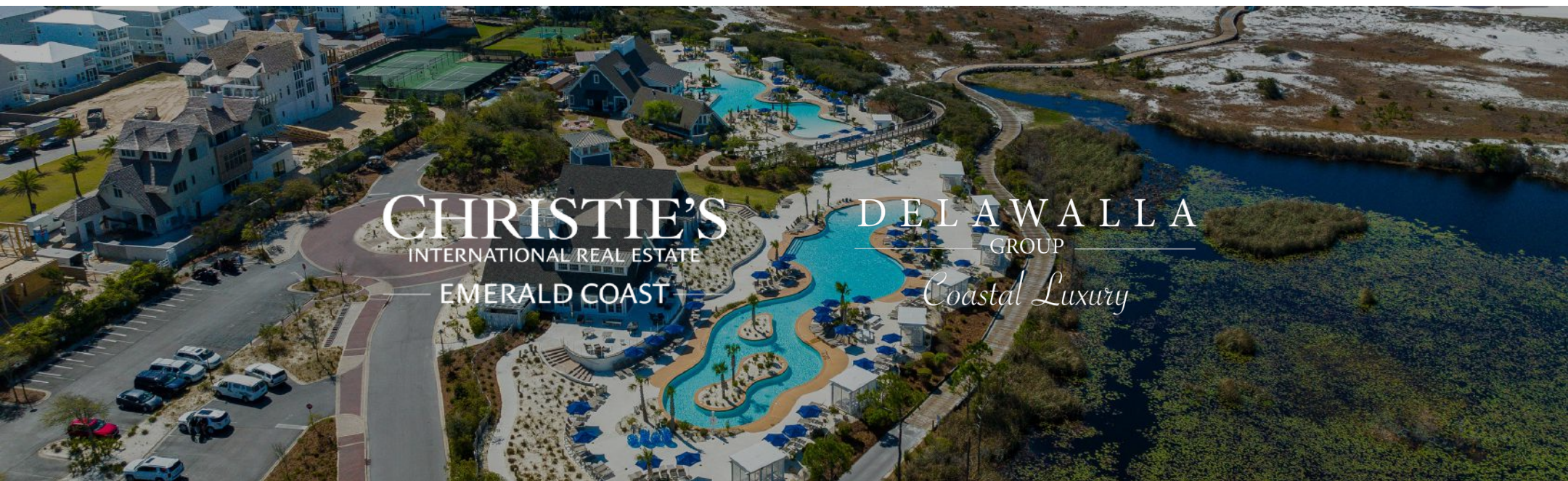
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30A MARKET OVERALL

Condominiums

	Q3 2024	Q3 2025
NUMBER OF SALES	44	60
AVERAGE PRICE PER SQUARE FOOT	\$814	\$860
AVERAGE SALES PRICE	\$938K+	\$1.4M+
AVERAGE DAYS ON MARKET	117	144
SALES PRICE TO LIST PRICE RATIO	95%	94%



NORTH SANTA ROSA BEACH

Detached Single Family Homes

	Q3 2024	Q3 2025
NUMBER OF SALES	65	79
AVERAGE PRICE PER SQUARE FOOT	\$347	\$365
AVERAGE SALES PRICE	\$907K+	\$938K+
AVERAGE DAYS ON MARKET	76	80
SALES PRICE TO LIST PRICE RATIO	97%	96%

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POINT WASHINGTON

Detached Single Family Homes

	Q3 2024	Q3 2025
NUMBER OF SALES	20	33
AVERAGE PRICE PER SQUARE FOOT	\$438	\$332
AVERAGE SALES PRICE	\$955K+	\$721K+
AVERAGE DAYS ON MARKET	43	64
SALES PRICE TO LIST PRICE RATIO	98%	96%

DESTIN

Detached Single Family Homes

	Q3 2024	Q3 2025
NUMBER OF SALES	59	68
AVERAGE PRICE PER SQUARE FOOT	\$426	\$434
AVERAGE SALES PRICE	\$1.1M+	\$1.2M+
AVERAGE DAYS ON MARKET	84	94
SALES PRICE TO LIST PRICE RATIO	94%	95%

DESTIN

Condominiums

	Q3 2024	Q3 2025
NUMBER OF SALES	95	111
AVERAGE PRICE PER SQUARE FOOT	\$497	\$460
AVERAGE SALES PRICE	\$613K+	\$655K+
AVERAGE DAYS ON MARKET	97	147
SALES PRICE TO LIST PRICE RATIO	96%	95%



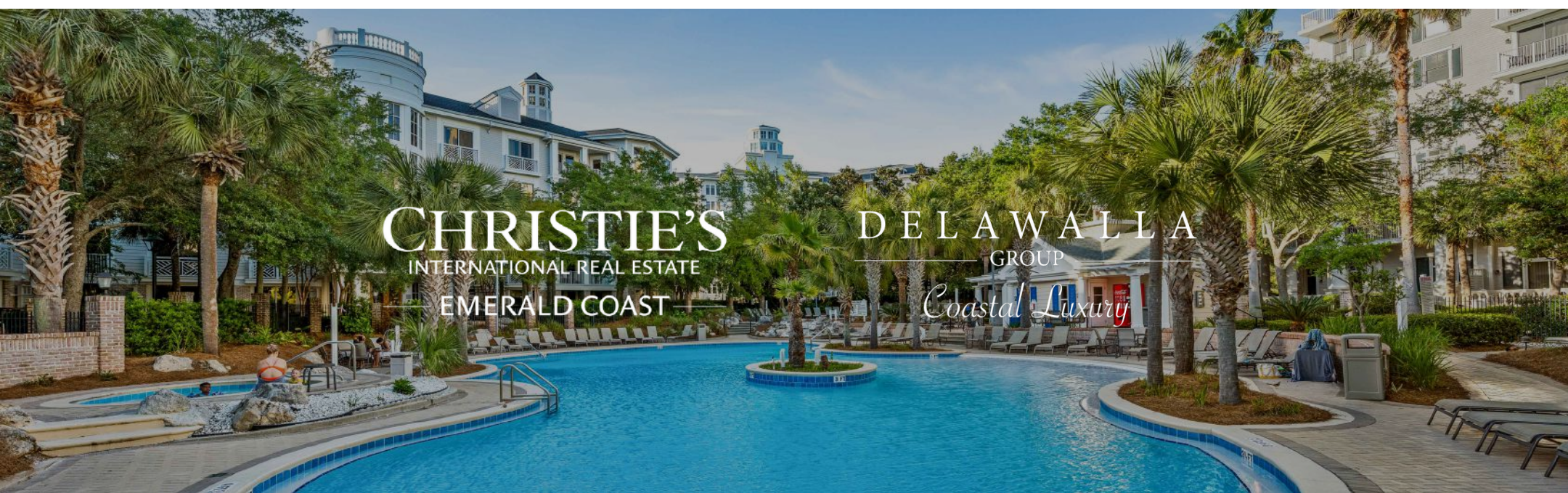
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MIRAMAR BEACH & SANDESTIN

Detached Single Family Homes

	Q3 2024	Q3 2025
NUMBER OF SALES	56	75
AVERAGE PRICE PER SQUARE FOOT	\$478	\$512
AVERAGE SALES PRICE	\$1.1M+	\$1.5M+
AVERAGE DAYS ON MARKET	102	97
SALES PRICE TO LIST PRICE RATIO	96%	94%



MIRAMAR BEACH & SANDESTIN

Condominiums

	Q3 2024	Q3 2025
NUMBER OF SALES	117	147
AVERAGE PRICE PER SQUARE FOOT	\$428	\$422
AVERAGE SALES PRICE	\$587K+	\$592K+
AVERAGE DAYS ON MARKET	93	129
SALES PRICE TO LIST PRICE RATIO	96%	96%



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PANAMA CITY BEACH

Detached Single Family Homes

	Q3 2024	Q3 2025
NUMBER OF SALES	108	90
AVERAGE PRICE PER SQUARE FOOT	\$455	\$380
AVERAGE SALES PRICE	\$715K+	\$760K+
AVERAGE DAYS ON MARKET	81	105
SALES PRICE TO LIST PRICE RATIO	97%	96%



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PANAMA CITY BEACH

Condominiums

	Q3 2024	Q3 2025
NUMBER OF SALES	84	77
AVERAGE PRICE PER SQUARE FOOT	\$390	\$399
AVERAGE SALES PRICE	\$465K+	\$466K+
AVERAGE DAYS ON MARKET	113	106
SALES PRICE TO LIST PRICE RATIO	94%	94%

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Q3 MARKET OVERVIEW

Detached Single Family Homes

	Q3 2024	Q3 2025
NUMBER OF SALES	504	590
AVERAGE PRICE PER SQUARE FOOT	\$481	\$470
AVERAGE SALES PRICE	\$1.2M+	\$1.2M+
AVERAGE DAYS ON MARKET	81	93
SALES PRICE TO LIST PRICE RATIO	96%	95%



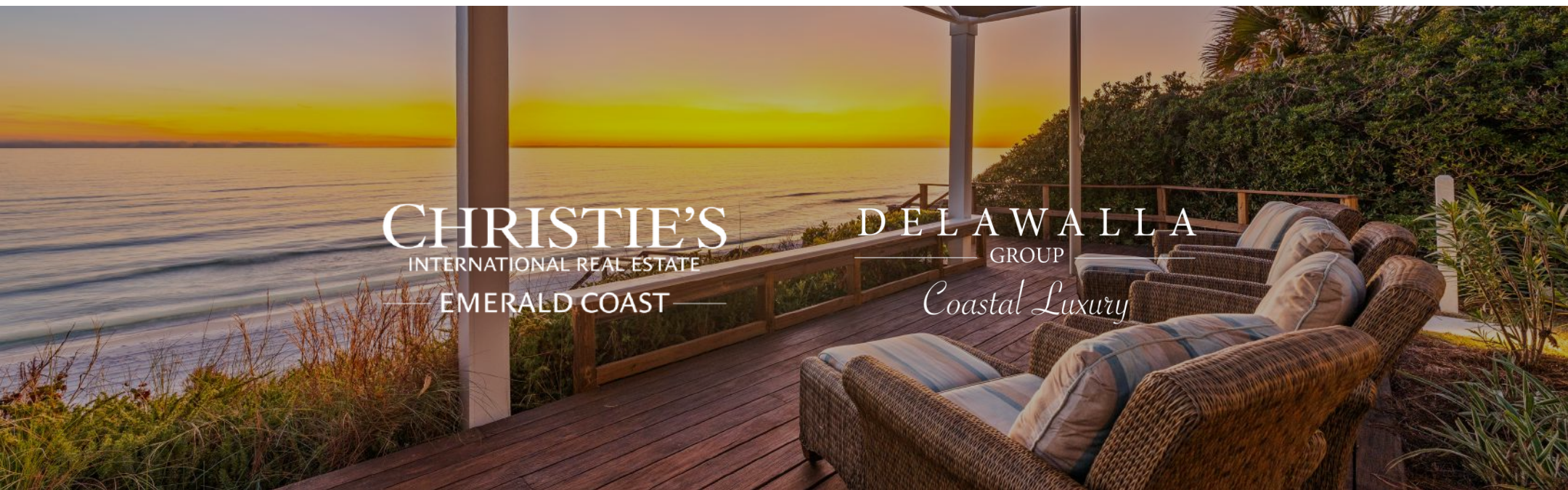
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Q3 MARKET OVERVIEW

Condominiums

	Q3 2024	Q3 2025
NUMBER OF SALES	296	395
AVERAGE PRICE PER SQUARE FOOT	\$438	\$535
AVERAGE SALES PRICE	\$555K+	\$779K+
AVERAGE DAYS ON MARKET	101	132
SALES PRICE TO LIST PRICE RATIO	95%	95%



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The market evolves, but one thing remains constant — our commitment to helping you find your place on the Emerald Coast.

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