



# NEWSLETTER

**Arthur & Candis Hill**  
**Hill & Hill Associates**

Late Sept 2011 [www.homesandcondosemeraldcoast.com](http://www.homesandcondosemeraldcoast.com)



Market Areas We Serve	Houses	Condo's
<b>Destin (MLS 14)</b>		
Sold last yr 9/27/09—9/26/10	282	294
Sold this yr 9/27/10—9/26/11	315	489
<b>% Chg # sales / Avg price chg</b>	<b>+12% +6.25%</b>	<b>+66.3% -2.5%</b>
For Sale Inventory- 9/27/2011	306	517
<b>Miramar Beach (MLS 15)</b>		
Sold last yr 9/27/09—9/26/10	199	400
Sold this yr 9/27/10—9/26/11	244	451
<b>% Chg # sales / Avg price chg</b>	<b>+9.1% -7.6%</b>	<b>+36.7 -5.6%</b>
For Sale Inventory- 9/27/2011	205	341
<b>N SRB (Mack Bayou) (MLS 16)</b>		
Sold last yr 9/27/09—9/26/10	129	10
Sold this yr 9/27/10—9/26/11	161	12
<b>% Chg # sales / Avg price chg</b>	<b>+14.6% -7.5%</b>	<b>+28 -18%</b>
For Sale Inventory- 9/27/2011	135	2
<b>Santa Rosa Beach (MLS 17)</b>		
Sold last yr 9/27/09—9/26/10	130	92
Sold this yr 9/27/10—9/26/11	154	86
<b>% Chg # sales / Avg price chg</b>	<b>+59% 18.1%</b>	<b>+28.6 13.3%</b>
For Sale Inventory- 9/27/2011	166	93
<b>Seagrove Beach (MLS 18)</b>		
Sold last yr 9/27/09—9/26/10	250	137
Sold this yr 9/27/10—9/26/11	307	166
<b>% Chg # sales / Avg price chg</b>	<b>+22.8% +1.2%</b>	<b>+21.2% -3%</b>
For Sale Inventory- 9/27/2011	429	196
<b>Point Washington (MLS 19)</b>		
Sold last yr 9/27/09—9/26/10	16	0
Sold this yr 9/27/10—9/27/11	30	0
<b>% Chg # sales / Avg price chg</b>	<b>+87.5% -18.2%</b>	<b>0</b>
For Sale Inventory- 9/27/2011	24	0
<b>Fort Walton Beach (MLS 12)</b>		
Sold last yr 9/27/09—9/26/10	600	177
Sold this yr 9/27/10—9/26/11	602	247
<b>% Chg # sales / Avg price chg</b>	<b>+0.3% -7.14%</b>	<b>+40% +11%</b>
For Sale Inventory- 9/27/2011	350	351
<b>Niceville (MSL 13)</b>		
Sold last yr 9/27/09—9/26/10	418	14
Sold this yr 9/27/10—9/26/11	423	13
<b>% Chg # sales / Avg price chg</b>	<b>+23.1% +4.1%</b>	<b>-7% +8.6%</b>
For Sale Inventory - 9/27/2011	247	29



### Average Sq. Ft. Sold prices Up for Homes in Destin, Niceville, Seagrove Beach

In spite of a continued sluggish national economy, year/over/year sq. ft. sold prices for homes sold in these MLS areas all increased for the first time in several years! Destin prices are up an astonishing 6.25% on 315 home sales vs. 282 in the prior year. Niceville, 4.1% on 418 sales vs 423 a year earlier, and Seagrove Beach, prices up 1.2% on 307 sales vs. 250 in the prior year.

### Good Buys on 3 Bedroom Condo Foreclosures

- 1) Harbor Landing 702: 2,377 sq. ft.: \$474,500
- 2) St. Lucia 901: 1804 sq. ft.: \$410,000
- 3) Marbella 8D: 2038 sq. ft.: \$424,900

### Good Buys on Luxury Home Foreclosures

- 1) 606 Lagoon Dr 5,658sf., 7 br, 4.5 ba: \$1,899,000
- 2) 4831 Ocean Blvd 3,996sf, 5 br 5.5 ba: \$1,050,000
- 3) 772 Western Lake 2,024sf, 3br 3.5ba: \$829,900

### Keller Williams Emerald Coast Office is #1 in the Emerald Coast Board of Realtors by Wide Margin; Hill & Hill in top 10%!

It is indeed a pleasure to report that our office leads our entire Board of Realtors with year to date 2011 sales of \$115,473,138 from 538 transactions, or (sides).

### It's a Buyer's Market On The Emerald Coast

While shrinking, our inventory still provides good selections across the board for home and condo buyers, and interest rates have reached all time lows. 30 year home loans below \$417,000 are readily available at 4.25%, and Jumbo loans at 4.5%. If you're remotely interested, please get in touch with us and let us know what market segment might be of interest. We'll supply the information you need!

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