

CHRISTIE'S
INTERNATIONAL REAL ESTATE
— EMERALD COAST —

Q3 2025 MARKET REPORT



On The Cover
125 Golfridge Drive
\$6,475,000 | WaterSound Camp Creek



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State of the Market

The 30A real estate market is entering Q4 with steady momentum, supported by persistent demand for luxury properties and a limited supply of prime inventory. Stabilizing interest rates and easing inflation are helping to restore confidence among buyers, particularly in the high-end Gulf-front and new construction segments, where well-located and thoughtfully priced properties continue to attract attention. Sellers are increasingly adapting to current market conditions, aligning pricing and expectations with the realities of a more selective buyer pool. This shift is creating a healthier dynamic, where strategic positioning and quality presentation are key drivers of successful transactions.

Premium properties remain the most active segment of the market, with competitively priced homes continuing to sell at a steady pace, while properties that are overpriced or lack distinguishing features are experiencing longer days on market. Buyer behavior is becoming more deliberate, with a focus on value, location, and lifestyle amenities. Looking ahead, increased market activity is expected through the holiday season as motivated buyers and sellers engage before year-end. Q4 is shaping up to be more balanced, offering opportunities for buyers to secure exceptional properties in a stabilizing environment, while sellers who price strategically are well-positioned to capture qualified demand in 30A's resilient luxury market.

As always, consulting with a trusted real estate advisor is key to understanding and successfully navigating the current real estate market. We look forward to the opportunity to serve you and your real estate needs.





Q3 2025 Market Recap



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%



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%



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%



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%

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%



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%



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%



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%



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%

Grayton Beach

Detached Single Family Homes

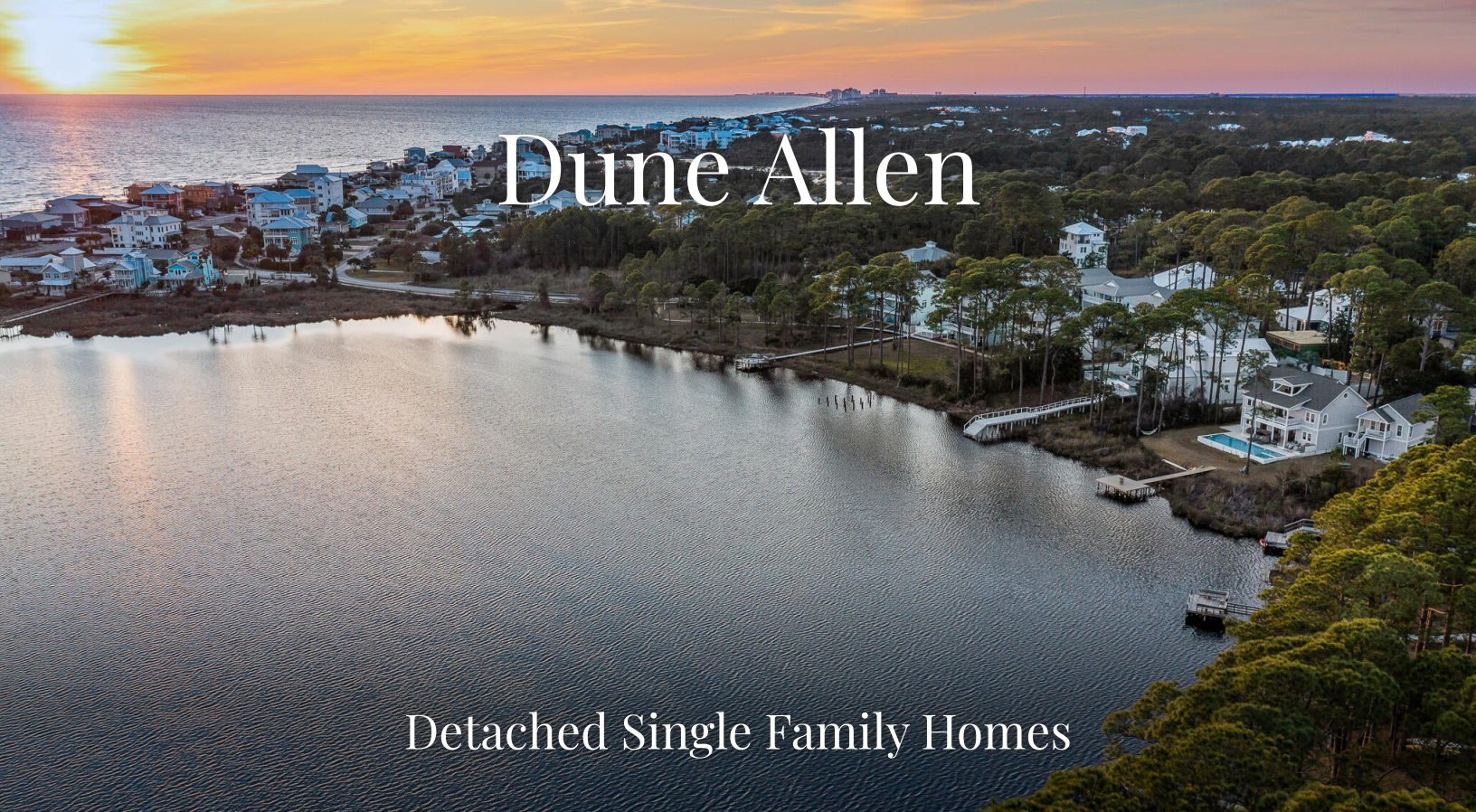
	Q3 2024	Q3 2025
NUMBER OF SALES	3	6
AVERAGE PRICE PER SQUARE FOOT	\$1,119	\$1,227
AVERAGE SALES PRICE	\$3.3M+	\$3.5M+
AVERAGE DAYS ON MARKET	180	109
SALES PRICE TO LIST PRICE RATIO	91%	89%



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%

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%

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%

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%

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%

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%



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%

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%

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%

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%

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%

Notable Sales





96 Camp Creek Point Drive

Sold for \$18,250,000 in Camp Creek Point

We are proud to announce the record-breaking sale of 96 Camp Creek Point Drive, marking the highest year-to-date transaction on 30A. Designed by Geoff Chick and completed in 2020, this 6,259-square-foot beachfront masterpiece blends modern elegance with timeless coastal charm. With six bedrooms, seven and a half bathrooms, a carriage-style guest suite, and curated details such as reharvested ceiling beams, shell stone floors, Taj Mahal quartzite counters, and custom Waterworks fixtures, the residence sets a new benchmark for luxury living on Scenic 30A. Exceptional amenities include a gulf-front pool, spa, outdoor kitchen, private boardwalk, media room, and pet-friendly features. This extraordinary sale underscores the continued strength of the luxury market along Florida's Emerald Coast.





4603 W. County Hwy 30A

Sold for \$18,200,000 on West 30A

We are thrilled to announce the record-breaking sale of 4603 W County Hwy, the highest sale to date on West 30A. This brand-new, Gulf-front estate offers 9 bedrooms, 9 bathrooms, and 85 feet of private beach frontage on a lush .6-acre promontory. Spanning over 11,000 square feet, the home showcases seamless indoor-outdoor living with multiple kitchens, grand living areas, a butler's pantry, wine room, full gym and spa, theater, and expansive outdoor spaces including a pool, bocce court, and alfresco kitchen. This landmark transaction sets a new benchmark for luxury living on the Emerald Coast.





AC8 Sea Castle Alley

Sold for \$15,500,000 in Alys Beach

We are proud to announce the sale of Homesite AC8 in Alys Beach, one of the last remaining opportunities to build along Scenic Highway 30A's most exclusive stretch or pristine beach.

Perfectly positioned beside the Bela Gray Green Beach Access and Park, this premier site offers unobstructed Gulf views and the rare chance to design a custom residence that embodies the refined architecture and coastal serenity that define the Alys Beach lifestyle.





17 N. Watch Tower Lane

Sold for \$7,687,050 in WaterSound Beach

We are thrilled to announce the sale of 17 N Watch Tower Lane, an extraordinary nearly 6,000 sq. ft. residence located within the gates of Watersound Beach. This fully furnished coastal retreat offered five bedrooms, five and a half baths, a media room, and a playroom, all thoughtfully designed for full-time living with hand-selected, top-quality finishes throughout. Set on a uniquely private lot bordered by lush foliage and a pond, the home provided direct beach access, sweeping Gulf views, and an outdoor oasis complete with a below-ground pool, summer kitchen, and expansive entertaining spaces. With radiant heated floors, a private elevator, oversized closets, and premium appliances, this exceptional property represented the pinnacle of luxury living along Scenic 30A.

Luxury Listings





27 Compass Rose Way

\$5,950,000 in WaterSound Beach

Welcome to 27 Compass Rose Way in WaterSound Beach, a six-bedroom, six-and-a-half-bath coastal retreat with over 5,200 square feet of thoughtfully designed living space. Built in 2018, the home blends timeless architecture with refined finishes and captures stunning Gulf views from multiple levels, including a fourth-floor rooftop deck. The first floor offers an open living and dining area with fireplace, chef's kitchen, and guest suite, all flowing to a private outdoor oasis with pool, spa, sun decks, screened porches, summer kitchen, and additional fireplace. Upstairs, dual primary suites, guest bedrooms, bunk accommodations, a game/media room, and office space provide ample comfort. Features include hardwood floors, wet bars, designer finishes, multiple fireplaces, and a golf cart garage. Located in gated WaterSound Beach, residents enjoy privacy, deeded beach access, pools, a fitness center, and scenic boardwalks just steps from the shoreline.





129 Oyster Lake Drive

\$2,250,000 in Dune Allen

Set along the Gulf of Mexico and one of 30A's rare coastal dune lakes, 129 Oyster Lake Drive is a newly constructed modern retreat offering water views, refined design, and resort-style amenities. Spanning three levels, this four-bedroom home features soaring ceilings, expansive balconies with Ipe decking, and a first-floor lockout suite with a full kitchenette—perfect for guests or rental flexibility. The open-concept kitchen boasts quartz countertops, a large island, and premium appliances, while oversized Anderson windows and Eurowall doors create seamless indoor-outdoor living. The master suite is a true sanctuary with Gulf views, a wet bar, dual laundry, and a spa-like bath with rainfall showers. A private pool, soon to be completed with a Peacock paver deck and lush landscaping, complements the air-conditioned two-car garage and multiple laundry spaces. Ideally located near beach access points and popular 30A dining, this home embodies modern coastal luxury.





224 Walton Rose Lane

\$5,699,000 in Inlet Beach

Welcome to 224 Walton Rose Lane, a 7-bedroom, 7.5-bath coastal retreat offering over 6,200 square feet of luxurious living in the heart of Inlet Beach. Built in 2020, this four-story home features expansive open living areas, soaring ceilings, and abundant natural light. The gourmet kitchen with premium cabinetry, stone countertops, and top-tier appliances flows seamlessly into dining and gathering spaces. Each bedroom offers privacy, and the primary suite includes a spa-like bath and large walk-in closet.

Outdoor living includes a private pool, covered porches, and landscaped grounds ideal for entertaining. With high-quality finishes, modern amenities, and a prime location near the Gulf, dining, shopping, and public beach access, this home delivers the ultimate 30A lifestyle.





92 Quail Hollow Court

\$6,350,000 in WaterSound Camp Creek

This two-story residence offers 6 spacious bedrooms, 7 full baths, 2 half baths, including a main-level owner's suite and a private carriage house, alongside a chef's kitchen, home theater, formal dining, and expansive living areas designed for both comfort and entertaining. Set on 0.61 acres with over 100 feet of pond frontage, the backyard oasis features a heated pool, hot tub, summer kitchen, and multiple covered balconies, perfect for enjoying the serene surroundings. Premium details include a 3-car garage, gas fireplace, metal roof, lush landscaping, and multiple A/C systems. Residents benefit from world-class amenities, including Beach Club access, championship golf, resort-style pools with lazy river, tennis and pickleball courts, wellness center, and playgrounds, all within a private, short-term rental-free enclave. This move-in ready masterpiece offers the ultimate in luxury coastal living along Scenic 30A.