### SPRING/SUMMER 2022 SPRING/SUMMER 2022

# Home Prices Continue to Rise



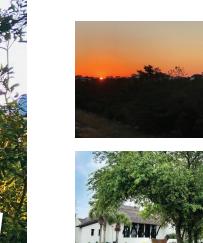
**MEET NICOLE** She's not only your neighbor, She's also a Real Estate expert ...

THE CYPRESS DUNES MARKET UPDATE











Cypress Dunes HOMES SOLD 9 MONTH SUMMARY

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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

## SANTA ROSA BEACH & CYPRESS DUNES HOME PRICES CONTINUE TO RISE BY NICOLE BIENVENU, YOUR CYPRESS DUNES REALTOR

but overall, inventory in the area is still impressive \$188 on average. very low. More people want to buy at the

Santa Rosa Beach prices continue to moment than there are homes for sale and Everyday I drive through the gate, I am rise as housing inventory remains the drastic reduction of days on the market reminded of the very first time I drove lower than buyer demand. Homes in from last year helps to prove the demand. Cypress Dunes in the last 9 months had a Homes are selling MUCH faster-within has. The pool is the best on 30A and 71% increase in average price from the just over a month on average compared the Cypress Dunes secret is getting same time period last year. The number to over 4 months last year and the sold of homes sold has stayed fairly steady, price per square foot has increased by an

in and the appeal this neighborhood 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 Price98.23%
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 \$1,2	92,228
Average List to Sales Price	<b>99.34%</b>
Average Sold Price Per Sq. Ft	\$511
Average Days on the Market	34











#### 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:



🔇 kithandkin30a.com

7575 W County Hwy 30A Santa Rosa Beach, FL 🙆 kithkin30a

Your Cypress Dunes Reattor

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



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