

# SANTA ROSA BEACH

SPRING/SUMMER 2022

*Market Report*

*Home Prices  
Continue to Rise*



## **MEET NICOLE**

She's not only your neighbor,  
She's also a Real Estate expert ...

THE CYPRESS DUNES MARKET UPDATE







# SANTA ROSA BEACH & CYPRESS DUNES HOME PRICES CONTINUE TO RISE

BY NICOLE BIENVENU, YOUR CYPRESS DUNES REALTOR

**Santa Rosa Beach prices continue to rise as housing inventory remains lower than buyer demand.** Homes in Cypress Dunes in the last 9 months had a 71% increase in average price from the same time period last year. The number of homes sold has stayed fairly steady, but overall, inventory in the area is still very low. More people want to buy at the

moment than there are homes for sale and the drastic reduction of days on the market from last year helps to prove the demand. Homes are selling MUCH faster—within just over a month on average compared to over 4 months last year and the sold price per square foot has increased by an impressive \$188 on average.

Everyday I drive through the gate, I am reminded of the very first time I drove in and the appeal this neighborhood has. The pool is the best on 30A and the Cypress Dunes secret is getting out. If you are curious as to your own home value or what your options may be in this market, contact me today at 850-502-3634.

## LET'S COMPARE YEAR TO YEAR

Homes Sold in  
**2020-21**

JULY 2020—MARCH 2021

- Average Sales Price..... **\$754,179**
- Average List to Sales Price.....**98.23%**
- Average Sold Price Per Sq. Ft..... **\$323**
- Average Days on the Market..... **129**

Homes Sold in  
**2021-22**

JULY 2021—MARCH 2022

- Average Sales Price ..... **\$1,292,228**
- Average List to Sales Price ..... **99.34%**
- Average Sold Price Per Sq. Ft. .... **\$511**
- Average Days on the Market ..... **34**



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# Cypress Dunes HOMES SOLD 9 MONTH SUMMARY

ADDRESS	SIZE	SQ FT	PRICE	SOLD DATE
163 CYPRESS DRIVE	4BR/4.5BA	~3,164	\$2,100,000	9/30/21
187 CYPRESS DRIVE	4BR/4.5BA	~3,398	\$2,000,000	8/2/21
335 CYPRESS DRIVE	5BR/6.5BA	~3,664	\$1,950,000	2/4/22
171 CYPRESS DRIVE	4BR/4.5BA	~3,482	\$1,825,000	7/26/21
153 CYPRESS DRIVE	4BR/4.5BA	~3,012	\$1,795,000	7/27/21
260 CYPRESS DRIVE	5BR/4.5BA	~3,104	\$1,400,000	11/18/21
8 CYPRESS LANDING	5BR/3.5BA	~2,168	\$1,299,900	3/25/22
LOT 131 PARK RIDGE*	3BR/3.5BA	~2,639	\$1,299,000	12/31/21
148 CYPRESS WALK	3BR/4.5BA	~1,957	\$1,203,500	3/31/22
83 CYPRESS WALK	3BR/3.5BA	~2,610	\$1,200,000	7/20/21
117 CYPRESS WALK	3BR/3.5BA	~2,318	\$1,123,057	7/31/21
467 CYPRESS DRIVE	4BR/3.5BA	~2,452	\$1,050,000	7/26/21
LOT 158 CYPRESS WALK*	4BR/3.5BA	~2,579	\$1,009,189	11/30/21
68 CYPRESS DRIVE	3BR/3BA	~1,988	\$1,000,000	3/6/22
276 CYPRESS DRIVE	3BR/3.5BA	~2,377	\$942,517	12/15/21
74 CYPRESS DRIVE	4BR/4BA	~1,754	\$929,000	11/22/21
22 CYPRESS RIDGE	3BR/2.5BA	~1,633	\$875,000	1/3/22
22 CYPRESS CIRCLE	3BR/2.5BA	~1,789	\$800,000	8/31/21
LOT 112 CYPRESS WALK*	3BR/3.5BA	~2,069	\$751,171	12/31/21





## NICOLE'S NEIGHBORHOOD HANGOUT

**KITH & KIN** is a small town coffee shop with big city vibes right next door. Located within Topsail Hill Preserve State Park, it is open daily from 6:30 AM to 2:30 PM. Serving Amavida Coffee and Blue Mountain Bakery Baked Goods, the neighborhood vibe is warm and inviting on any day. You can also come later on Monday evenings for live music and cold beer.

### WHERE TO FIND THEM:



7575 W County Hwy 30A  
Santa Rosa Beach, FL

 [kithandkin30a.com](http://kithandkin30a.com)

 [kithkin30a](https://www.instagram.com/kithkin30a)

# Your Cypress Dunes Realtor

Please reach out with any questions about the local real estate market, or feel free to tap me on the shoulder at the gym or pool.

"Life in Cypress Dunes is a gift. I take pride in representing this community and I share the love for the neighborhood that drew you to purchase here in the first place. Each home has its own unique features to be highlighted by someone who can appropriately translate the lifestyle and value to prospective buyers."

*Nicole*



**Nicole Bienvenu**

Realtor®

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