

Q1 2026



*Market*  
REPORT

CHRISTIE'S  
INTERNATIONAL REAL ESTATE  
— EMERALD COAST —



*On The Cover*  
425 Beachfront Trail  
\$5,595,000 | Seagrove Beach



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# *A Letter from the Owners*

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**A**s we move through the first quarter of 2026, the Emerald Coast real estate market continues to demonstrate both strength and stability. What we are seeing is a market defined by meaningful momentum, where increased buyer activity is meeting a still-constrained supply environment.

Across the region, inventory has remained steady year over year, while new listings have risen modestly. At the same time, demand has accelerated at a notable pace. Properties going under contract have increased by 20 percent, with closed sales rising 18 percent, a clear signal that buyers are not only active, but decisive.

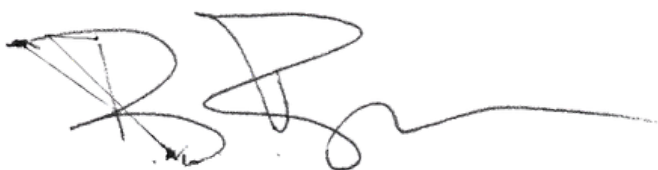
This momentum is reflected in overall market performance. Total sales volume climbed to approximately \$1.63 billion, marking a 29 percent increase, while average sale prices rose 9 percent to around \$827,000. Sellers continue to benefit from strong positioning, with homes trading at approximately 97 percent of list price, underscoring sustained confidence in property values.

Along 30A, the luxury segment remains a standout. 30A East experienced a 31 percent increase in transactions and a 29 percent rise in total volume, with pricing holding steady at approximately \$2.6 million. On 30A West, performance was even more pronounced, with sales increasing 26 percent, total volume rising 60 percent, and average pricing climbing 26 percent to exceed \$2.1 million. These trends reinforce the continued desirability of our coastal communities on both a national and global scale.

Beyond 30A, surrounding markets including Bay County, Niceville, and North Santa Rosa Beach have also contributed to the region's growth, reflecting a broader expansion of demand across the Emerald Coast.

In summary, the first quarter of 2026 points to a market that is both active and resilient. Buyer demand continues to outpace available inventory, and pricing is advancing at a healthy, measured pace. For both buyers and sellers, this remains a dynamic environment shaped by opportunity, confidence, and long-term value.

We look forward to what the months ahead will bring.



*Beau Blankenship*  
Owner



*Jacob Watkins*  
Owner

A scenic view of a beach with turquoise water and a clear blue sky. The foreground shows a sandy beach with some tracks. The water is a vibrant turquoise color, and the sky is a clear, light blue with a few wispy clouds.

# QUARTER ONE

*Market Recap*



# *Inlet Beach*

Detached Single Family Homes		2025	2026
Number of Sales			
	Q1	19	21
Average Price Per Sq Ft			
	Q1	\$606	\$670
Average Sales Price			
	Q1	\$1,969,263	\$2,416,066
Average Days on Market			
	Q1	166	110
Sales Price to List Ratio			
	Q1	92%	93%



Detached Single Family Homes

2025

2026

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Number of Sales

Q1

5

6

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Average Price Per Sq Ft

Q1

\$1,969

\$2,234

---

Average Sales Price

Q1

\$5,744,000

\$6,635,000

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Average Days on Market

Q1

77

112

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Sales Price to List Ratio

Q1

94%

96%



# Alys Beach

Detached Single Family Homes		2025	2026
Number of Sales			
	Q1	10	10
Average Price Per Sq Ft			
	Q1	\$1,757	\$1,785
Average Sales Price			
	Q1	\$5,385,869	\$6,388,855
Average Days on Market			
	Q1	64	80
Sales Price to List Ratio			
	Q1	96%	94%



# Seacrest

## Detached Single Family Homes

2025

2026

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### Number of Sales

Q1

19

20

---

### Average Price Per Sq Ft

Q1

\$837

\$708

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### Average Sales Price

Q1

\$2,866,210

\$2,168,125

---

### Average Days on Market

Q1

109

112

---

### Sales Price to List Ratio

Q1

90%

91%



# *WaterSound Beach*

Detached Single Family Homes		2025	2026
Number of Sales			
	Q1	6	12
Average Price Per Sq Ft			
	Q1	\$1,131	\$928
Average Sales Price			
	Q1	\$3,870,000	\$3,118,250
Average Days on Market			
	Q1	61	77
Sales Price to List Ratio			
	Q1	94%	96%



# WaterSound Camp Creek

## Detached Single Family Homes

2025

2026

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### Number of Sales

Q1

2

6

---

### Average Price Per Sq Ft

Q1

\$862

\$887

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### Average Sales Price

Q1

\$4,775,000

\$5,020,666

---

### Average Days on Market

Q1

88

76

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### Sales Price to List Ratio

Q1

94%

92%



Detached Single Family Homes

2025

2026

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Number of Sales

Q1

35

67

---

Average Price Per Sq Ft

Q1

\$458

\$420

---

Average Sales Price

Q1

\$1,273,455

\$1,007,516

---

Average Days on Market

Q1

59

104

---

Sales Price to List Ratio

Q1

97%

98%



# Seagrove Beach

Detached Single Family Homes		2025	2026
Number of Sales			
	Q1	23	28
Average Price Per Sq Ft			
	Q1	\$720	\$816
Average Sales Price			
	Q1	\$2,357,217	\$2,364,232
Average Days on Market			
	Q1	83	103
Sales Price to List Ratio			
	Q1	93%	92%



# Seaside

Detached Single Family Homes		2025	2026
Number of Sales			
	Q1	2	2
Average Price Per Sq Ft			
	Q1	\$1,458	\$1,234
Average Sales Price			
	Q1	\$3,932,090	\$3,775,000
Average Days on Market			
	Q1	21	125
Sales Price to List Ratio			
	Q1	98%	90%



# Watercolor

Detached Single Family Homes		2025	2026
Number of Sales			
	Q1	16	23
Average Price Per Sq Ft			
	Q1	\$1,237	\$977
Average Sales Price			
	Q1	\$3,947,950	\$3,534,643
Average Days on Market			
	Q1	83	83
Sales Price to List Ratio			
	Q1	93%	94%



# Grayton Beach

Detached Single Family Homes		2025	2026
Number of Sales			
	Q1	2	2
Average Price Per Sq Ft			
	Q1	\$962	\$1,027
Average Sales Price			
	Q1	\$3,312,500	\$3,875,000
Average Days on Market			
	Q1	245	83
Sales Price to List Ratio			
	Q1	79%	94%



Detached Single Family Homes

2025

2026

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Number of Sales

Q1

17

24

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Average Price Per Sq Ft

Q1

\$551

\$622

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Average Sales Price

Q1

\$1,373,823

\$1,829,729

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Average Days on Market

Q1

131

61

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Sales Price to List Ratio

Q1

91%

95%



# *Dune Allen*

Detached Single Family Homes		2025	2026
Number of Sales			
	Q1	42	50
Average Price Per Sq Ft			
	Q1	\$631	\$621
Average Sales Price			
	Q1	\$1,743,345	\$1,940,700
Average Days on Market			
	Q1	103	126
Sales Price to List Ratio			
	Q1	90%	91%



# 30A Gulf Front

Detached Single Family Homes		2025	2026
Number of Sales			
	Q1	7	9
Average Price Per Sq Ft			
	Q1	\$2,700	\$2,255
Average Sales Price			
	Q1	\$10,485,714	\$7,907,777
Average Days on Market			
	Q1	110	125
Sales Price to List Ratio			
	Q1	94%	89%



Condominiums		2025	2026
Number of Sales			
	Q1	11	20
Average Price Per Sq Ft			
	Q1	\$1,129	\$1,229
Average Sales Price			
	Q1	\$1,657,954	\$2,402,751
Average Days on Market			
	Q1	121	146
Sales Price to List Ratio			
	Q1	94%	91%



# *North Santa Rosa Beach*

## Detached Single Family Homes

2025

2026

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### Number of Sales

Q1

56

67

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### Average Price Per Sq Ft

Q1

\$309

\$334

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### Average Sales Price

Q1

\$637,453

\$851,334

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### Average Days on Market

Q1

82

113

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### Sales Price to List Ratio

Q1

93%

93%



# *Point Washington*

## Detached Single Family Homes

2025

2026

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### Number of Sales

Q1

16

21

---

### Average Price Per Sq Ft

Q1

\$383

\$368

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### Average Sales Price

Q1

\$880,436

\$901,181

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### Average Days on Market

Q1

98

71

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### Sales Price to List Ratio

Q1

96%

92%



Detached Single Family Homes

2025

2026

Number of Sales

Q1

75

68

Average Price Per Sq Ft

Q1

\$434

\$440

Average Sales Price

Q1

\$1,292,635

\$1,479,684

Average Days on Market

Q1

108

140

Sales Price to List Ratio

Q1

92%

90%



## Condominiums

2025

2026

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### Number of Sales

Q1

73

93

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### Average Price Per Sq Ft

Q1

\$508

\$492

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### Average Sales Price

Q1

\$736,123

\$614,570

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### Average Days on Market

Q1

120

135

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### Sales Price to List Ratio

Q1

90%

90%



# Miramar Beach & Sandestin

Detached Single Family Homes		2025	2026
Number of Sales			
	Q1	62	76
Average Price Per Sq Ft			
	Q1	\$497	\$529
Average Sales Price			
	Q1	\$1,380,843	\$1,665,371
Average Days on Market			
	Q1	124	97
Sales Price to List Ratio			
	Q1	93%	93%



Condominiums		2025	2026
Number of Sales			
	Q1	75	69
Average Price Per Sq Ft			
	Q1	\$561	\$550
Average Sales Price			
	Q1	\$789,778	\$806,226
Average Days on Market			
	Q1	124	122
Sales Price to List Ratio			
	Q1	91%	92%



# *Panama City Beach*

Detached Single Family Homes		2025	2026
Number of Sales			
	Q1	102	111
Average Price Per Sq Ft			
	Q1	\$341	\$351
Average Sales Price			
	Q1	\$606,168	\$627,118
Average Days on Market			
	Q1	106	99
Sales Price to List Ratio			
	Q1	91%	92%



## Condominiums

2025

2026

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### Number of Sales

Q1

168

183

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### Average Price Per Sq Ft

Q1

\$396

\$366

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### Average Sales Price

Q1

\$409,618

\$416,935

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### Average Days on Market

Q1

133

138

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### Sales Price to List Ratio

Q1

90%

90%



# Q1 Market Overview

Detached Single Family Homes		2025	2026
Number of Sales			
	Q1	518	615
Average Price Per Sq Ft			
	Q1	\$457	\$464
Average Sales Price			
	Q1	\$1,195,878	\$1,334,362
Average Days on Market			
	Q1	102	104
Sales Price to List Ratio			
	Q1	93%	92%



Condominiums		2025	2026
Number of Sales			
	Q1	316	407
Average Price Per Sq Ft			
	Q1	\$488	\$598
Average Sales Price			
	Q1	\$645,173	\$831,888
Average Days on Market			
	Q1	126	131
Sales Price to List Ratio			
	Q1	90%	91%

# Notable Sales





## 117 Whalebone Aly

*Sold for \$10,450,000 in Alys Beach*

We are proud to announce the notable sale of 117 Whalebone Aly in Alys Beach, a masterfully designed residence blending striking architecture with refined coastal living. Designed by Paul Geary and built by John Brown, the home features five bedrooms, bespoke interiors, and seamless indoor-outdoor living centered around a private courtyard with a pool and outdoor entertaining spaces. Thoughtfully positioned along the Turtle Bale pedestrian path, the residence offers both privacy and proximity to the Gulf. This exceptional sale highlights continued demand for architecturally significant homes along 30A.





2940 E County Hwy 30A

*Sold for \$10,350,000 in Seagrove*

We are proud to announce the notable sale of this Gulf-front estate in Seagrove Beach, a masterfully reimagined residence set beneath the iconic oak canopy of Old Seagrove. Designed by Thurber Architects, the four-bedroom home spans over 4,000 square feet and showcases refined coastal design with elevated finishes and curated interiors throughout.

Positioned on a 32-foot bluff with 60 feet of Gulf frontage, the property features a private boardwalk, heated beachfront pool, and seamless indoor-outdoor living with panoramic views of the Emerald Coast. This exceptional sale underscores the continued strength and desirability of legacy Gulf-front homes along 30A.





## 92 Quail Hollow Court

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*Sold for \$5,250,000 in Camp Creek*

We are proud to announce the notable sale of 92 Quail Hollow Court in Watersound Camp Creek, an exceptional new construction estate blending timeless Craftsman design with resort-style living. Spanning over 7,000 square feet, this six-bedroom residence features expansive interiors, a private carriage house, and thoughtfully curated spaces including a home theater, office, and elevator access throughout.

Set on a premier homesite with tranquil pond frontage, the property offers seamless indoor-outdoor living with a private pool, spa, summer kitchen, and multiple covered balconies. This remarkable sale reflects continued demand for large-scale luxury homes within one of 30A's most exclusive gated communities.





## 85 S Founders Lane

*Sold for \$6,375,000 in WaterSound Beach*

We are proud to announce the notable sale of 85 S Founders Lane in WaterSound Beach, a thoughtfully designed residence offering architectural character and refined coastal living just moments from the beach. Spanning over 4,500 square feet, the six-bedroom home features multiple living areas, custom bunk accommodations, and inviting indoor-outdoor spaces.

Positioned within this gated beachfront community, the home showcases an open-concept design with exposed brick, wood beams, and abundant natural light. This notable sale highlights continued demand for well-appointed homes in one of 30A's most sought-after coastal enclaves.





## 342 Windsong Drive

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*Sold for \$4,999,000 in Camp Creek*

We are proud to announce the notable sale of this newly constructed estate within Watersound Camp Creek, an architecturally refined residence designed for elevated coastal living. Spanning over 6,300 square feet, the six-bedroom home showcases curated interiors, Venetian plaster walls, and seamless indoor-outdoor spaces designed for both entertaining and everyday ease.

Positioned within one of 30A's most amenity-rich communities, the property features a private resort-style pool and spa, expansive covered outdoor living, and access to the exclusive Watersound Club, including championship golf, a Gulf-front beach club, and world-class wellness and recreation. This exceptional sale underscores the continued demand for newly built luxury estates within Watersound Camp Creek.





## 40 Whispering Wind Way

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*Sold for \$7,500,000 in Bannerman Beach*

We are proud to announce the notable sale of 40 Whispering Wind Way in Bannerman Beach, a newly constructed coastal retreat offering exceptional privacy and exclusivity along Scenic 30A. Set within a boutique gated community of just 19 homesites and neighboring Grayton Beach State Park, the property captures the natural beauty of one of the Emerald Coast's most serene stretches.

Positioned on expansive grounds with private deeded beach access, the residence features a heated pool, private pickleball court, and sweeping Gulf views. This remarkable sale reflects the continued demand for secluded, high-end coastal estates in premier 30A locations.

# Luxury Listings





## 147 Ansley Forest Drive

*\$10,999,000 in Point Washington*

Tucked within the gated, non-rental enclave of The Estuary, this extraordinary bayfront residence offers a rare blend of privacy, scale, and refined coastal living along 30A. Designed by Tyler Doin and built by Regal Stephens Construction, the 7,600+ square foot estate sits on over half an acre with 106 feet of direct bay frontage, capturing tranquil views, passing dolphins, and unforgettable sunsets from nearly every vantage point.

Inside, bespoke finishes elevate every space, from Venetian plaster walls and walnut flooring to designer lighting and curated materials throughout. A chef's kitchen anchored by Wolf and Sub-Zero appliances and a striking glass wine cellar sets the tone for effortless entertaining, while resort-style amenities including a private dock, expansive pool and spa, pool house, home theater, and fitness studio complete this exceptional offering.





## 34 Atwoods Court

*\$8,499,000 in Rosemary Beach*

Perfectly positioned along the Gulf in the heart of Rosemary Beach, this beautifully renovated coastal retreat on Atwoods Court offers a refined blend of luxury design and exceptional investment potential. Thoughtfully reimagined with interiors by Heather Rowland, the home features curated furnishings, designer lighting, and elevated finishes throughout, with a private courtyard welcoming you into a serene and sophisticated setting.

Designed for both relaxation and entertaining, the residence captures Gulf views from its upper levels, with open living spaces, vaulted ceilings, and a well-appointed kitchen at the heart of the home. A separate carriage house, two-car garage, and multiple guest accommodations provide flexibility and strong rental appeal, making this an exceptional opportunity to experience elevated coastal living along 30A.





## 80 Green Street

*\$6,950,000 in Inlet Beach*

Introducing this newly built coastal estate on Green Street, ideally positioned just one row off the Gulf along Scenic 30A. Spanning over 6,000 square feet, this nine-bedroom residence offers an exceptional blend of scale, design, and versatility, with expansive living spaces, multiple gathering areas, and seamless indoor-outdoor flow designed for both entertaining and everyday comfort.

From a private courtyard with a heated pool and outdoor fireplace to Gulf-view balconies and an elevator servicing all four levels, every detail is thoughtfully considered. Located within a gated community with private deeded beach access, this offering presents a rare opportunity for a full-time residence, second home, or high-performing investment along one of the Emerald Coast's most sought-after stretches.





## 3730 Preserve Bay Boulevard

*\$8,750,000 in Panama City Beach*

Perched along 380 feet of pristine waterfront in Panama City Beach, Villa Chimera stands as one of the most extraordinary estates on the Emerald Coast. Inspired by the timeless architecture of Andrea Palladio and designed by Philip Spann, this nearly 9,500 square foot residence is a masterwork of craftsmanship, where every detail—from hand-carved Italian marble to Venetian silk finishes—reflects a level of artistry rarely seen in coastal real estate.

Set across three expansive lots with sweeping bay views, the estate offers grand living and entertaining spaces, a private guest house, and a curated collection of bespoke interiors sourced from world-renowned artisans. With resort-style amenities, advanced smart home technology, and an unmatched sense of scale and provenance, this offering represents a truly one-of-a-kind legacy property along the Northwest Florida coast.