



Broker, Owner, Realtor



Our Waterfront Neighborhood

a free monthly neighborhood newsletter
serving our Kenwood waterfront neighborhood since 1985
Issue Number 259, November 2008
Distribution: 170 homes

Current Home Values based on the 28 waterfront houses that have sold in Fort Walton Beach during the period 1 January through 30 October 2008:

The range of sales prices was \$357,500 to \$1,100,000.

The average sales price was \$640,607.

The range of prices per square foot was \$108 to \$352.

The average price per square foot was \$225.

The range of prices per waterfront foot was \$1,849 to \$17,458.

The average price per waterfront foot was \$6,6-8.

The average number of days on market was 210.

Waterfront Homes for Sale by Kenwood Realty:

Address	BR	BA	Park	Sq Ft	Acres	WF Feet	List Price
74 Marlborough	3	3	1CG	2169	.65	123	\$847,000
19 Meigs	3	2.5	2CG	2829	.33	25	\$699,000

Market Trends:

There are presently 490 houses for sale in Fort Walton Beach, compared to 522 houses for sale in November 2007. Forty-two houses sold in Fort Walton Beach last month, compared to 49 houses sold in October 2007. There are presently 74 waterfront houses for sale in Fort Walton Beach, compared to 69 waterfront houses for sale in November 2007. Twenty-eight waterfront houses have sold to date in Fort Walton Beach, compared to only 14 waterfront houses sold in all of 2007.