

2011 NAVARRE BEACH MARKET REPORT

NAVARRE BEACH CONDOS SOLD JANUARY 1, 2011 - DECEMBER 31, 2011

Sale Type	Date Sold	Unit #	Project Name	BR	Ba	SqFt	List Price	Sold Price	Price/Sqft	LO/ID
Short Sale	1/31/2011	122	GULF ISLAND CONDOS	1	2	738	\$95,000	\$90,000	\$121.95	EKW1
	2/3/2011	1003	BELLE MER CONDOMINIUM	3	3	1790	\$575,000	\$475,000	\$265.36	NCBU2
	2/11/2011	1401	CARIBBEAN RESORT	3	3	1847	\$399,000	\$365,000	\$197.62	NCBU2
	2/23/2011	502	NAVARRE BEACH REGENCY CONDO	2	2	1520	\$329,000	\$312,000	\$205.26	EKWP
	3/1/2011	312-2	SUNSET HARBOR CONDO	2	2	1050	\$194,900	\$190,000	\$180.95	NCBU2
	3/7/2011	113	SUGAR DUNES CONDO	2	2	1007	\$115,000	\$108,000	\$107.25	NIVR
	3/7/2011	903	THE INN AT SUMMERWIND	1	3	846	\$210,000	\$193,500	\$228.72	EPE4
	3/11/2011	1001	PEARL OF NAVARRE (THE)	3	3	1770	\$625,000	\$392,000	\$221.47	EMB1
REO	3/15/2011	1002	SUMMERWIND WEST	2	2	1292	\$230,000	\$243,000	\$188.08	NONRMXH
REO	3/18/2011	114	SUGAR DUNES CONDO	2	2	1007	\$105,000	\$90,000	\$89.37	EKW1
	3/25/2011	1-201	SUNSET HARBOR CONDO	2	2	1036	\$169,000	\$150,000	\$144.79	NIVR
	3/25/2011	E-3A	BEACH COLONY RESORT	3	3	1750	\$349,900	\$320,000	\$182.86	NIVR
	4/1/2011	2-110	SUNSET HARBOR CONDO	1	1	874	\$134,900	\$116,000	\$132.72	EPE4
Short Sale	4/1/2011	1102	THE INN AT SUMMERWIND	1	2	846	\$197,000	\$170,000	\$200.95	EA17
REO	4/8/2011	611	GULF ISLAND CONDOS	2	2	968	\$89,900	\$85,600	\$88.43	NCSR
	4/15/2011	E-5A	BEACH COLONY RESORT	3	3	1750	\$395,000	\$315,000	\$180.00	ECLP
Short Sale	4/28/2011	2-211	SUNSET HARBOR CONDO	1	1	514	\$77,000	\$80,000	\$155.64	NRAS
REO	4/29/2011	213	SUNSET HARBOUR VILLAS CONDO	1	2	874	\$64,900	\$64,900	\$74.26	NONRMXH
Short Sale	4/29/2011	503	SUMMERWIND CONDOS	2	2	1158	\$229,000	\$234,000	\$202.07	ETRF
REO	5/6/2011	904	THE INN AT SUMMERWIND	1	2	846	\$175,000	\$165,000	\$195.04	NONRMXH
	5/27/2011	805	NAVARRE BEACH REGENCY CONDO	2	2	1522	\$304,900	\$275,000	\$180.68	EPE4
Short Sale	5/31/2011	114	SUNDUNES CONDO	2	2	900	\$169,000	\$169,000	\$187.78	NTSP
	5/31/2011	902	SUMMERWIND WEST	2	2	1292	\$349,000	\$330,000	\$255.42	NBBR
	6/24/2011	503	NAVARRE BEACH REGENCY CONDO	2	2	1520	\$325,000	\$275,000	\$180.92	NIV2
	7/28/2011	1202	SUMMERWIND CONDOS	2	2	1158	\$259,900	\$235,000	\$202.94	EP24
	8/16/2011	701	PEARL OF NAVARRE (THE)	3	3	1770	\$429,900	\$410,000	\$231.64	NCBU2
	8/19/2011	301	PEARL OF NAVARRE (THE)	3	3	1770	\$389,000	\$390,835	\$220.81	EMBP
	8/31/2011	1202	THE INN AT SUMMERWIND	1	2	846	\$215,000	\$188,000	\$222.22	NCSR
	8/31/2011	1104	PEARL OF NAVARRE (THE)	2	2	1378	\$300,000	\$294,000	\$213.35	EMBP
Short Sale	9/13/2011	304	SUMMERWIND WEST	3	3	1398	\$339,900	\$339,900	\$243.13	EP24
	10/17/2011	1002	THE INN AT SUMMERWIND	1	2	846	\$194,000	\$180,000	\$212.77	NNPI
	10/20/2011	501	EMERALD SURF CONDO	2	2	1035	\$252,000	\$225,000	\$217.39	EUBR
Short Sale	10/24/2011	101-1	SUNSET HARBOR CONDO	2	2	1036	\$150,000	\$145,000	\$139.96	NCBU2
	10/26/2011	401	SUMMERWIND CONDOS	3	3	1398	\$405,000	\$365,000	\$261.09	NRAS
	11/7/2011	1403	CARIBBEAN RESORT	3	3	1824	\$497,000	\$449,000	\$246.16	EA17
	11/10/2011	511	NAVARRE BEACH REGENCY CONDO	2	2	1520	\$295,000	\$275,000	\$180.92	NIVR
	11/15/2011	113	SUGAR DUNES CONDO	2	2	1007	\$149,500	\$130,000	\$129.10	NIVR
Short Sale	11/28/2011	2	SANDOLLAR CONDO	1	1	675	\$114,900	\$114,900	\$170.22	EPE4
REO	11/30/2011	213	GULF ISLAND CONDOS	1	2	738	\$74,900	\$80,000	\$108.40	NEXT
	12/9/2011	104	SUMMERWIND CONDOS	3	3	1398	\$357,000	\$342,000	\$244.64	EKWP
	12/14/2011	1003	PEARL OF NAVARRE (THE)	2	2	1378	\$325,000	\$296,000	\$214.80	NHPR
	12/20/2011	1803	CARIBBEAN RESORT	3	3	1847	\$599,900	\$485,000	\$262.59	NTSP
	12/30/2011	1205	NAVARRE TOWERS CONDO	2	2	1360	\$250,000	\$235,000	\$172.79	NCBU2
	12/30/2011	1401	SUMMERWIND CONDOS	3	3	1398	\$349,900	\$325,000	\$232.47	NBBR

Prepared by **JULIE MCGEHEE**, Broker Associate, ResortQuest Real Estate, 8478 Gulf Boulevard, Navarre Beach FL 32566, **850-543-4762**.

Information contained herein was obtained from sources deemed reliable but is not guaranteed. Data is based on sales reported to the Emerald Coast Association of Realtors MLS as of January 10, 2012 and may not include all sales, private sales, or sales reported to other MLS systems.

2011 NAVARRE BEACH MARKET REPORT

NAVARRE BEACH HOMES SOLD JANUARY 1, 2011 - DECEMBER 31, 2011

Sale Type	Date Sold	Street #	Street Name	BR	Ba	SqFt	List Price	Sold Price	Price/Sqft	LO/ID
Short Sale	2/18/2011	1404	HOMEPORT DR	3	2	1600	\$359,900	\$337,500	\$210.94	NIVR
	2/25/2011	7936	GULF BLVD	4	3	3000	\$450,000	\$440,000	\$146.67	NCBU2
Short Sale	3/25/2011	1405	BAHIA DR	3	2	1288	\$229,000	\$230,000	\$178.57	NIVR
REO	6/7/2011	7707	WHITE SANDS BLVD	2	2	1300	\$234,900	\$236,100	\$181.62	EPTT
	7/29/2011	1442	HOMEPORT DR	3	2	1740	\$399,900	\$390,000	\$224.14	NIVR
	8/1/2011	1430	SONATA CT	3	3	1852	\$399,000	\$365,000	\$197.08	NIVR
	8/4/2011	7672	GULF BLVD	6	5	2946	\$350,000	\$340,000	\$115.41	NIV2
	9/2/2011	7776	GULF BLVD	3	2	2185	\$425,000	\$350,000	\$160.18	NIVR
	9/20/2011	7373	GULF BLVD	5	5	4811	\$1,920,000	\$1,700,000	\$353.36	PRSC
REO	12/1/2011	8186	GULF BLVD	3	3	2082	\$439,900	\$385,000	\$184.92	ERNF
	12/7/2011	7965	WHITE SANDS BLVD	2	2	1415	\$299,000	\$270,000	\$190.81	NIVR
	12/15/2011	7467	GULF BLVD	3	3	2182	\$875,000	\$775,000	\$355.18	NIVR

NAVARRE BEACH TOWNHOMES SOLD JANUARY 1, 2011 - DECEMBER 31, 2011

Sale Type	Date Sold	Unit #	Street Name/Subdivision	BR	Ba	SqFt	List Price	Sold Price	Price/Sqft	LO/ID
Short Sale	3/14/2011	7	7905 WHITE SANDS BLVD	2	3	1200	\$180,000	\$164,000	\$136.67	NIVR
REO	4/4/2011	0	7807 GULF BLVD	3	3	2065	\$389,000	\$371,000	\$179.66	EAB0
	5/18/2011	40	SANDCASTLE BEACH HOMES	2	3	1503	\$165,000	\$162,000	\$107.78	NEXT
Short Sale	6/24/2011	8	TRADEWINDS T/H	1	2	598	\$90,000	\$90,000	\$150.50	NHPR
	7/22/2011	2	PARADISE POINT	3	4	2039	\$289,000	\$265,000	\$129.97	NTSP
	8/3/2011	19	SANDCASTLE BEACH HOMES	2	2	1325	\$169,500	\$153,000	\$115.47	NSLY
	8/31/2011	G-36	SUGAR BEACH TOWNHOMES	2	3	1200	\$152,000	\$152,000	\$126.66	EAM5
	9/2/2011	26	BUENA VIDA	3	2	2100	\$264,500	\$230,000	\$109.52	EAM5
	9/23/2011	D	8174 GULF BLVD	2	3	1560	\$189,000	\$178,000	\$114.10	NIVR
	9/23/2011	0	7709 GULF BLVD	3	3	2330	\$500,000	\$410,000	\$175.97	NIVR
Short Sale	10/14/2011	C	7663 GULF BLVD	4	3	2036	\$445,000	\$381,300	\$187.28	EA17
REO	11/29/2011	CENTER	7602 GULF BLVD	4	3	2400	\$295,000	\$225,000	\$93.75	EPE4
Short Sale	12/20/2011	H	7608 GULF BLVD	2	2	1358	\$150,000	\$125,000	\$92.05	NIVR
	12/28/2011	CENTER	7602 GULF BLVD	4	3	2400	\$330,000	\$330,000	\$137.50	EPE4

NAVARRE BEACH LOTS SOLD JANUARY 1, 2011 - DECEMBER 31, 2011

Sale Type	Date Sold	Street #	Street Name	Lot Dimensions	List Price	Sold Price	Acreage	LO/ID
REO	4/8/2011	7714	GULF BLVD	90 X 125	\$93,000	\$75,000	0.26	EPE4
	4/13/2011	14A	SEA SIDE CIRCLE	40 X 80	\$44,000	\$44,000		NIVR
	5/25/2011	LOT 1	BAHIA DR	40X121	\$58,000	\$51,500	0.11	NCBU2
REO	6/9/2011	33/A	GRAND NAVARRE BLVD	45X150	\$115,000	\$100,000	0.15	EAM5
REO	6/24/2011	LOT 42	GRAND NAVARRE BLVD	45X102	\$49,900	\$35,000	0.1	NCSR
	7/28/2011	7629	WHITE SANDS BLVD	90X125	\$89,900	\$74,000	0.25826	NCBU2
Short Sale	8/1/2011	LOT 24	SEASIDE CIRCLE	IRREGULAR	\$79,000	\$50,000		EP29
REO	8/31/2011	LOT 22	SPINNAKER CT	IRREGULAR	\$58,850	\$53,500	0.13	EREI
Short Sale	9/29/2011	LOT 33	GRAND NAVARRE BLVD	40X120	\$40,000	\$40,000	0.115	NNBR
REO	12/3/2011	1406	SONATA CT	45X83X45X82	\$55,000	\$47,500	0	EREI
	12/9/2011	11/A	HOMEPORT DR	45 X 97	\$119,000	\$90,000	0.1	NIVR
	12/27/2011	L71/B	HOMEPORT DR	45X97	\$39,900	\$34,900	0.10021	EBF1
	12/27/2011	L70/B	HOMEPORT DR	45X97	\$39,900	\$34,900	0.10021	EBF1
REO	12/29/2011	1421	BAHIA DR	35X121	\$38,100	\$38,100		NCSR

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