

30A Inventory Low, Absorption Rate Low, Prices Going Higher As of 11/30/2020

Alys Beach

	Active Listings	New Listings	Sold Listings	Months Inventory
Nov - 2020	9	6	4	2.25
Oct - 2020	12	12	6	2.00
Sep - 2020	5	8	9	0.56
Aug - 2020	10	8	9	1.11
Jul - 2020	9	13	10	0.90
Jun - 2020	8	8	12	0.67
May - 2020	21	12	3	7.00
Apr - 2020	18	5	4	4.50
Mar - 2020	20	8	4	5.00
Feb - 2020	21	7	1	21.00
Jan - 2020	18	4	6	3.00
Dec - 2019	18	5	2	9.00

Rosemary Beach

	Active Listings	New Listings	Sold Listings	Months Inventory
Nov - 2020	42	4	6	7.00
Oct - 2020	43	6	2	21.50
Sep - 2020	43	2	12	3.58
Aug - 2020	49	5	10	4.90
Jul - 2020	50	10	14	3.57
Jun - 2020	47	16	8	5.88
May - 2020	49	12	0	N/A
Apr - 2020	43	6	1	43.00
Mar - 2020	38	8	5	7.60
Feb - 2020	33	2	3	11.00
Jan - 2020	35	6	6	5.83
Dec - 2019	34	3	5	6.80

Watersound Beach

	Active Listings	New Listings	Sold Listings	Months Inventory
Nov - 2020	14	4	11	1.27
Oct - 2020	13	8	11	1.18
Sep - 2020	19	12	12	1.58
Aug - 2020	23	1	7	3.29
Jul - 2020	30	6	15	2.00
Jun - 2020	35	11	6	5.83
May - 2020	39	9	7	5.57
Apr - 2020	37	1	0	N/A
Mar - 2020	36	4	6	6.00
Feb - 2020	34	7	5	6.80
Jan - 2020	35	4	3	11.67
Dec - 2019	35	4	3	11.67

**30A Inventory Low, Absorption Rate Low, Prices Going Higher
As of 11/30/2020
Watercolor**

	Active Listings	New Listings	Sold Listings	Months Inventory
Nov - 2020	16	6	10	1.60
Oct - 2020	21	17	27	0.78
Sep - 2020	18	11	21	0.86
Aug - 2020	33	13	17	1.94
Jul - 2020	36	17	24	1.50
Jun - 2020	49	16	14	3.50
May - 2020	54	9	4	13.50
Apr - 2020	48	14	7	6.86
Mar - 2020	42	7	9	4.67
Feb - 2020	42	11	9	4.67
Jan - 2020	42	9	2	21.00
Dec - 2019	41	4	8	5.13

All of 30A

	Active Listings	New Listings	Sold Listings	Months Inventory
Nov - 2020	398	201	211	1.89
Oct - 2020	449	235	256	1.75
Sep - 2020	479	204	280	1.71
Aug - 2020	548	251	285	1.92
Jul - 2020	624	280	316	1.97
Jun - 2020	674	241	244	2.76
May - 2020	808	226	106	7.62
Apr - 2020	779	116	84	9.27
Mar - 2020	720	181	153	4.71
Feb - 2020	671	172	111	6.05
Jan - 2020	644	165	109	5.91
Dec - 2019	609	100	146	4.17

**Projected prices to increase another 15 Percent by March 2021.
Rosemary Beach will stay the same until Inventory drops.**

Data as of 11/30/2020