



BEACH REAL ESTATE MARKET REPORT

FALL 2024

Chapter 1

Available Beach Homes and Land Report

Produced by

BEACH-HOMES.COM

Table of Contents

<i>The Beach Real Estate Market Report</i>	2
<i>The Lake Real Estate Market Report</i>	3
<i>Permissions for Use</i>	4
<i>CEO's Market Insights</i>	5
<i>Report Methodology</i>	7
<i>Overall Top 10s</i>	8
<i>Top-Ranked By State</i>	10
<i>Alabama</i>	14
<i>Connecticut</i>	20
<i>Deleware</i>	25
<i>Florida</i>	31
<i>Georgia</i>	37
<i>Louisiana</i>	43
<i>Maryland</i>	49
<i>Massachusetts</i>	54
<i>Mississippi</i>	59
<i>New Hampshire</i>	64
<i>New Jersey</i>	70
<i>North Carolina</i>	76
<i>South Carolina</i>	82
<i>Texas</i>	88
<i>Virginia</i>	94

Beach Real Estate Market Report

The Beach Real Estate Market Report consists of 3 chapters, each chapter is an individual report that provides a unique window into the beach markets.

Chapter 1: Available Beach Homes and Land Report is a report that focuses on the aggregate beach listings of homes and land available for shown beaches. This is where you want to look to find the number of listings on a given beach or for a given state. It can help answer questions such as:

- Which beaches have the most homes or land for sale?
- What is the average price for a home or land on a given beach?
- How do people look for property (phones, tablets, desktops)?
- Where can I find a house in my price range?
- Where do potential out-of-state buyers come from?

Chapter 2: Sold Beach Homes and Land Report is an evolving report with information we believe is insightful. We consider this report to be valuable but incomplete for some markets because some MLSs do not release sold property data. This report can provide the average beach property's asking price and final sale price and can help answer questions such as:

- What is the average difference between asking and sold price?
- What price range is selling the most on a given beach?
- Which beaches have the greatest percentage difference between asking and sold price?

Chapter 3: Available Beach Market State Maps provide maps of beach real estate properties for sale across multiple states.

Lake Real Estate Market Report

We would like to highlight our extensive experience in producing the highly-regarded Lake Real Estate Market Report. Since its inception in early 2019, the Lake Real Estate Market Report has provided invaluable insights into the lake property market, helping buyers, sellers, investors, and real estate professionals make well-informed decisions.

A Trusted Resource

The Lake Real Estate Market Report is a comprehensive guide to lake homes and land across most of the country. It includes detailed market rankings, price trends, and key insights that are not available from any other source. This report has become a trusted resource for understanding the unique dynamics of lake real estate.

What the Lake Real Estate Market Report Offers

- **Market Rankings:** The report includes detailed rankings of the largest lake markets, both overall and by state. These rankings provide a clear picture of the most active markets and where significant activity is taking place.
- **Price Trends:** Analysis of the most expensive and most affordable lake properties, offering insights into the pricing dynamics across various lake markets.
- **Trend Analysis:** Comparative data showing how current market conditions compare to previous years, helping to identify emerging patterns and anticipate future trends.
- **Key Market Insights:** An overview of significant trends and projections for the lake real estate market, highlighting factors driving market changes and offering insights into future developments.

For Media and Real Estate Professionals

The Lake Real Estate Market Report is not just a resource for buyers and sellers but also for media and real estate professionals. Media outlets can access advance copies of the report, custom data for specific states or regions, and supporting images for any graphs or maps included in the report. We also provide expert quotes and insights from our team of data analysts and real estate professionals.

Accessing the Report

For the latest edition of the Lake Real Estate Market Report, visit www.LakeHomes.com/Report

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Members of the news media may call to speak with either the authors of this proprietary report or with any of our local lake market experts in any of the states represented in this report.

[Beach-Homes.com](https://www.Beach-Homes.com) analysts can often provide customized analyses based on this report data upon request. Requests should be made to marketing@Beach-Homes.com.

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CEO's Market Insights

The U.S. housing market continues to be in an unofficial recession at the same time most of the economy has been holding strong. That said, I am expecting beach real estate and other types of “discretionary housing” to pick up tempo faster than the bulk of the primary residential markets.

From our brokerage's website, Beach-Homes.com, we can see where consumers are located across the country as they search more than 100,000 beach homes, condos, and lots. As you would expect, many buyers are hundreds of miles away from the beach.

We have real estate market information unavailable to any other brokerage, portal, or company. From this great data, here is my current opinion of the U.S. beach real estate market for the Atlantic and Gulf coasts.

1. The rest of 2024 will remain stalled in most markets. Not due to a lack of properties for sale nor a lack of buyer interest though (yes, that sounds contradictory... supply + demand should equal a hot market, but it doesn't right now).
 - a. **The run-up to the presidential election always dampens home sales, and even more so for discretionary homes like beach homes.** People claim that they are waiting to see the outcome of the election. My opinion is they are not really waiting to see election results (because they start buying again no matter who wins). I think they are simply distracted by the drama. It is hard to think about buying or selling a beach home when distracted.
 - b. Beginning the week of **Thanksgiving through the end of the year, there is an annual decline in the number of real estate contracts written compared to prior months.** It is a time of year when people have extra work and family events to attend. That makes it hard to get out to go look for a home. Even more so if it is a beach home in another state.
 - c. While inventory is still growing, this is because of the number of overpriced listings (correctly priced homes don't stay in inventory). **Sellers (as a group) are only now starting to get more realistic with their list prices, and this trend must extend into 2025 to move the overpriced homes to a “sellable” list price.**
2. By now most beach home buyers and sellers have at least some awareness of the **NAR commission lawsuit settlement**. It is too early to know for sure where this takes us, but over time I expect to see compression (reduction) of real estate commissions for many types of property. However, I expect that the **impact will be less for beach real estate**, and other discretionary homes, than for other primary homes.

Beach homes buyers and sellers are financially capable and often understand the return-on-investment of paying for expert guidance. They don't hire the cheapest lawyer or doctor, and they expect their experts to more than cover their cost through execution. They know that being cheap on a fee can make an overall deal more expensive.

With commission compression, not every real estate agent working in beach markets will succeed and some will exit the industry. This pattern will be good for buyers, sellers, and the more professional agents and brokers.

3. As I said in the last report, **beach real estate is not overly impacted by mortgage interest rates**. Beach homes are **discretionary purchases**. Buyers often pay cash (particularly for second homes). And buyers who can afford these properties can often get better rates when they do seek a mortgage.

Beach home buyers **have buying power but are not in a buying frenzy**. These buyers **will wait for months and years** for price and selection to match their expectations. Sellers would be wise to consider how buyers think (and ignore what their neighbor's beach home sold for a year ago).

4. We all know primary residence real estate is “local.” Beach real estate has a local element AND a strong interest from long distance buyers. This is particularly true for second homes and retirement homes.

If selling a beach home or land, I encourage sellers to **think geographically broader than their local** real estate and local market pricing. We see active buyers visiting Beach-Homes.com who are **looking for beach homes on MULTIPLE BEACHES, and often in multiple states**.

When selling a beach property, you are not just competing with the other local sellers on your beach or nearby beaches. You are **competing for the same buyer looking at similar properties on beaches hundreds of miles apart**.

I tell my friends to price their beach property with a **solid understanding of multiple markets** (such as the information in this report), and with guidance on **prices on beaches** in other areas of the country (something our licensed agents can uniquely assist beach real estate sellers).

5. Today's beach homes that are online, including websites like Beach-Homes.com, have market exposure. Period. Active buyers know about these properties. Why do I say that? Sellers become confused when their homes don't garner interest and sell, then demand agents “market the home better!”

Sometimes that can help but I want to be clear: **NO amount of marketing can overcome overpricing!**

Properties listed in MLSs and websites like Beach-Homes.com are exposed to buyers. For these properties, failure to earn offers is never because of an issue with market exposure. Buyers will simply not even take time to ask about properties that are not at least within a negotiable price. Their time is more valuable than that, so they wait. And wait. And wait. Maybe even for years.

Not all agents are the same. Helping beach home buyers and sellers is not something most real estate agents do well. They just don't have the information or experience.

You may be years away from buying or selling, but through your journey let an expert beach-focused agent be your guide. (You can find such agents on Beach-Homes.com ... but I bet you suspected that already).

- G



Glenn S. Phillips
CEO

“I want to be clear: NO amount of marketing can overcome overpricing!”

Report Methodology

Beach-Homes.com is the website and public information tool of Beach Homes Realty. Beach Homes Realty is a full-service real estate brokerage licensed in 14 states and is currently a member of 34 Multiple Listing Services (MLS). Fifteen of these states are covered in this report. States that are not included in this report have data that has not yet been evaluated.

This report is based on real estate property for sale based on listing data collected in October of 2024, including value (i.e., list price) and volume of listings in the 14 states covered in this report.

When calculating the “Most Expensive” and “Most Affordable” rankings, any beach with fewer than 10 home listings or (10 small land/lot listings or fewer than 5 large, 10 acres or more, land/lot listings) currently available for sale were eliminated from the report to increase the reliability of the average listings. Beaches with less than one total acre were not included in acreage price averages. The several state graphics include only beaches with one or more or two or more million-dollar homes. ZIP codes with four or fewer listings were not included in ZIP code analyses.

Many states share at least one large beach with another state, and to best represent their market size, the inventory for the entire beach market is included in the market size rankings. These beaches are noted throughout the report (*). Because prices in some states are inherently different than their neighboring states, combined inventory of border beaches is not used for “Most Expensive” and “Most Affordable” rankings, which are calculated using only property in the given state.

Market and Listing totals include all currently listed property, not just the total of the top beaches listed in this report.

All other comparisons, including website traffic, were determined using data from Beach-Homes.com for the 4-month period ending October 31, 2024.

Data is collected from each MLS on a daily basis for each home and land/lot listing available for sale. Through proprietary algorithms of Beach-Homes.com, it is determined which MLS listings are beach homes and beach property.

For reporting purposes, beach homes and beach land are any home or land/lot listing adjacent to a recognized defined/named beach, has a view of any of these beaches, has designated access to a beach, or is within a community that considers itself a beach-focused community or development.

V1

Overall Top 10s

Largest Markets

1	Naples, FL	\$4,889,677,780	6	Santa Rosa Beach, FL	\$2,415,410,059
2	Fort Lauderdale, FL	\$4,126,092,038	7	Boca Raton, FL	\$2,246,547,722
3	Tittabawasee River, FL	\$2,768,211,518	8	Palm Beach, FL	\$2,234,646,603
4	Miami - South Miami, FL	\$2,599,057,419	9	Miami - Surfside, FL	\$2,006,826,532
5	Sunny Isles Beach, FL	\$2,511,606,967	10	Tampa, FL	\$1,695,221,873

Largest Home Markets

1	Naples, FL	\$4,501,368,485
2	Fort Lauderdale, FL	\$3,935,293,740
3	Tittabawasee River, FL	\$2,655,465,918
4	Sunny Isles Beach, FL	\$2,501,078,068
5	Miami - South Miami, FL	\$2,445,389,032
6	Boca Raton, FL	\$2,160,461,022
7	Santa Rosa Beach, FL	\$2,139,656,311
8	Palm Beach, FL	\$1,980,946,603
9	Miami - Surfside, FL	\$1,959,071,532
10	Sarasota, FL	\$1,541,509,267

Largest Home Markets

1	Naples, FL	\$388,309,295
2	Santa Rosa Beach, FL	\$275,753,748
3	Palm Beach, FL	\$253,700,000
4	Cape Coral, FL	\$221,046,280
5	Fort Lauderdale, FL	\$190,798,298
6	Corpus Christi, TX	\$179,515,947
7	Fort Myers Beach, FL	\$178,918,404
8	Tampa, FL	\$172,043,700
9	Miami - South Miami, FL	\$153,668,387
10	Marco Island, FL	\$153,408,397

Most Expensive Homes

1	Manalapan, FL	\$38,800,643
2	Miami - Palm Island, FL	\$14,138,909
3	Miami - Fisher Island, FL	\$13,937,660
4	Jupiter Island, FL	\$8,719,474
5	Duxbury, MA	\$7,434,900
6	Palm Beach, FL	\$7,309,766
7	Coral Gables, FL	\$6,240,714
8	Miami - Venetian Islands, FL	\$6,071,510
9	Greenwich, CT	\$5,440,158
10	Deal, NJ	\$5,307,641

Most Affordable Homes

1	Port Arthur, TX	\$130,472
2	Plymouth, NC	\$141,255
3	Pascagoula, MS	\$183,124
4	Freeport, TX	\$188,632
5	Port Norris, NJ	\$210,875
6	Penns Grove, NJ	\$212,119
7	Jacksonville, NC	\$217,180
8	Baytown, TX	\$233,020
9	Pennsville, NJ	\$254,872
10	Port Richey, FL	\$257,975

Most Listings

Cape Coral, FL	3,124	Punta Gorda, FL	1,656
Myrtle Beach, SC	2,783	Fort Lauderdale, FL	1,605
Corpus Christi, TX	2,227	Naples, FL	1,454
St. Petersburg, FL	1,920	Santa Rosa Beach, FL	1,396
Galveston, TX	1,720	Tampa, FL	1,350

* Markets that start with “Other” (such as “Other Atlantic Coast”) are the total properties not yet associated with a known, named beach.

Most Homes Available

Myrtle Beach, SC	2,659
Cape Coral, FL	2,091
Corpus Christi, TX	1,881
St. Petersburg, FL	1,821
Fort Lauderdale, FL	1,565
Galveston, TX	1,401
Aventura, FL	1,273
Tampa, FL	1,246
Naples, FL	1,223
Tittabawasee River, FL	1,160

Most Homes Available

Cape Coral, FL	1,033
Port Charlotte, FL	748
Punta Gorda, FL	728
Bolivar Peninsula, TX	416
Bay St. Louis, MS	358
Corpus Christi, TX	346
Galveston, TX	319
Santa Rosa Beach, FL	310
Naples, FL	231
Pine Island, FL	229

Most Expensive Land Per Acre

Listings of Less Than 10 Acres

1	Fort Lauderdale, FL	\$16,324,729
2	Alys Beach, FL	\$12,521,118
3	Miami - North Miami, FL	\$12,270,519
4	Hollywood, FL	\$11,859,008
5	Fort Myers Beach, FL	\$8,502,693
6	North Naples, FL	\$8,101,685
7	Coral Gables, FL	\$7,323,300
8	Longboat Key, FL	\$7,230,718
9	St Pete Beach, FL	\$6,779,848
10	Miami - South Miami, FL	\$6,105,124

Listings of 10 Acres or More

1	Key Largo, FL	\$281,457
2	Santa Rosa Beach, FL	\$258,334
3	Port Charlotte, FL	\$194,225
4	Freeport, FL	\$140,649
5	Key West, FL	\$118,337
6	Rockport, TX	\$118,210
7	Palmetto, FL	\$106,210
8	Corpus Christi, TX	\$92,297
9	Marathon, FL	\$79,697
10	Pine Island, FL	\$77,038

Most Affordable Land Per Acre

Listings of Less Than 10 Acres

1	Crisfield, MD	\$21,348
2	Mardela Springs, MD	\$26,234
3	Vandemere, NC	\$28,429
4	Bayboro, NC	\$28,435
5	Kilmarnock, VA	\$33,401
6	Hoopers Island, MD	\$35,009
7	Princess Anne, MD	\$39,297
8	Laguna Vista, TX	\$43,612
9	Camden, NC	\$43,795
10	Montross, VA	\$45,054

Listings of 10 Acres or More

1	Columbia, NC	\$2,928
2	New Orleans, LA	\$4,281
3	Hoopers Island, MD	\$4,877
4	Pascagoula, MS	\$5,044
5	Edenton, NC	\$7,167
6	Cedar Key, FL	\$9,306
7	Chocowinity, NC	\$12,194
8	Hertford, NC	\$12,841
9	Laguna Vista, TX	\$13,660
10	Port Lavaca, TX	\$15,471

* Markets that start with “Other” (such as “Other Atlantic Coast”) are the total properties not yet associated with a known, named beach.

Top-Ranked by State

Largest Markets

Alabama:	Gulf Shores	\$719,569,061
Connecticut:	Fairfield	\$143,853,800
Delaware:	Rehoboth Beach	\$312,168,605
Florida:	Naples	\$4,889,677,780
Georgia:	St. Simons Island	\$162,796,100
Louisiana:	Houma	\$30,275,143
Maryland:	Baltimore	\$314,745,103
Massachusetts:	Boston	\$1,056,100,608
Mississippi:	Biloxi	\$182,819,435
New Hampshire:	Portsmouth	\$244,240,948
New Jersey:	Avalon Beach	\$433,573,587
North Carolina:	Oak Island	\$285,898,387
South Carolina:	Myrtle Beach	\$1,142,769,606
Texas:	Galveston	\$962,886,113
Virginia:	Woodbridge	\$85,339,442

Most Listings

Alabama:	Gulf Shores	999
Connecticut:	Milford	85
Delaware:	Long Neck	300
Florida:	Cape Coral	3,124
Georgia:	Brunswick	130
Louisiana:	New Orleans	203
Maryland:	Baltimore	814
Massachusetts:	Boston	521
Mississippi:	Bay St. Louis	580
New Hampshire:	Portsmouth	176
New Jersey:	Lower Township	150
North Carolina:	North Topsail Beach	387
South Carolina:	Myrtle Beach	2,783
Texas:	Corpus Christi	2,227
Virginia:	Woodbridge	141

* Markets that start with “Other” (such as “Other Atlantic Coast”) are the total properties not yet associated with a known, named beach.

Largest Home Markets

Alabama:	Gulf Shores	\$656,036,681
Connecticut:	Norwalk	\$139,195,198
Delaware:	Rehoboth Beach	\$300,435,705
Florida:	Naples	\$4,501,368,485
Georgia:	St. Simons Island	\$158,937,400
Louisiana:	New Orleans	\$14,878,650
Maryland:	Ocean City	\$302,874,177
Massachusetts:	Boston	\$1,015,223,708
Mississippi:	Biloxi	\$124,257,312
New Hampshire:	Portsmouth	\$198,383,048
New Jersey:	Avalon Beach	\$433,573,587
North Carolina:	Oak Island	\$247,779,545
South Carolina:	Myrtle Beach	\$1,073,997,204
Texas:	Galveston	\$863,907,172
Virginia:	Woodbridge	\$84,539,442

Most Homes Available

Alabama:	Gulf Shores	912
Connecticut:	Milford	77
Delaware:	Long Neck	278
Florida:	Cape Coral	2,091
Georgia:	Brunswick	101
Louisiana:	New Orleans	56
Maryland:	Baltimore	803
Massachusetts:	Boston	514
Mississippi:	Biloxi	345
New Hampshire:	Portsmouth	153
New Jersey:	Lower Township	149
North Carolina:	Oak Island	310
South Carolina:	Myrtle Beach	2,659
Texas:	Corpus Christi	1,881
Virginia:	Woodbridge	140

* Markets that start with “Other” (such as “Other Atlantic Coast”) are the total properties not yet associated with a known, named beach.

Largest Home Markets

Alabama:	Gulf Shores	\$63,532,380
Connecticut:	Darien	\$18,000,000
Delaware:	Lewes	\$19,912,200
Florida:	Naples	\$388,309,295
Georgia:	Darien	\$17,996,340
Louisiana:	Houma	\$22,402,094
Maryland:	Huntingtown	\$32,953,690
Massachusetts:	Boston	\$40,876,900
Mississippi:	Diamondhead	\$67,523,524
New Hampshire:	Portsmouth	\$9,087,500
New Jersey:	Seaside Heights	\$26,709,299
North Carolina:	Beaufort	\$69,467,425
South Carolina:	Bluffton	\$89,045,598
Texas:	Corpus Christi	\$179,515,947
Virginia:	Lorton	\$6,233,000

Most Land Available

Alabama:	Fairhope	141
Connecticut:	Milford	7
Delaware:	Bethany Beach	24
Florida:	Cape Coral	1,033
Georgia:	St. Marys	66
Louisiana:	New Orleans	147
Maryland:	Cambridge	30
Massachusetts:	Fairhaven	12
Mississippi:	Bay St. Louis	358
New Hampshire:	Dover	7
New Jersey:	Seaside Heights	17
North Carolina:	Hertford	160
South Carolina:	Myrtle Beach	124
Texas:	Bolivar Peninsula	416
Virginia:	Montross	32

* Markets that start with “Other” (such as “Other Atlantic Coast”) are the total properties not yet associated with a known, named beach.

Most Expensive Homes

Alabama:	Ono Island	\$1,896,675
Connecticut:	Greenwich	\$5,440,158
Delaware:	Dewey Beach	\$1,996,770
Florida:	Manalapan	\$38,800,643
Georgia:	St. Simons Island	\$2,037,659
Louisiana:	Port Sulfur	\$394,154
Maryland:	Oxford	\$2,941,126
Massachusetts:	Duxbury	\$7,434,900
Mississippi:	Pass Christian	\$674,008
New Hampshire:	Rye	\$1,853,458
New Jersey:	Deal	\$5,307,641
North Carolina:	Wrightsville Beach	\$3,643,149
South Carolina:	Sullivan's Island	\$4,106,691
Texas:	Port O'Connor	\$955,045
Virginia:	Kilmarnock	\$826,665

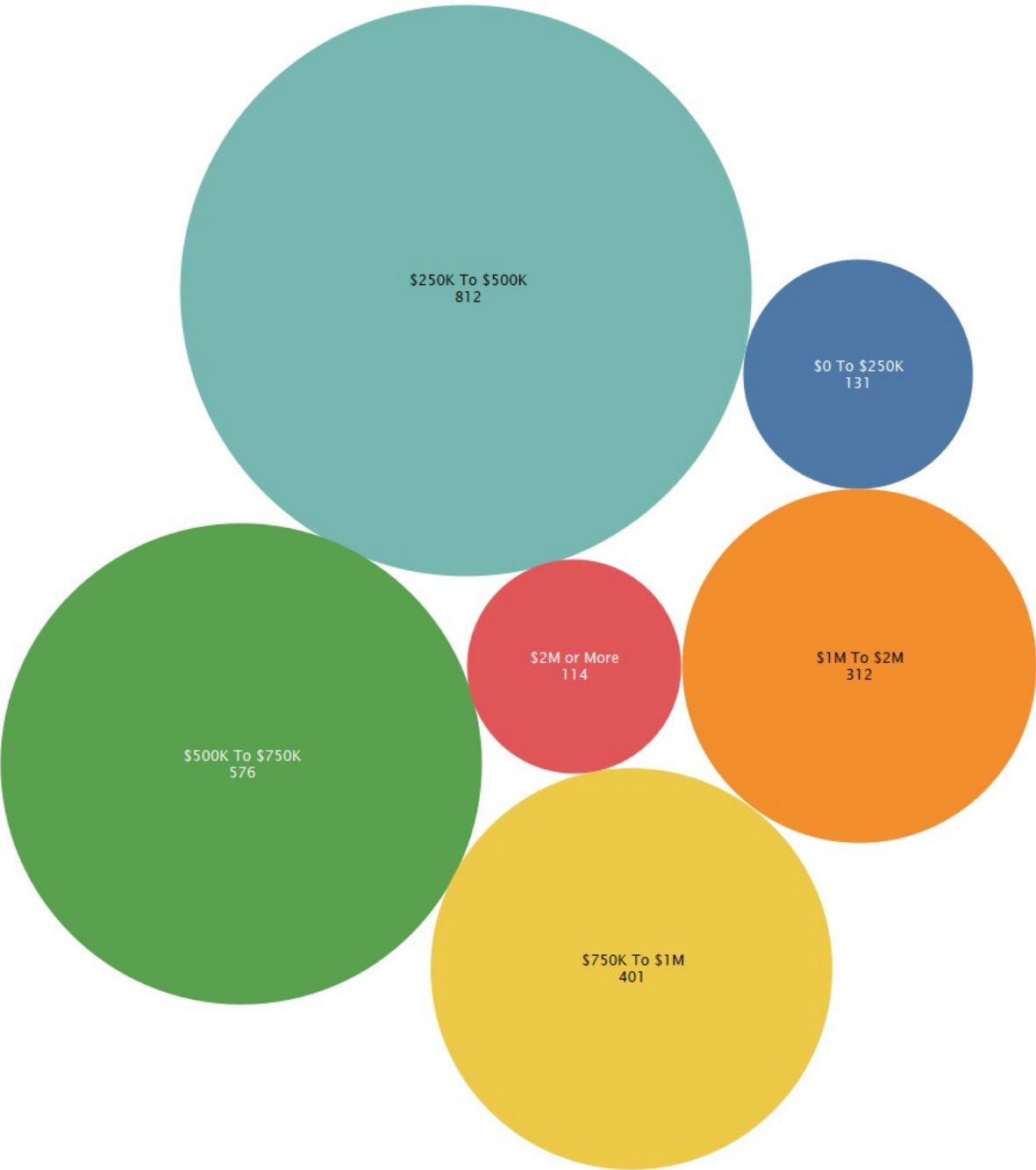
Most Affordable Homes

Alabama:	Mobile	\$354,453
Connecticut:	West Haven	\$354,265
Delaware:	Dover	\$322,386
Florida:	Port Richey	\$257,975
Georgia:	Darien	\$396,041
Louisiana:	Larose	\$258,142
Maryland:	Dundalk	\$269,729
Massachusetts:	Lynn	\$411,250
Mississippi:	Pascagoula	\$183,124
New Hampshire:	Newmarket	\$654,880
New Jersey:	Port Norris	\$210,875
North Carolina:	Plymouth	\$141,255
South Carolina:	Little River	\$378,885
Texas:	Port Arthur	\$130,472
Virginia:	Captains Cove	\$376,110

* Markets that start with "Other" (such as "Other Atlantic Coast") are the total properties not yet associated with a known, named beach.

ALABAMA

Price Breakdown by Number of Homes in the Alabama Market 2024Q3



Alabama

The total Alabama market rose from \$2 billion in summer 2024 to \$2.1 billion resulting in a \$100 million increase.

Largest Markets

1	Gulf Shores	\$719,569,061	34.9%	6	Spanish Fort	\$28,606,200	1.4%
2	Orange Beach	\$703,228,866	34.1%	7	Mobile	\$27,094,774	1.3%
3	Fairhope	\$312,707,041	15.2%	8	Foley	\$25,742,697	1.2%
4	Ono Island	\$107,538,999	5.2%	9	Dauphin Island	\$25,031,072	1.2%
5	Daphne	\$67,563,569	3.3%	10	Lillian	\$15,365,899	0.7%
Total Alabama Market:						\$2,061,173,876	

Largest Home Markets

1	Gulf Shores	\$656,036,681	35.9%
2	Orange Beach	\$641,943,469	35.1%
3	Fairhope	\$267,286,969	14.6%
4	Ono Island	\$92,937,099	5.1%
5	Daphne	\$53,912,721	3.0%
6	Spanish Fort	\$27,253,100	1.5%
7	Mobile	\$25,875,074	1.4%
8	Dauphin Island	\$19,472,172	1.1%
9	Foley	\$11,614,000	0.6%
10	Lillian	\$11,073,999	0.6%

Total Alabama Home Market: \$1,826,710,383

Largest Land Markets

1	Gulf Shores	\$63,532,380	27.1%
2	Orange Beach	\$61,285,397	26.1%
3	Fairhope	\$45,420,072	19.4%
4	Ono Island	\$14,601,900	6.2%
5	Foley	\$14,128,697	6.0%
6	Daphne	\$13,650,848	5.8%
7	Dauphin Island	\$5,558,900	2.4%
8	Lillian	\$4,291,900	1.8%
9	Perdido Beach	\$3,981,000	1.7%
10	Elberta	\$3,422,700	1.5%

Total Alabama Land/Lot Market: \$234,463,493

The Alabama home market rose from \$1.8 billion in summer 2024 to \$1.83 billion resulting in a \$30 million increase.

Most Expensive Homes

1	Ono Island	\$1,896,675
2	Orange Beach	\$942,648
3	Fairhope	\$790,790
4	Gulf Shores	\$720,195
5	Spanish Fort	\$648,883

Most Affordable Homes

1	Mobile	\$354,453
2	Lillian	\$369,133
3	Daphne	\$377,047
4	Theodore	\$480,370
5	Foley	\$504,957

* Markets that start with “Other” (such as “Other Atlantic Coast”) are the total properties not yet associated with a known, named beach.

Most Listings

1	Gulf Shores	999	35.1%	6	Ono Island	69	2.4%
2	Orange Beach	743	26.1%	7	Spanish Fort	63	2.2%
3	Fairhope	479	16.8%	8	Foley	55	1.9%
4	Daphne	190	6.7%	9	Lillian	53	1.9%
5	Mobile	85	3.0%	10	Dauphin Island	49	1.7%
Total Alabama Listings:						2,849	

Most Listings

1	Gulf Shores	912	38.9%
2	Orange Beach	681	29.0%
3	Fairhope	338	14.4%
4	Daphne	143	6.1%
5	Mobile	73	3.1%
6	Ono Island	49	2.1%
7	Spanish Fort	42	1.8%
8	Dauphin Island	32	1.4%
9	Lillian	30	1.3%
10	Foley	23	1.0%

Total Alabama Home Listings:

2,346

Most Listings

1	Fairhope	141	28.0%
2	Gulf Shores	87	17.3%
3	Orange Beach	62	12.3%
4	Daphne	47	9.3%
5	Foley	32	6.4%
6	Theodore	32	6.4%
7	Lillian	23	4.6%
8	Spanish Fort	21	4.2%
9	Ono Island	20	4.0%
10	Dauphin Island	17	3.4%

Total Alabama Lots:

503

Most Expensive Land Per Acre

Listings of Less Than 10 Acres

1	Orange Beach, AL	\$2,063,924
2	Ono Island, AL	\$963,327
3	Dauphin Island, AL	\$657,888
4	Gulf Shores, AL	\$409,014
5	Fairhope, AL	\$231,137
6	Lillian, AL	\$225,575
7	Daphne, AL	\$108,366
8	Foley, AL	\$94,867

Listings of 10 Acres or More

1	Fairhope, AL	41,648
2	Foley, AL	24,906

Most Affordable Land per Acre

Listings of Less Than 10 Acres

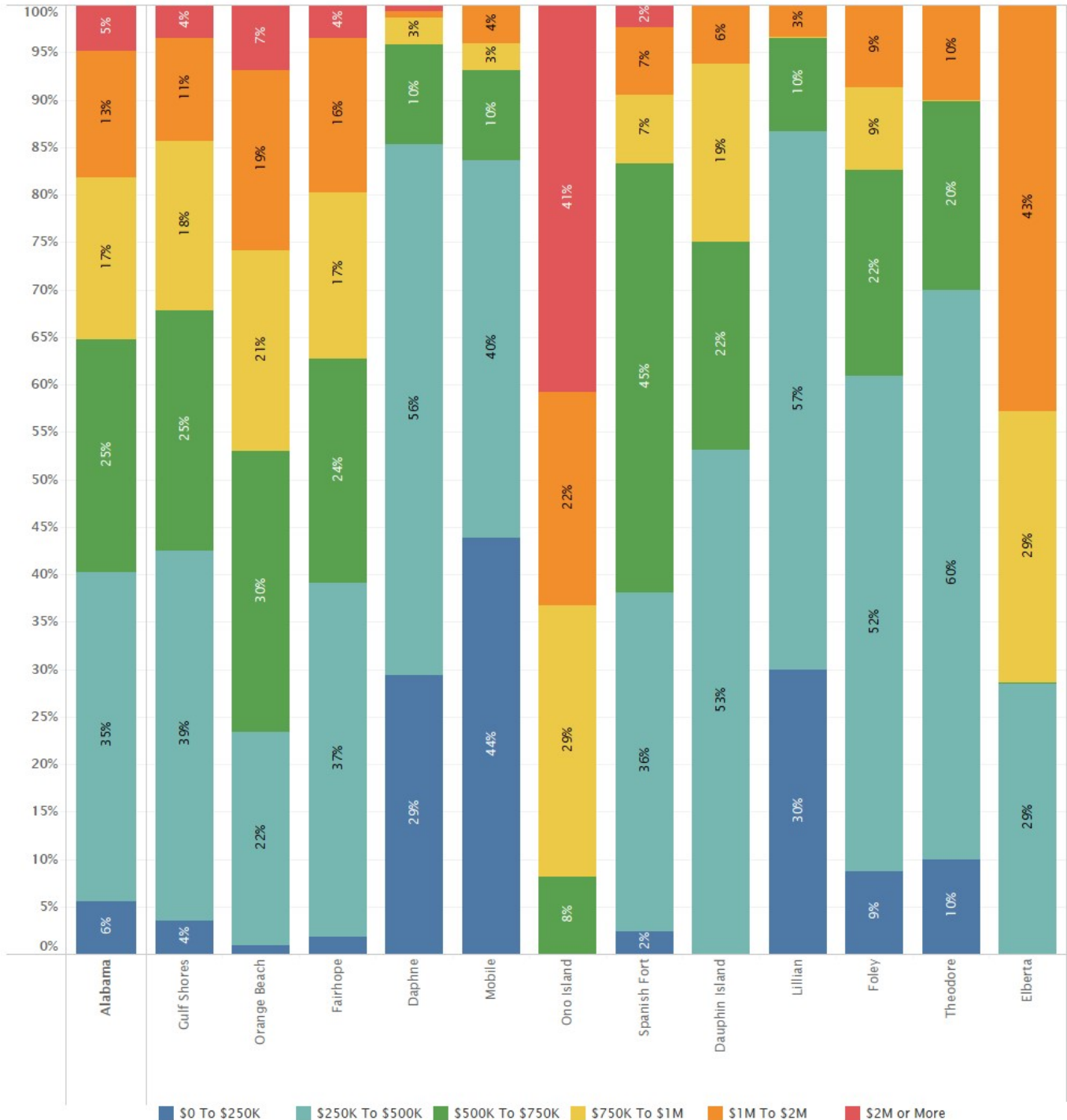
1	Spanish Fort, AL	\$78,450
2	Theodore, AL	\$82,963
3	Foley, AL	\$94,867
4	Daphne, AL	\$108,366
5	Lillian, AL	\$225,575
6	Fairhope, AL	\$231,137
7	Gulf Shores, AL	\$409,014
8	Dauphin Island, AL	\$657,888

Listings of 10 Acres or More

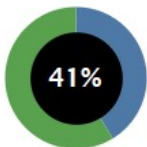
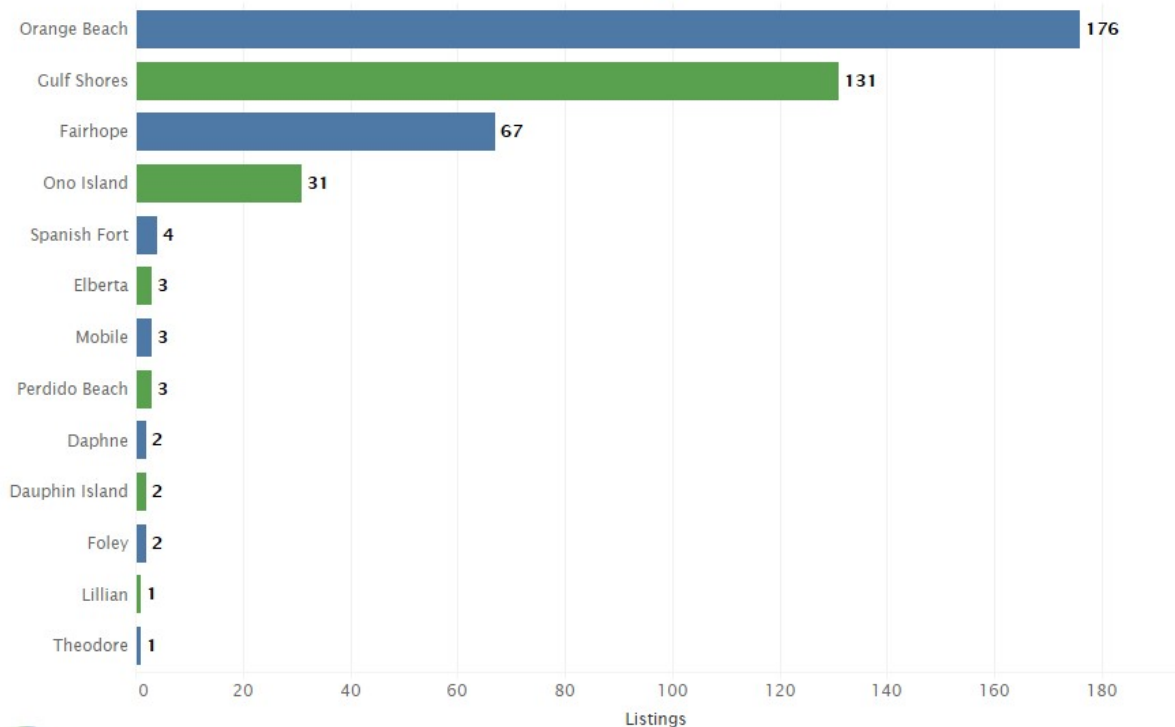
1	Foley, AL	\$24,906
2	Fairhope, AL	\$41,648

* Markets that start with “Other” (such as “Other Atlantic Coast”) are the total properties not yet associated with a known, named beach.

Price Breakdown by Percentage of Homes in the ALABAMA Market 2024Q3



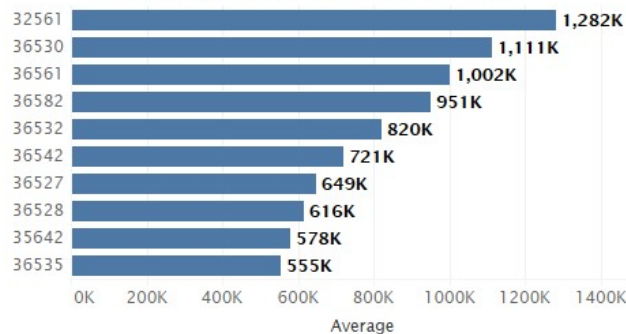
Where Are The Million-Dollar Listings? 2024Q3



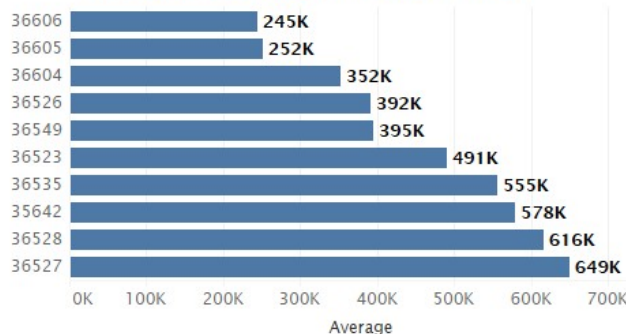
41% of \$1M+ Homes in Alabama are on Orange Beach

Total Number of \$1M+ Homes 426

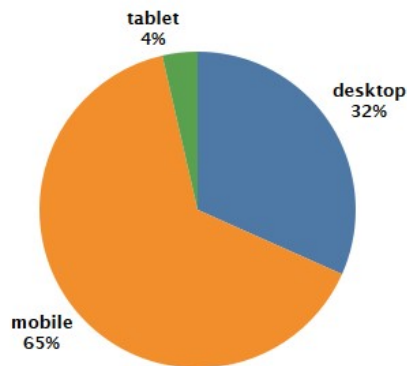
Most Expensive ZIP Codes 2024Q3



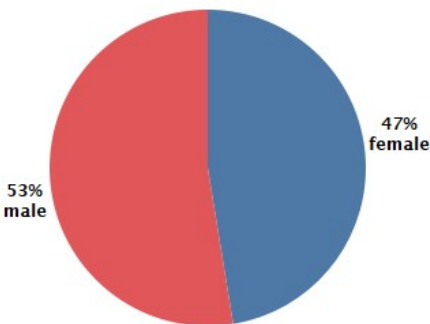
Most Affordable ZIP Codes 2024Q3



How are shoppers connecting 2024Q3



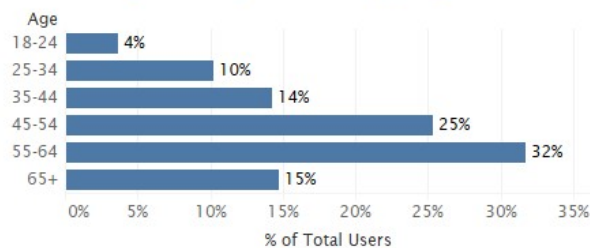
Male/Female Visitors 2024Q3



New York

is the Number 1 metro area outside of AL searching for AL beach property!

What Age Groups are Shopping 2024Q3



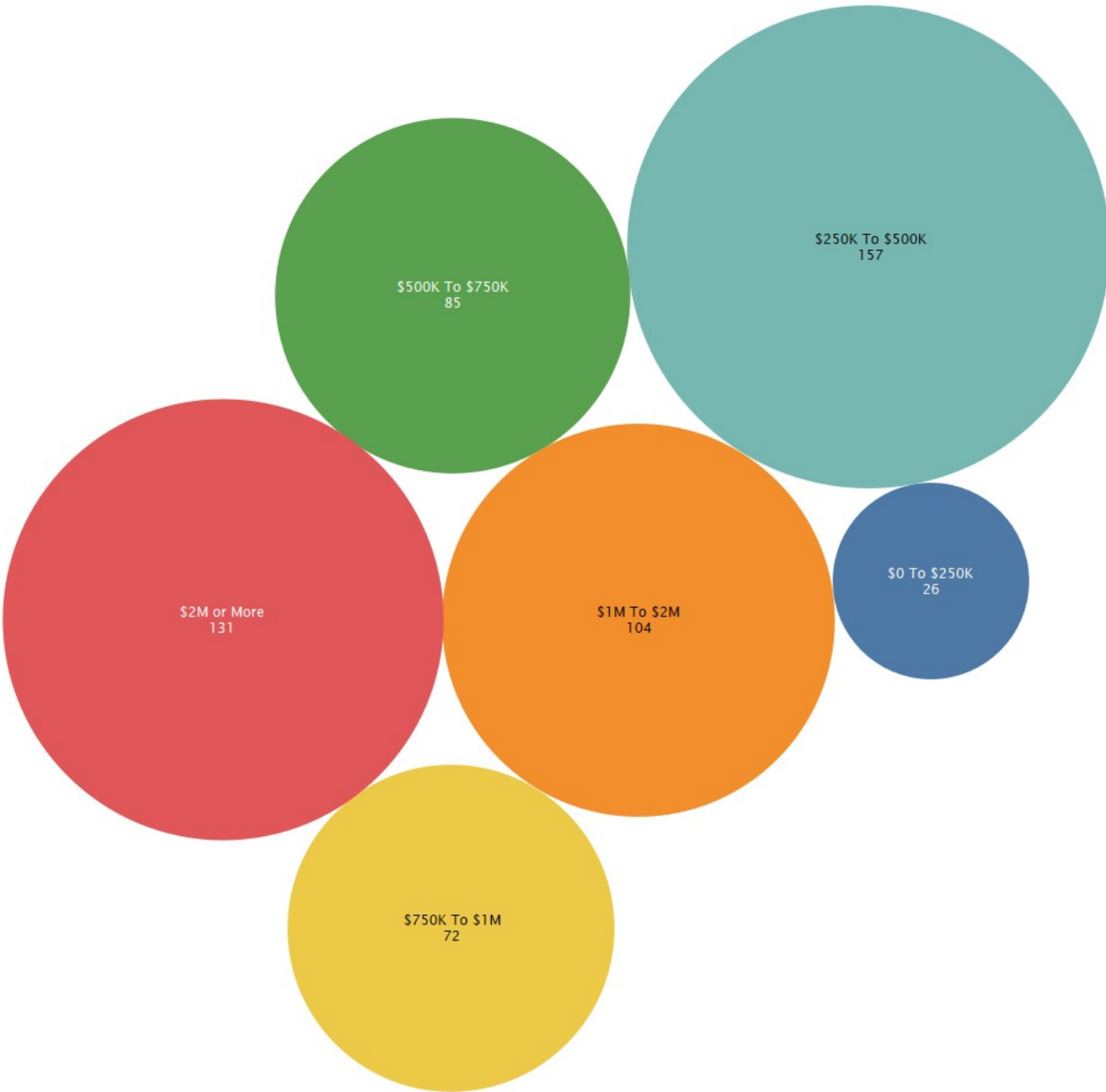
Number 2-10 metros are:

- Dallas, TX
- Atlanta, GA
- New Orleans, LA
- New York, NY
- Nashville, TN
- Ashburn, VA
- Houston, TX
- Miami, FL
- Denver, CO



CONNECTICUT

Price Breakdown by Number of Homes in the Connecticut Market 2024Q3



Connecticut

The total Connecticut market fell from \$1.16 billion in summer 2024 to \$1.1 billion resulting in a \$60 million decrease.

Largest Markets

1	Fairfield	\$143,853,800	13.0%
2	Norwalk	\$141,180,198	12.1%
3	Westport	\$133,535,000	12.1%
4	Greenwich	\$118,357,000	10.7%
5	Branford	\$101,277,899	9.2%

Total Connecticut Market: \$1,104,262,069

Most Listings

1	Milford	85	12.7%
2	Norwalk	62	9.2%
3	West Haven	54	8.0%
4	New London	46	6.9%
5	Stonington	37	5.5%

Total Connecticut Listings: 630

Largest Home Markets

1	Norwalk	\$139,195,198	13.7%
2	Fairfield	\$138,653,800	13.7%
3	Westport	\$117,966,000	11.6%
4	Greenwich	\$103,363,000	10.2%
5	Branford	\$98,777,899	9.7%

Total Connecticut Home Market: \$1,014,688,771

Most Listings

1	Milford	77	13.4%
2	Norwalk	58	10.1%
3	West Haven	46	8.0%
4	Stonington	32	5.6%
5	New Haven	31	5.4%

Total Connecticut Home Listings: 575

Largest Land Markets

1	Darien	\$18,000,000	20.1%
2	Westport	\$15,569,000	17.4%
3	Greenwich	\$14,994,000	16.7%
4	West Haven	\$9,400,000	10.5%
5	Stamford	\$5,448,000	6.1%

Total Connecticut Land/Lot Market: \$89,573,298

Most Listings

1	Milford	7	12.7%
2	East Lyme	5	9.1%
3	Darien	4	7.3%
4	Greenwich	4	7.3%
5	Stonington	4	7.3%

Total Connecticut Lots: 55

Average Home Price

1	Greenwich	\$5,440,158
2	Westport	\$4,915,250
3	Fairfield	\$4,781,166
4	Branford	\$4,294,691
5	Darien	\$3,151,231

Average Land Price Per Acre

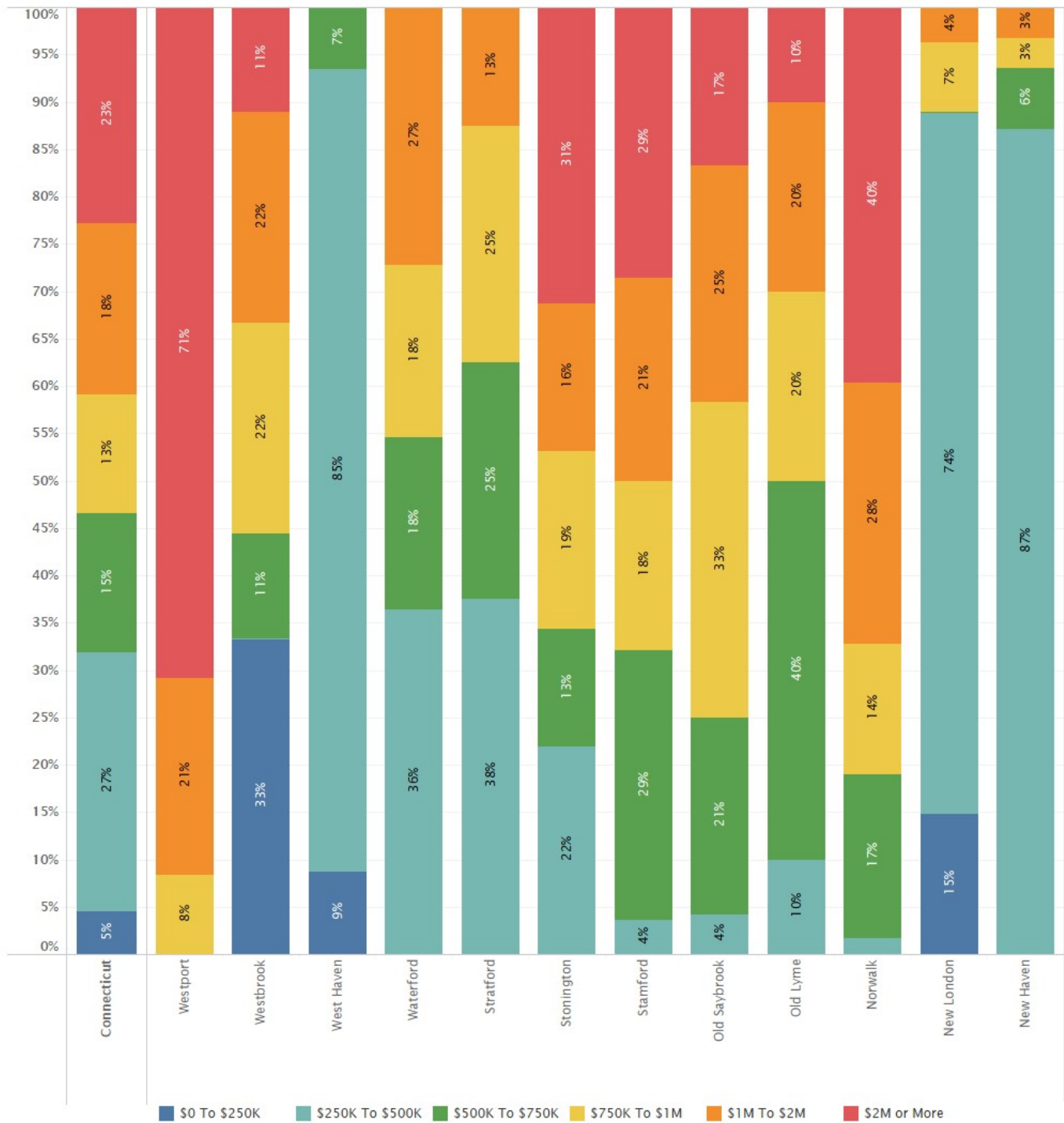
Listings of Less Than 10 Acres

Listings of 10 Acres or More

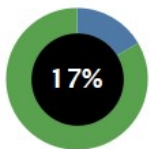
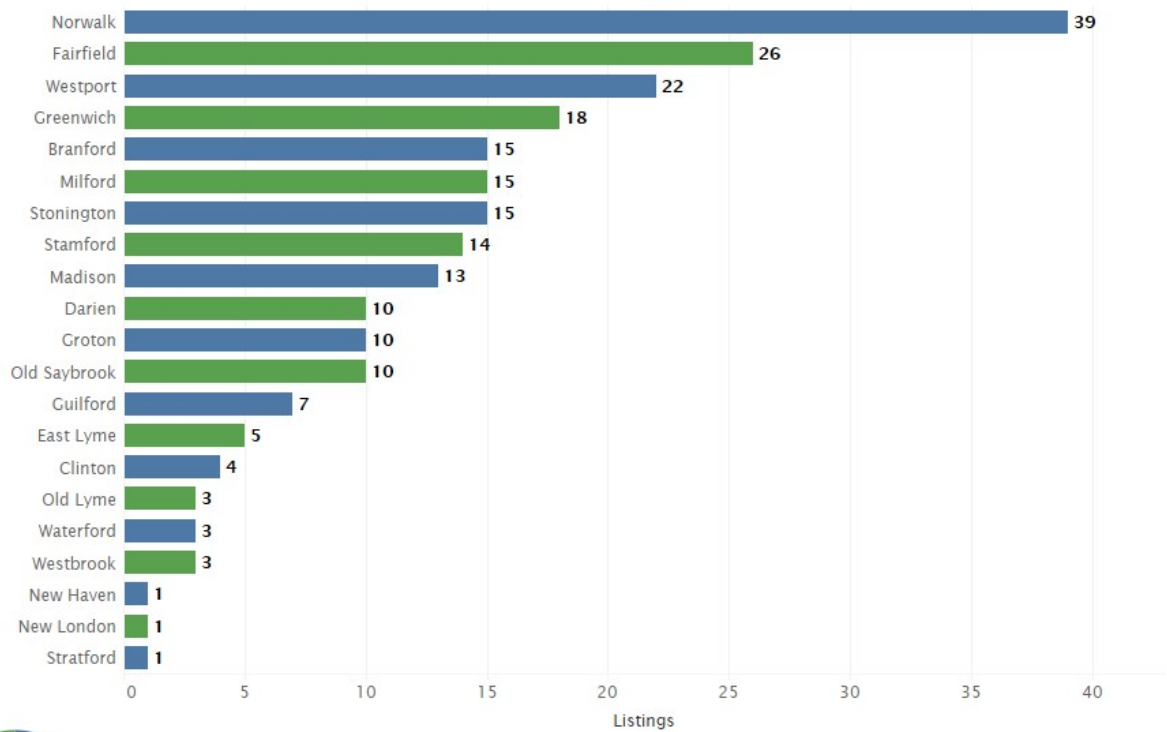
**

** No market meets the criteria of 5 listings of 10 or more acres to be included in this section.

Price Breakdown by Percentage of Homes in the CONNECTICUT Market 2024Q3



Where Are The Million-Dollar Listings? 2024Q3

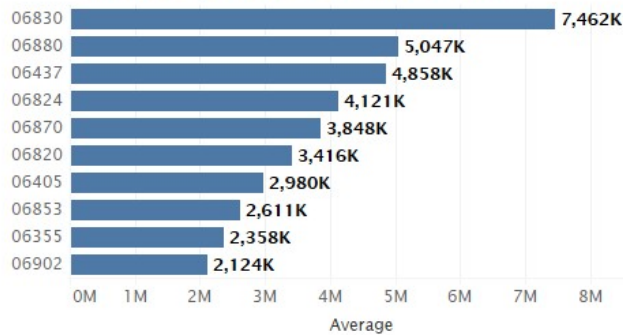


of \$1M+ Homes in Connecticut are on Norwalk

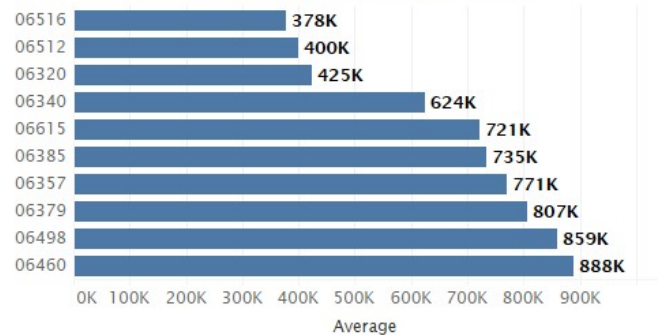
Total Number of \$1M+ Homes

235

Most Expensive ZIP Codes 2024Q3

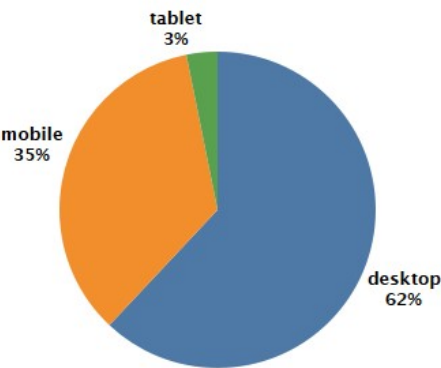


Most Affordable ZIP Codes 2024Q3

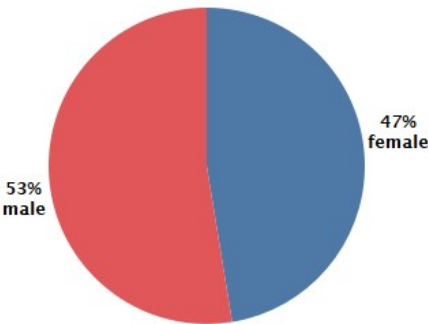


BEACH-HOMES.com
REALTY

How are shoppers connecting 2024Q3



Male/Female Visitors 2024Q3



New Market. Data Not Yet Available.

New York

is the Number 1 metro area outside of CT searching for CT beach property!

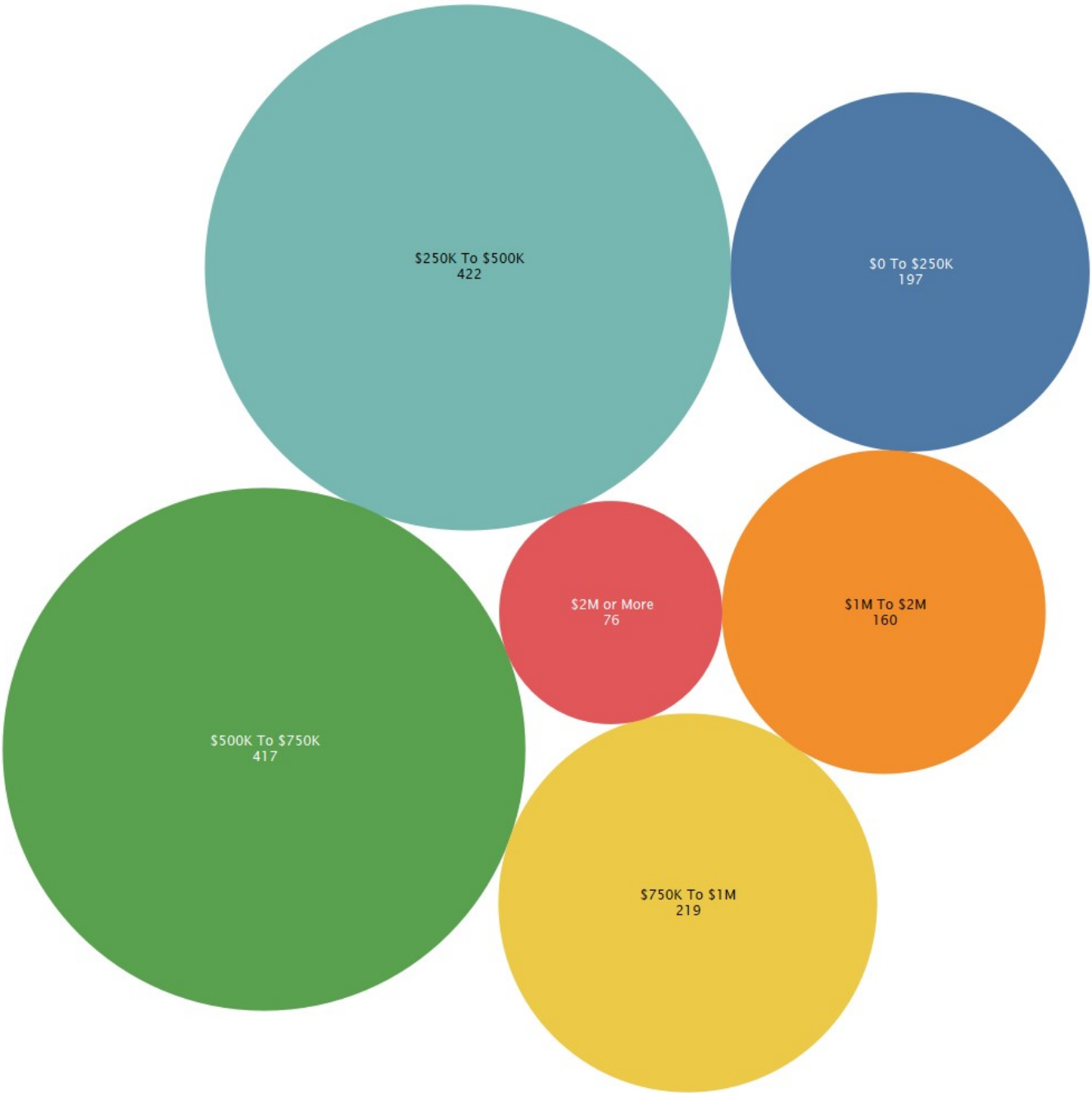
Number 2-10 metros are:

- Boston, MA
- Ashburn, VA
- Chicago, IL
- Dallas, TX
- Atlanta, GA
- Los Angeles, CA
- Denver, CO
- Baltimore, MD
- Orlando, FL



DELAWARE

Price Breakdown by Number of Homes in the Delaware Market 2024Q3



Delaware

The total Delaware market fell from \$1.3 billion in summer 2024 to \$1.2 billion resulting in a \$100 million decrease.

Largest Markets

1	Rehoboth Beach	\$312,168,605	25.9%	6	Angola	\$73,344,342	6.1%
2	Bethany Beach	\$211,439,971	17.6%	7	Middletown	\$46,824,192	3.9%
3	Lewes	\$177,728,496	14.8%	8	Dewey Beach	\$45,885,400	3.8%
4	Long Neck	\$125,907,319	10.5%	9	Milford	\$32,366,974	2.7%
5	Ocean City	\$108,903,833	9.0%	10	Fenwick Island	\$31,465,872	2.6%
Total Delaware Market:						\$1,203,443,178	

Largest Home Markets

1	Rehoboth Beach	\$300,435,705	26.8%
2	Bethany Beach	\$202,541,871	18.1%
3	Lewes	\$157,816,296	14.1%
4	Long Neck	\$113,547,729	10.1%
5	Ocean City	\$96,404,934	8.6%
6	Angola	\$71,074,542	6.3%
7	Middletown	\$46,574,192	4.2%
8	Dewey Beach	\$39,935,400	3.6%
9	Fenwick Island	\$30,481,872	2.7%
10	Milford	\$28,413,574	2.5%

Total Delaware Home Market: \$1,120,580,091

Largest Land Markets

1	Lewes	\$19,912,200	24.0%
2	Ocean City	\$12,498,899	15.1%
3	Long Neck	\$12,359,590	14.9%
4	Rehoboth Beach	\$11,732,900	14.2%
5	Bethany Beach	\$8,898,100	10.7%
6	Dewey Beach	\$5,950,000	7.2%
7	Milford	\$3,953,400	4.8%
8	Angola	\$2,269,800	2.7%
9	Wilmington	\$2,045,499	2.5%
10	Dover	\$2,008,699	2.4%

Total Delaware Land/Lot Market: \$82,863,087

Most Expensive Homes

1	Dewey Beach	\$1,996,770
2	Rehoboth Beach	\$1,182,818
3	Lewes	\$945,008
4	Ocean City	\$900,981
5	Bethany Beach	\$776,022

Most Affordable Homes

1	Dover	\$322,386
2	Wilmington	\$371,974
3	Long Neck	\$408,445
4	Angola	\$526,478
5	Middletown	\$547,932

* Markets that start with “Other” (such as “Other Atlantic Coast”) are the total properties not yet associated with a known, named beach.

Most Listings

1	Long Neck	300	18.5%	6	Ocean City	117	7.2%
2	Bethany Beach	285	17.5%	7	Middletown	86	5.3%
3	Rehoboth Beach	264	16.2%	8	Wilmington	64	3.9%
4	Lewes	187	11.5%	9	Milford	62	3.8%
5	Angola	138	8.5%	10	Dover	55	3.4%

Total Delaware Listings:

1,626

Most Listings

1	Long Neck	278	18.6%
2	Bethany Beach	261	17.5%
3	Rehoboth Beach	254	17.0%
4	Lewes	167	11.2%
5	Angola	135	9.1%
6	Ocean City	107	7.2%
7	Middletown	85	5.7%
8	Wilmington	55	3.7%
9	Milford	47	3.2%
10	Fenwick Island	42	2.8%

Total Delaware Home Listings:

1,491

Most Listings

1	Bethany Beach	24	17.8%
2	Long Neck	22	16.3%
3	Lewes	20	14.8%
4	Dover	15	11.1%
5	Milford	15	11.1%
6	Ocean City	10	7.4%
7	Rehoboth Beach	10	7.4%
8	Wilmington	9	6.7%
9	Angola	3	2.2%
10	Dewey Beach	3	2.2%

Total Delaware Lots:

135

Most Expensive Land Per Acre

Listings of Less Than 10 Acres

1	Rehoboth Beach, DE	\$3,588,043
2	Ocean City, DE	\$3,530,762
3	Lewes, DE	\$1,966,066
4	Bethany Beach, DE	\$432,268
5	Long Neck, DE	\$337,109
6	Milford, DE	\$312,028
7	Dover, DE	\$54,718

Listings of 10 Acres or More

Most Affordable Land per Acre

Listings of Less Than 10 Acres

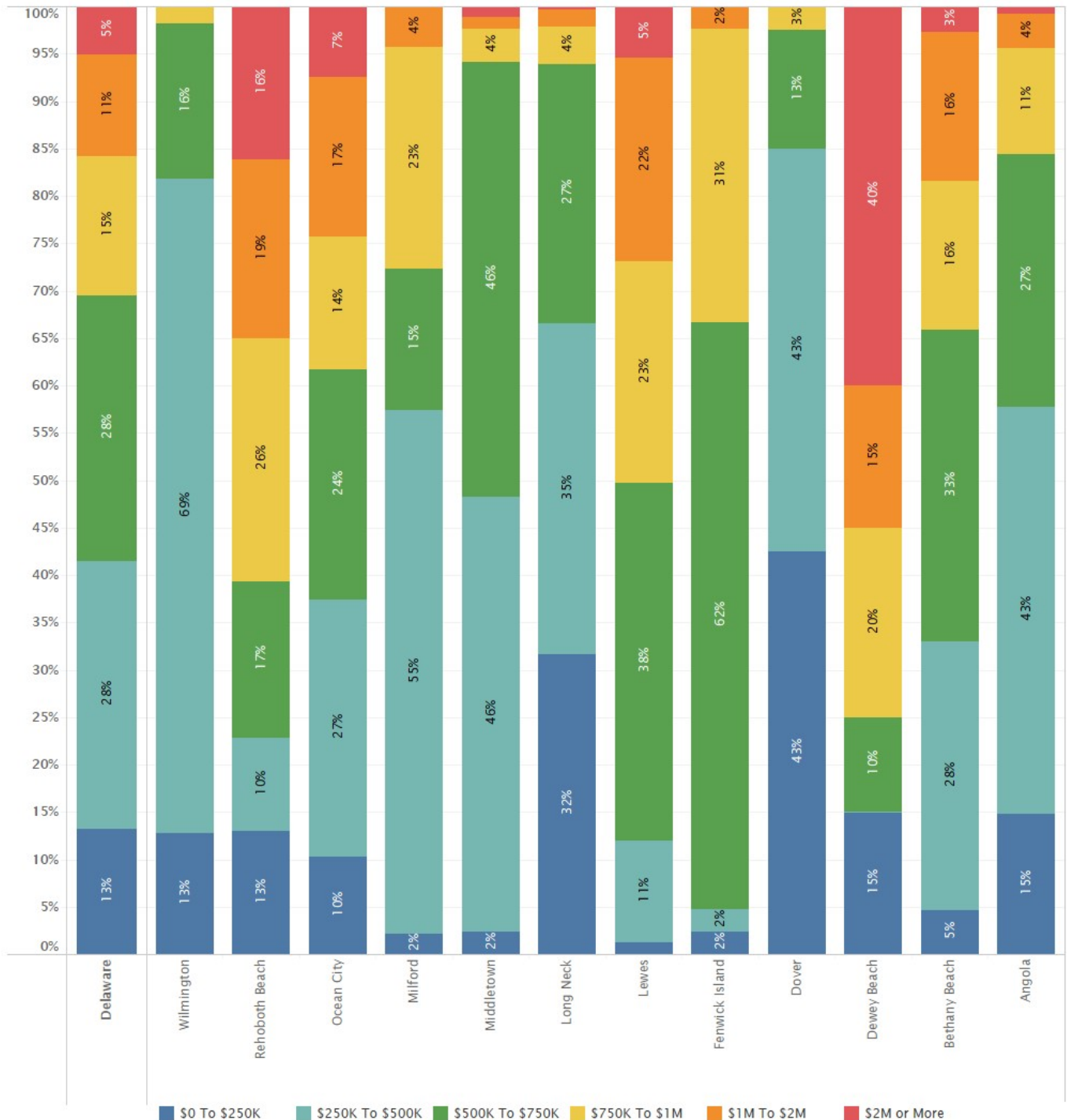
1	Dover, DE	\$54,718
2	Milford, DE	\$312,028
3	Long Neck, DE	\$337,109
4	Bethany Beach, DE	\$432,268
5	Lewes, DE	\$1,966,066
6	Ocean City, DE	\$3,530,762
7	Rehoboth Beach, DE	\$3,588,043

Listings of 10 Acres or More

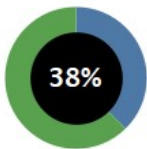
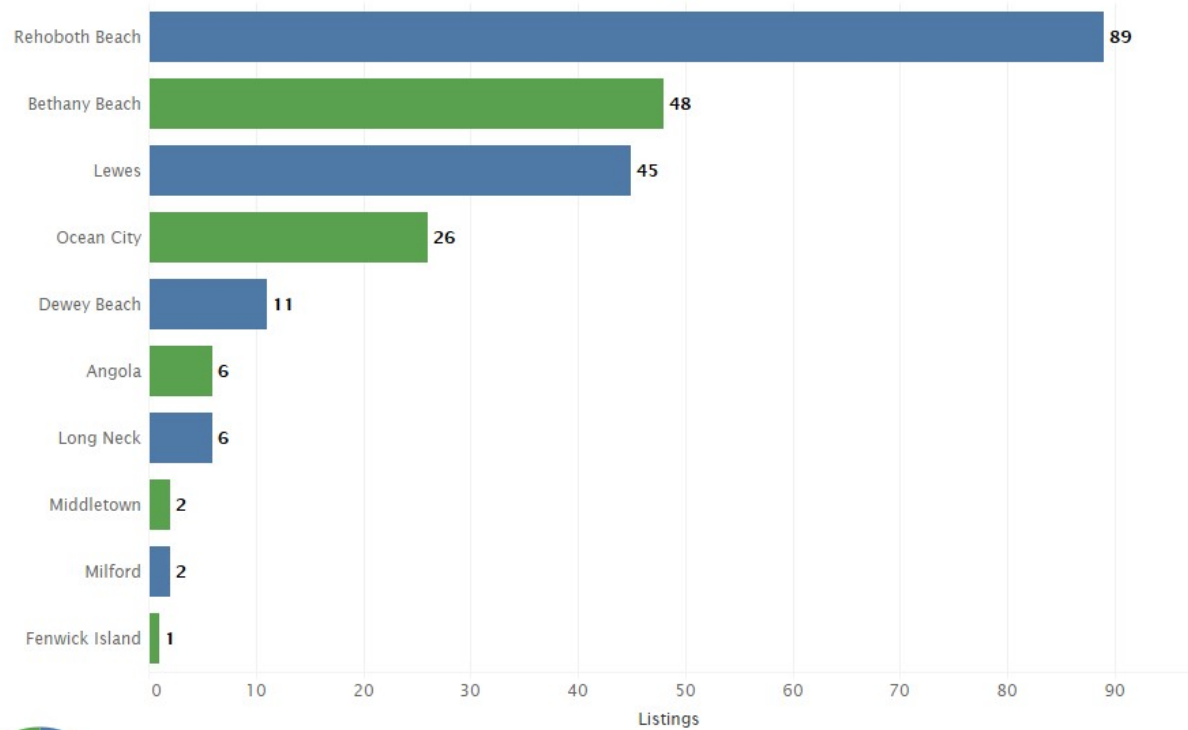
* Markets that start with "Other" (such as "Other Atlantic Coast") are the total properties not yet associated with a known, named beach.

** No market meets the criteria of 5 listings of 10 or more acres to be included in this section.

Price Breakdown by Percentage of Homes in the DELAWARE Market 2024Q3



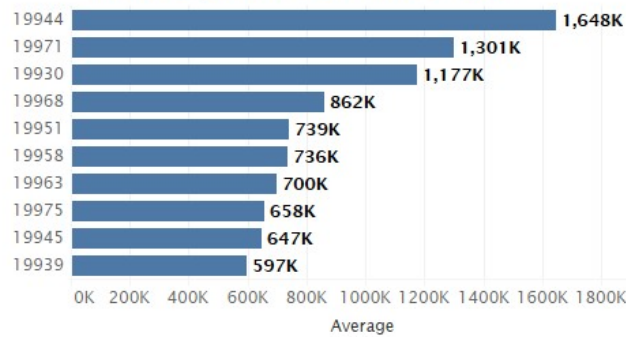
Where Are The Million-Dollar Listings? 2024Q3



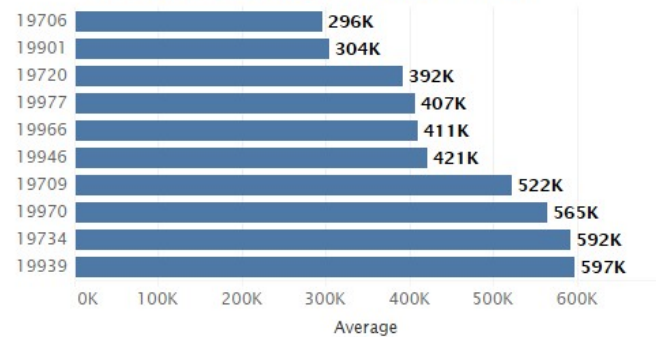
38% of \$1M+ Homes in Delaware are on Rehoboth Beach

Total Number of \$1M+ Homes 236

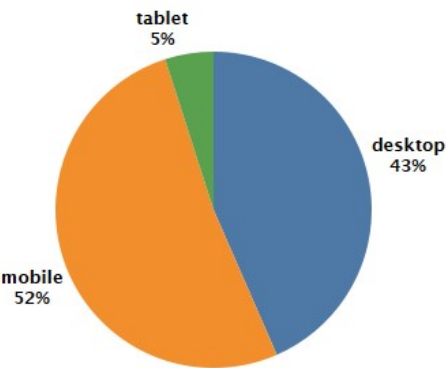
Most Expensive ZIP Codes 2024Q3



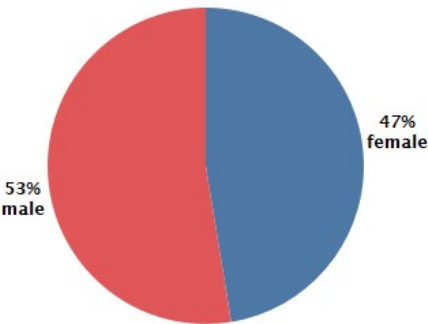
Most Affordable ZIP Codes 2024Q3



How are shoppers connecting 2024Q3



Male/Female Visitors 2024Q3



New Market. Data Not Yet Available.

New York

is the Number 1 metro area outside of DE searching for DE beach property!

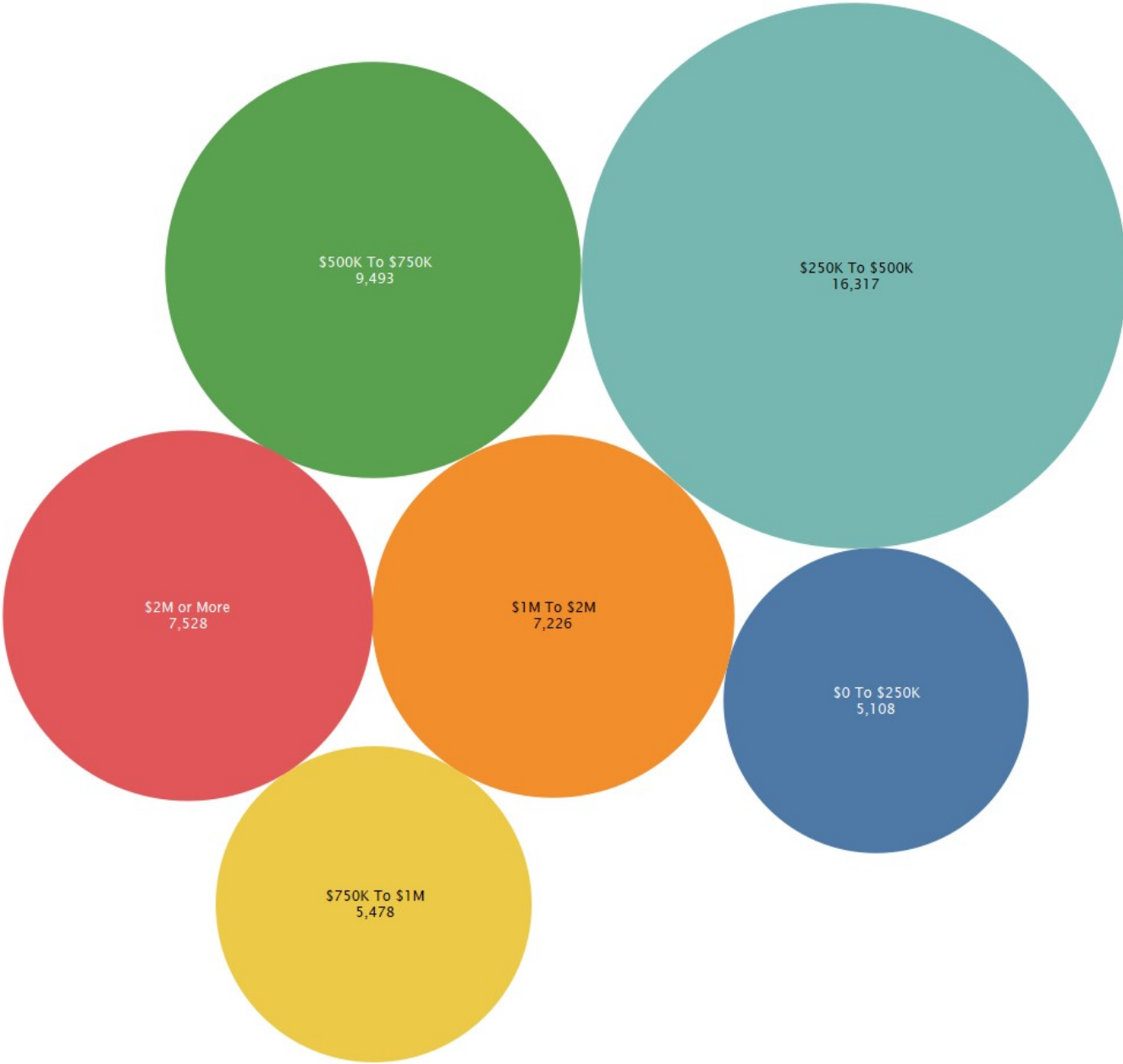
Number 2-10 metros are:

- Ashburn, VA
- Philadelphia, PA
- Boston, MA
- Atlanta, GA
- Chicago, IL
- Washington, DC
- Baltimore, MD
- Reston, VA
- Dallas, TX



FLORIDA

Price Breakdown by Number of Homes in the Florida Market 2024Q3



Florida

The total Florida market fell from \$91 billion in summer 2024 to \$79 billion resulting in an \$12 billion decrease.

Largest Markets

1	Naples	\$4,889,677,780	6.2%	6	Santa Rosa Beach	\$2,415,410,059	3.1%
2	Fort Lauderdale	\$4,126,092,038	5.2%	7	Boca Raton	\$2,246,547,722	2.9%
3	Tittabawasee River	\$2,768,211,518	3.5%	8	Palm Beach	\$2,234,646,603	2.8%
4	Miami - South Miami	\$2,599,057,419	3.3%	9	Miami - Surfside	\$2,006,826,532	2.5%
5	Sunny Isles Beach	\$2,511,606,967	3.2%	10	Tampa	\$1,695,221,873	2.2%
Total Florida Market:						\$78,719,232,526	

Largest Home Markets

1	Naples	\$4,501,368,485	6.2%
2	Fort Lauderdale	\$3,935,293,740	5.4%
3	Tittabawasee River	\$2,655,465,918	3.7%
4	Sunny Isles Beach	\$2,501,078,068	3.5%
5	Miami - South Miami	\$2,445,389,032	3.4%
6	Boca Raton	\$2,160,461,022	3.0%
7	Santa Rosa Beach	\$2,139,656,311	3.0%
8	Palm Beach	\$1,980,946,603	2.7%
9	Miami - Surfside	\$1,959,071,532	2.7%
10	Sarasota	\$1,541,509,267	2.1%
Total Florida Home Market:		\$72,286,725,682	

Largest Land Markets

1	Naples	\$388,309,295	6.0%
2	Santa Rosa Beach	\$275,753,748	4.3%
3	Palm Beach	\$253,700,000	3.9%
4	Cape Coral	\$221,046,280	3.4%
5	Fort Lauderdale	\$190,798,298	3.0%
6	Fort Myers Beach	\$178,918,404	2.8%
7	Tampa	\$172,043,700	2.7%
8	Miami - South Miami	\$153,668,387	2.4%
9	Marco Island	\$153,408,397	2.4%
10	Key Largo	\$140,027,747	2.2%
Total Florida Land/Lot Market:		\$6,432,506,844	

Most Expensive Homes

1	Manalapan	\$38,800,643
2	Miami - Palm Island	\$14,138,909
3	Miami - Fisher Island	\$13,937,660
4	Jupiter Island	\$8,719,474
5	Palm Beach	\$7,309,766

Most Affordable Homes

1	Port Richey	\$257,975
2	New Port Richey	\$295,956
3	Holiday	\$298,016
4	Palm Bay	\$313,170
5	Titusville	\$358,884

Most Listings

1	Cape Coral	3,124	5.3%	6	Santa Rosa Beach	1,396	2.4%
2	St. Petersburg	1,920	3.2%	7	Tampa	1,350	2.3%
3	Punta Gorda	1,656	2.8%	8	Aventura	1,298	2.2%
4	Fort Lauderdale	1,605	2.7%	9	Port Charlotte	1,245	2.1%
5	Naples	1,454	2.5%	10	Tittabawasee River	1,182	2.0%
Total Florida Listings:						59,238	

Most Listings

1	Cape Coral	2,091	4.1%
2	St. Petersburg	1,821	3.6%
3	Fort Lauderdale	1,565	3.1%
4	Aventura	1,273	2.5%
5	Tampa	1,246	2.4%
6	Naples	1,223	2.4%
7	Tittabawasee River	1,160	2.3%
8	Sunny Isles Beach	1,147	2.2%
9	Miami - Homestead	1,097	2.1%
10	Santa Rosa Beach	1,086	2.1%

Total Florida Home Listings:

51,122

Most Listings

1	Cape Coral	1,033	12.7%
2	Port Charlotte	748	9.2%
3	Punta Gorda	728	9.0%
4	Santa Rosa Beach	310	3.8%
5	Naples	231	2.8%
6	Pine Island	229	2.8%
7	Milton	203	2.5%
8	Rotonda West	175	2.2%
9	Palm Coast	149	1.8%
10	Englewood	148	1.8%

Total Florida Lots:

8,116

Most Expensive Land Per Acre

Listings of Less Than 10 Acres

1	Fort Lauderdale, FL	\$16,324,729
2	Alys Beach, FL	\$12,521,118
3	Miami - North Miami, FL	\$12,270,519
4	Hollywood, FL	\$11,859,008
5	Fort Myers Beach, FL	\$8,502,693
6	North Naples, FL	\$8,101,685
7	Coral Gables, FL	\$7,323,300
8	Longboat Key, FL	\$7,230,718

Listings of 10 Acres or More

1	Key Largo, FL	281,457
2	Santa Rosa Beach, FL	258,334
3	Port Charlotte, FL	194,225
4	Freeport, FL	140,649
5	Key West, FL	118,337
6	Palmetto, FL	106,210
7	Marathon, FL	79,697
8	Pine Island, FL	77,038

Most Affordable Land per Acre

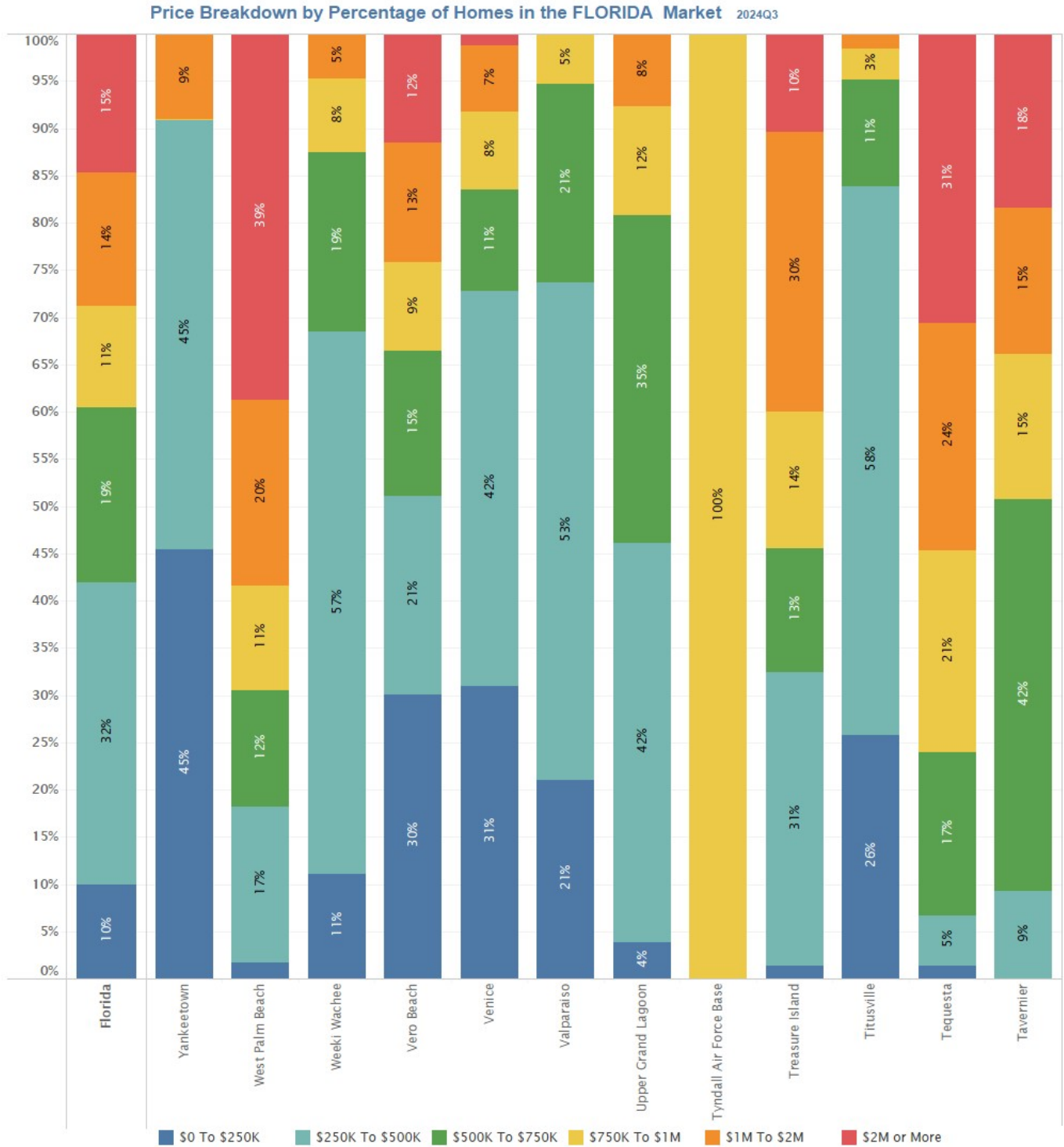
Listings of Less Than 10 Acres

1	Cedar Key, FL	\$49,264
2	Mims, FL	\$64,455
3	Fish Creek, FL	\$93,804
4	Milton, FL	\$95,625
5	Oak Hill, FL	\$112,087
6	Homosassa, FL	\$149,891
7	Crystal River, FL	\$180,717
8	Edgewater, FL	\$191,834

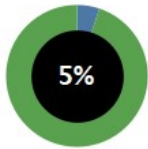
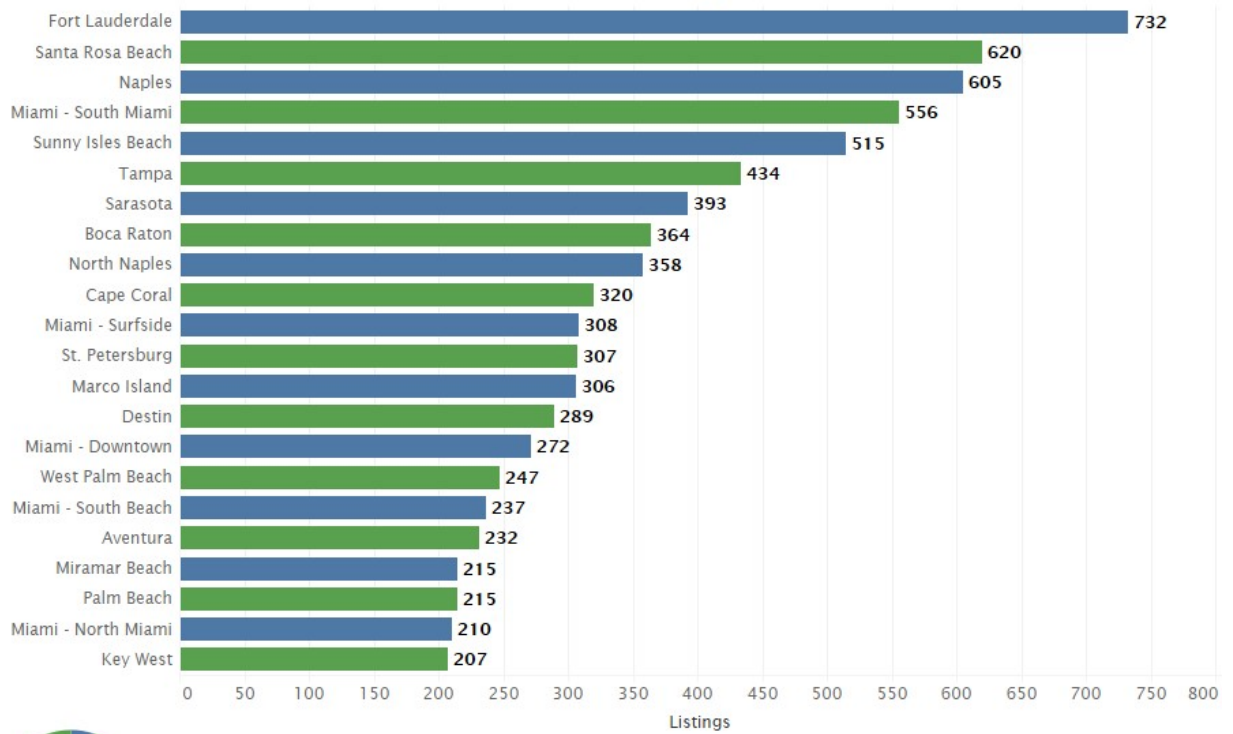
Listings of 10 Acres or More

1	Cedar Key, FL	\$9,306
2	Milton, FL	\$21,731
3	Cudjoe Key, FL	\$22,379
4	Oak Hill, FL	\$33,858
5	Big Pine Key, FL	\$40,842

* Markets that start with "Other" (such as "Other Atlantic Coast") are the total properties not yet associated with a known, named beach.



Where Are The Million-Dollar Listings? 2024Q3

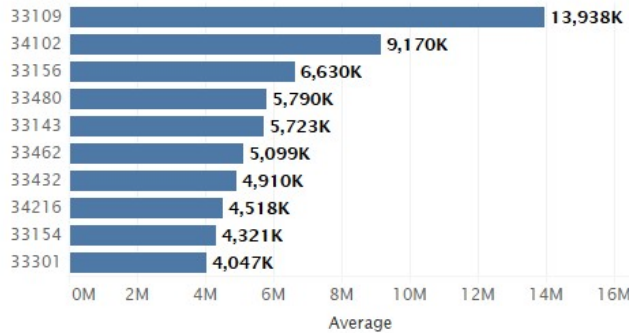


of \$1M+ Homes in Florida are on Fort Lauderdale

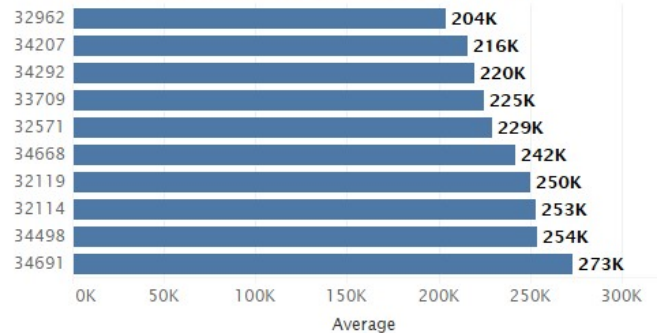
Total Number of \$1M+ Homes

14,258

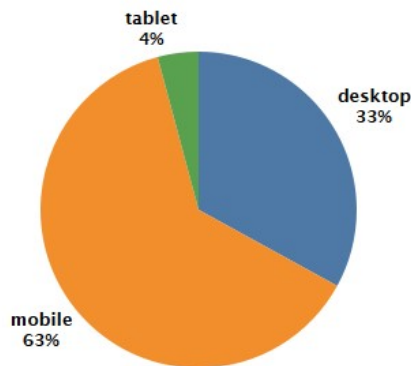
Most Expensive ZIP Codes 2024Q3



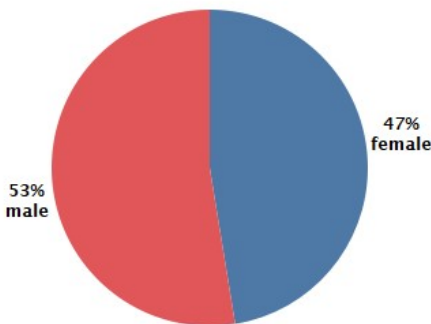
Most Affordable ZIP Codes 2024Q3



How are shoppers connecting 2024Q3



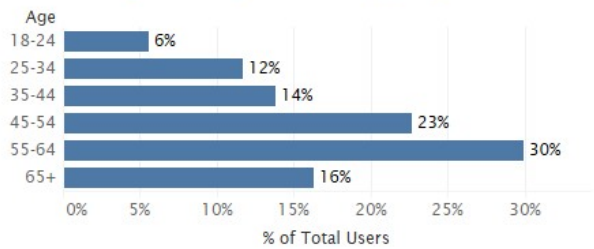
Male/Female Visitors 2024Q3



New York

is the Number 1 metro area outside of FL searching for FL beach property!

What Age Groups are Shopping 2024Q3



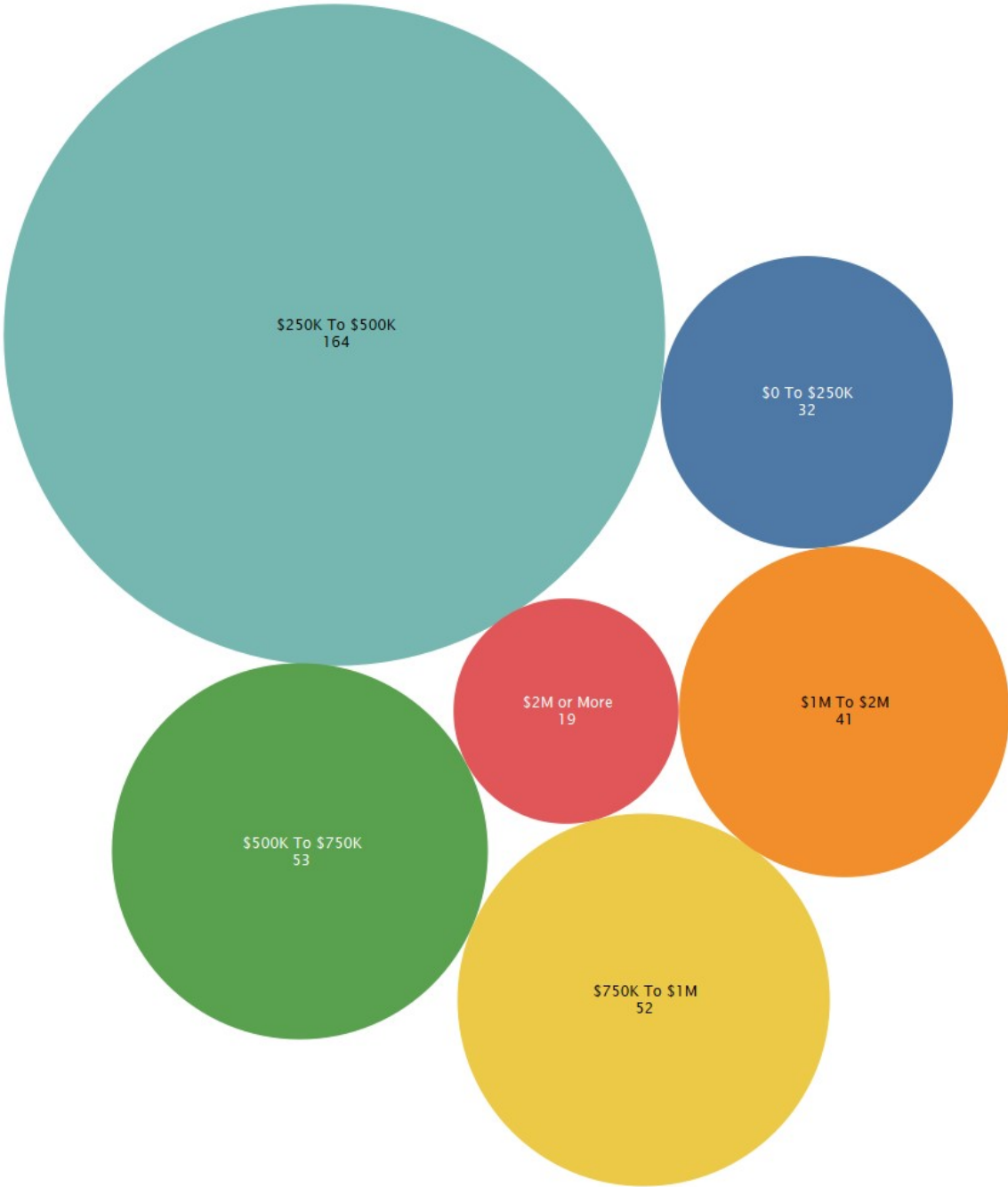
Number 2-10 metros are:

- New York, NY
- Atlanta, GA
- Dallas, TX
- Ashburn, VA
- Boston, MA
- Nashville, TN
- New Orleans, LA
- Los Angeles, CA
- Houston, TX



GEORGIA

Price Breakdown by Number of Homes in the Georgia Market 2024Q3



Georgia

The total Georgia market rose from \$300 million in summer 2024 to \$328 million resulting in a \$28 million increase.

Largest Markets

1	St. Simons Island	\$162,796,100	49.7%	6	Tybee Island	\$9,427,900	2.9%
2	Brunswick	\$52,580,591	16.1%	7	Jekyll Island	\$2,095,000	0.7%
3	Darien	\$34,639,029	10.6%	8	Sea Island	\$1,610,000	0.6%
4	St. Marys	\$34,126,341	10.4%	9	Sapelo Island	\$900,000	2.0%
5	Savannah	\$29,294,690	8.9%				

Total Georgia Market: \$327,469,651

Largest Home Markets

1	St. Simons Island	\$158,937,400	56.5%
2	Brunswick	\$41,073,291	14.6%
3	Savannah	\$26,123,190	9.3%
4	St. Marys	\$25,763,742	9.2%
5	Darien	\$16,642,689	5.9%
6	Tybee Island	\$9,127,900	3.2%
7	Jekyll Island	\$2,095,000	0.7%
8	Sea Island	\$1,610,000	0.6%

Total Georgia Home Market: \$281,373,212

Largest Land Markets

1	Darien	\$17,996,340	39.0%
2	Brunswick	\$11,507,300	25.0%
3	St. Marys	\$8,362,599	18.1%
4	St. Simons Island	\$3,858,700	8.4%
5	Savannah	\$3,171,500	6.9%
6	Sapelo Island	\$900,000	2.0%
7	Tybee Island	\$300,000	0.7%

Total Georgia Land/Lot Market: \$46,096,439

Most Expensive Homes

1	St. Simons Island	\$2,037,659
2	Savannah	\$791,612
3	St. Marys	\$572,528
4	Brunswick	\$409,337
5	Darien	\$396,041

Most Affordable Homes

1	Darien	\$396,041
2	Brunswick	\$409,337
3	St. Marys	\$572,528
4	Savannah	\$791,612
5	St. Simons Island	\$2,037,659

* Markets that start with “Other” (such as “Other Atlantic Coast”) are the total properties not yet associated with a known, named beach.

Most Listings

1	Brunswick	130	28.6%	6	Tybee Island	10	2.2%
2	St. Marys	111	24.4%	7	Sapelo Island	4	2.9%
3	St. Simons Island	87	19.1%	8	Jekyll Island	3	1.0%
4	Darien	70	15.4%	9	Sea Island	2	0.6%
5	Savannah	38	8.4%				

Total Georgia Listings: 455

Most Listings

1	Brunswick	101	32.1%
2	St. Simons Island	78	24.8%
3	St. Marys	45	14.3%
4	Darien	44	14.0%
5	Savannah	33	10.5%
6	Tybee Island	9	2.9%
7	Jekyll Island	3	1.0%
8	Sea Island	2	0.6%

Most Listings

1	St. Marys	66	47.1%
2	Brunswick	29	20.7%
3	Darien	26	18.6%
4	St. Simons Island	9	6.4%
5	Savannah	5	3.6%
6	Sapelo Island	4	2.9%
7	Tybee Island	1	0.7%

Total Georgia Home Listings:

315

Total Georgia Lots:

140

Most Expensive Land Per Acre

Listings of Less Than 10 Acres

1	St. Marys, GA	\$188,110
2	Brunswick, GA	\$129,743
3	Shellman Bluff, GA	\$116,867
4	Darien, GA	\$52,356

Listings of 10 Acres or More

1	Darien, GA	35,602
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Most Affordable Land per Acre

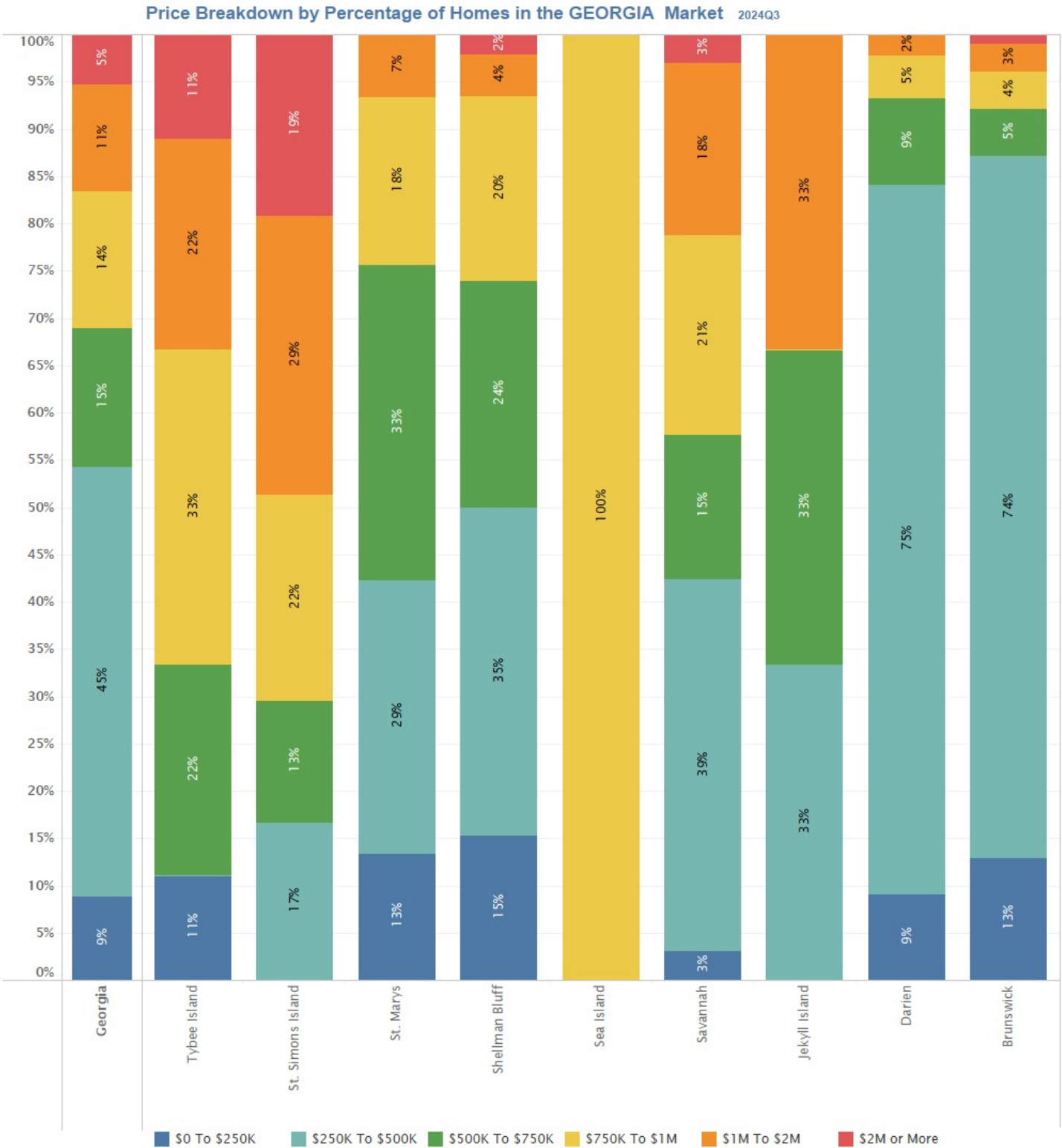
Listings of Less Than 10 Acres

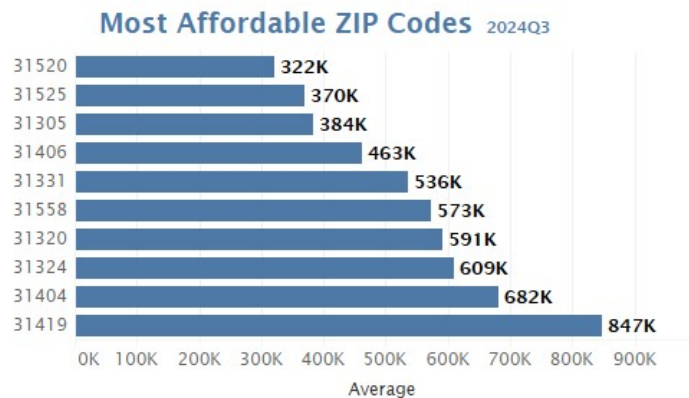
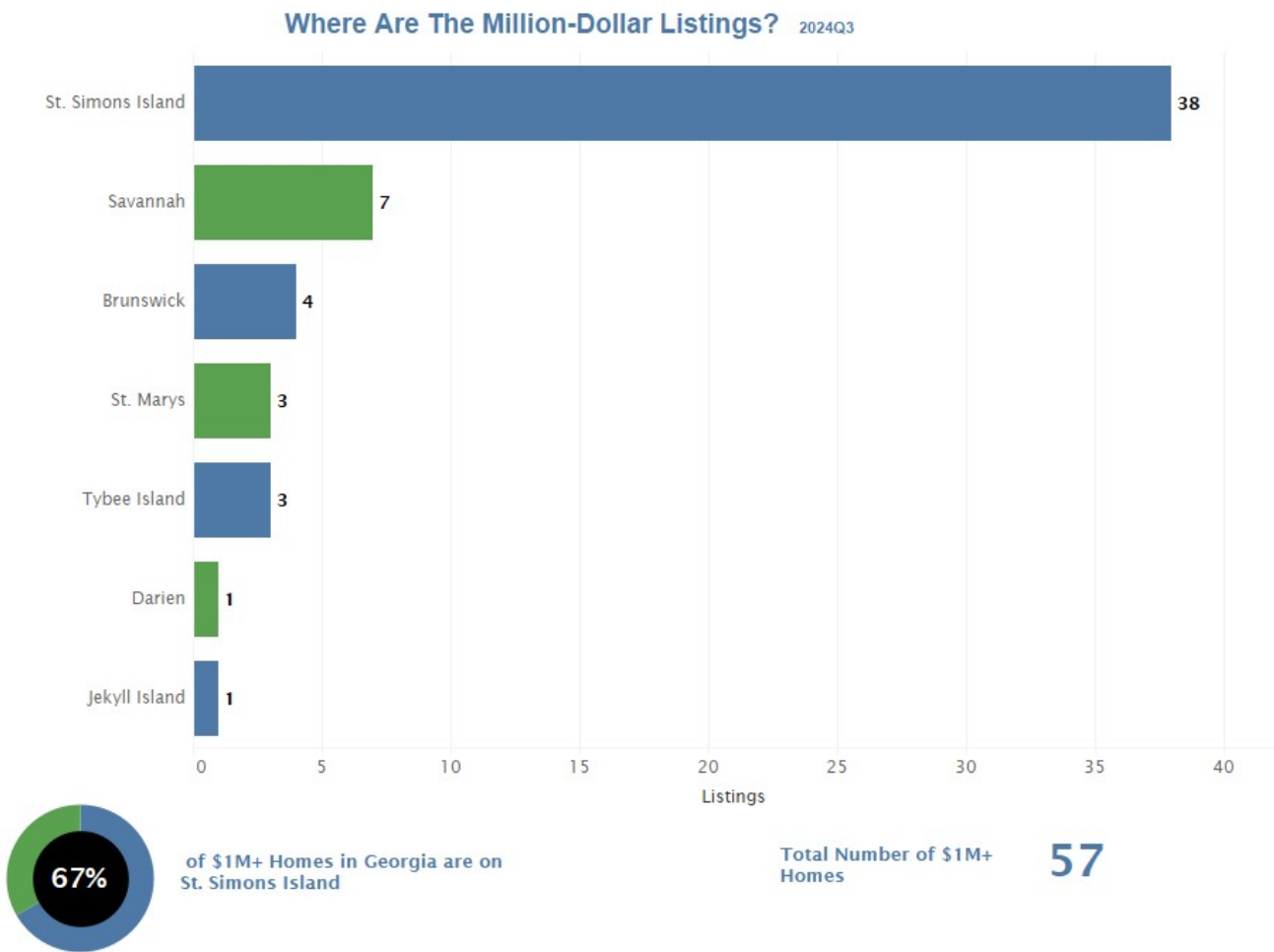
1	Darien, GA	\$52,356
2	Shellman Bluff, GA	\$116,867
3	Brunswick, GA	\$129,743
4	St. Marys, GA	\$188,110

Listings of 10 Acres or More

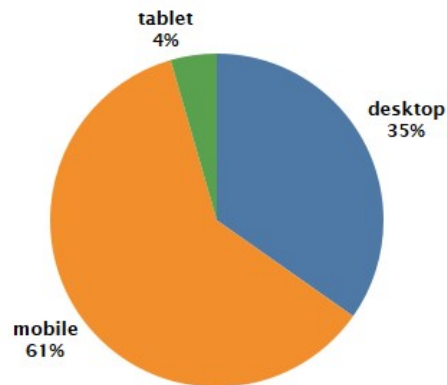
1	Darien, GA	\$35,602
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* Markets that start with "Other" (such as "Other Atlantic Coast") are the total properties not yet associated with a known, named beach.

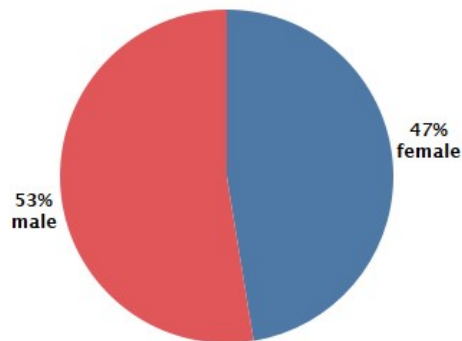




How are shoppers connecting 2024Q3



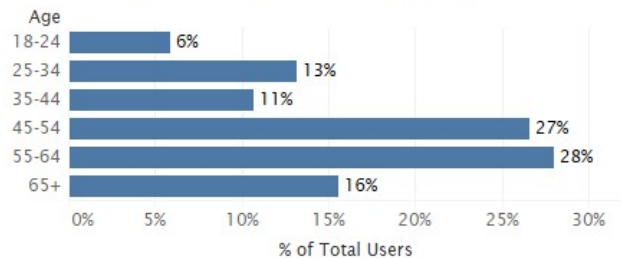
Male/Female Visitors 2024Q3



New York

is the Number 1 metro area outside of GA searching for GA beach property!

What Age Groups are Shopping 2024Q3



Number 2-10 metros are:

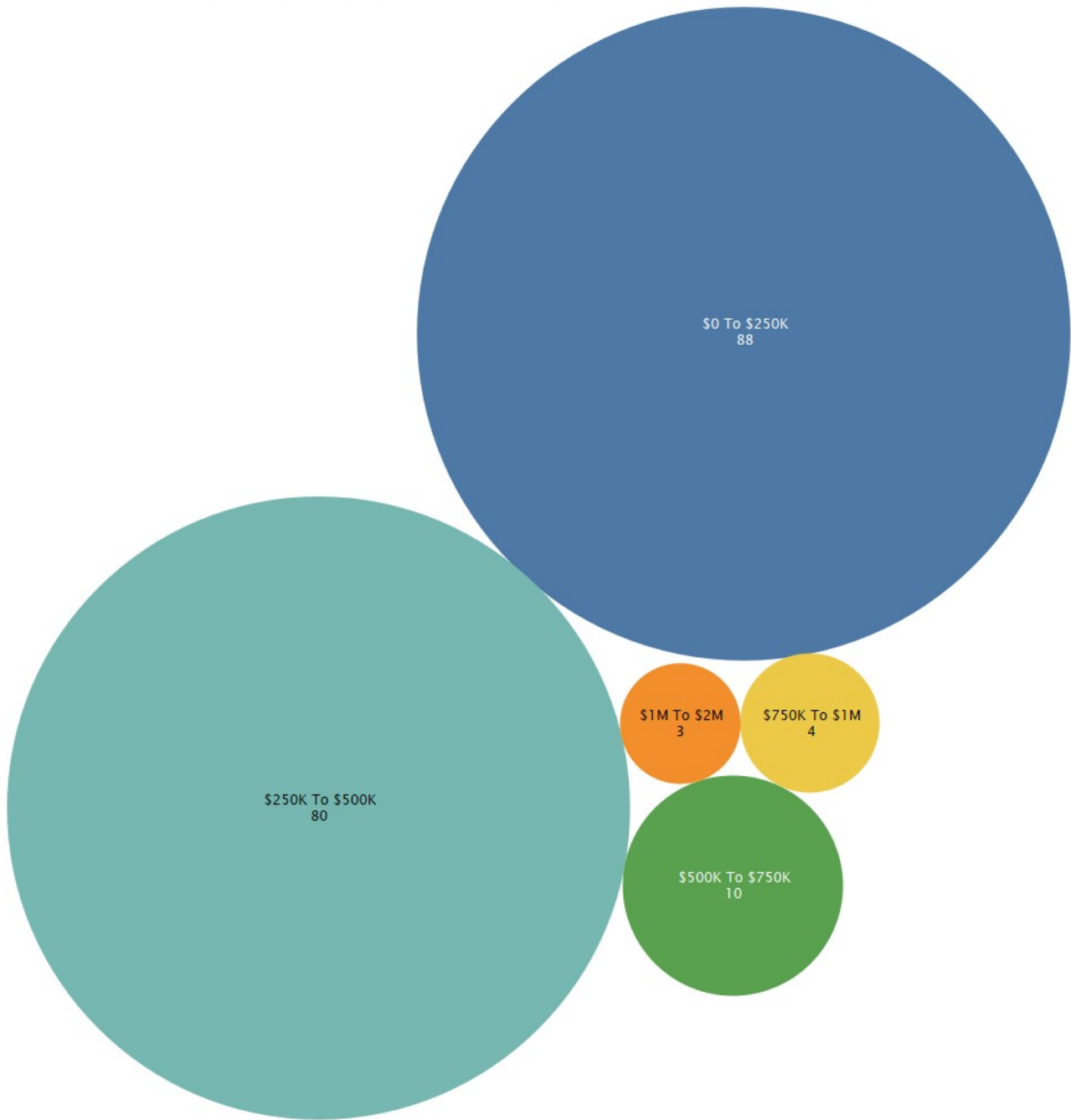
- Chicago, IL
- Ashburn, VA
- Miami, FL
- Dallas, TX
- Boston, MA
- Orlando, FL
- Los Angeles, CA
- Jacksonville, FL
- Charlotte, NC



BEACH-HOMESSM
REALTYTM

LOUISIANA

Price Breakdown by Number of Homes in the Louisiana Market 2024Q3



Louisiana

The Louisiana market had no significant change from summer 2024 to fall 2024.

Largest Markets

1	Houma	\$30,275,143	28.1%	6	Larose	\$5,375,700	5.0%
2	New Orleans	\$28,647,050	26.6%	7	Grand Isle	\$925,000	1.7%
3	Port Sulfur	\$19,417,597	18.0%				
4	Lafitte	\$12,724,600	11.8%				
5	Cameron	\$10,268,599	9.5%				

Total Louisiana Market: \$107,633,689

Largest Home Markets

1	New Orleans	\$14,878,650	26.8%
2	Port Sulfur	\$13,007,098	23.4%
3	Lafitte	\$9,400,400	16.9%
4	Houma	\$7,873,049	14.2%
5	Larose	\$4,904,700	8.8%
6	Cameron	\$4,605,800	8.3%
7	Grand Isle	\$925,000	1.7%

Total Louisiana Home Market: \$55,594,697

Largest Land Markets

1	Houma	\$22,402,094	43.0%
2	New Orleans	\$13,768,400	26.5%
3	Port Sulfur	\$6,410,499	12.3%
4	Cameron	\$5,662,799	10.9%
5	Lafitte	\$3,324,200	6.4%
6	Larose	\$471,000	0.9%

Total Louisiana Land/Lot Market: \$52,038,992

Most Expensive Homes

1	Port Sulfur	\$394,154
2	Cameron	\$354,292
3	Lafitte	\$293,763
4	Houma	\$281,180
5	New Orleans	\$265,690

Most Affordable Homes

1	Larose	\$258,142
2	New Orleans	\$265,690
3	Houma	\$281,180
4	Lafitte	\$293,763
5	Cameron	\$354,292

* Markets that start with “Other” (such as “Other Atlantic Coast”) are the total properties not yet associated with a known, named beach.

Most Listings

1	New Orleans	203	39.0%	6	Larose	31	6.0%
2	Port Sulfur	101	19.4%	7	Grand Isle	4	2.2%
3	Lafitte	74	14.2%				
4	Cameron	61	11.7%				
5	Houma	46	8.8%				

Total Louisiana Listings:

520

Most Listings

1	New Orleans	56	30.3%
2	Port Sulfur	33	17.8%
3	Lafitte	32	17.3%
4	Houma	28	15.1%
5	Larose	19	10.3%
6	Cameron	13	7.0%
7	Grand Isle	4	2.2%

Most Listings

1	New Orleans	147	43.9%
2	Port Sulfur	68	20.3%
3	Cameron	48	14.3%
4	Lafitte	42	12.5%
5	Houma	18	5.4%
6	Larose	12	3.6%

Total Louisiana Home Listings:

185

Total Louisiana Lots:

335

Most Expensive Land Per Acre

Listings of Less Than 10 Acres

1	Houma, LA	\$352,314
2	Cameron, LA	\$241,497
3	New Orleans, LA	\$67,870
4	Port Sulfur, LA	\$54,242
5	Lafitte, LA	\$50,214

Listings of 10 Acres or More

1	New Orleans, LA	4,281
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Most Affordable Land per Acre

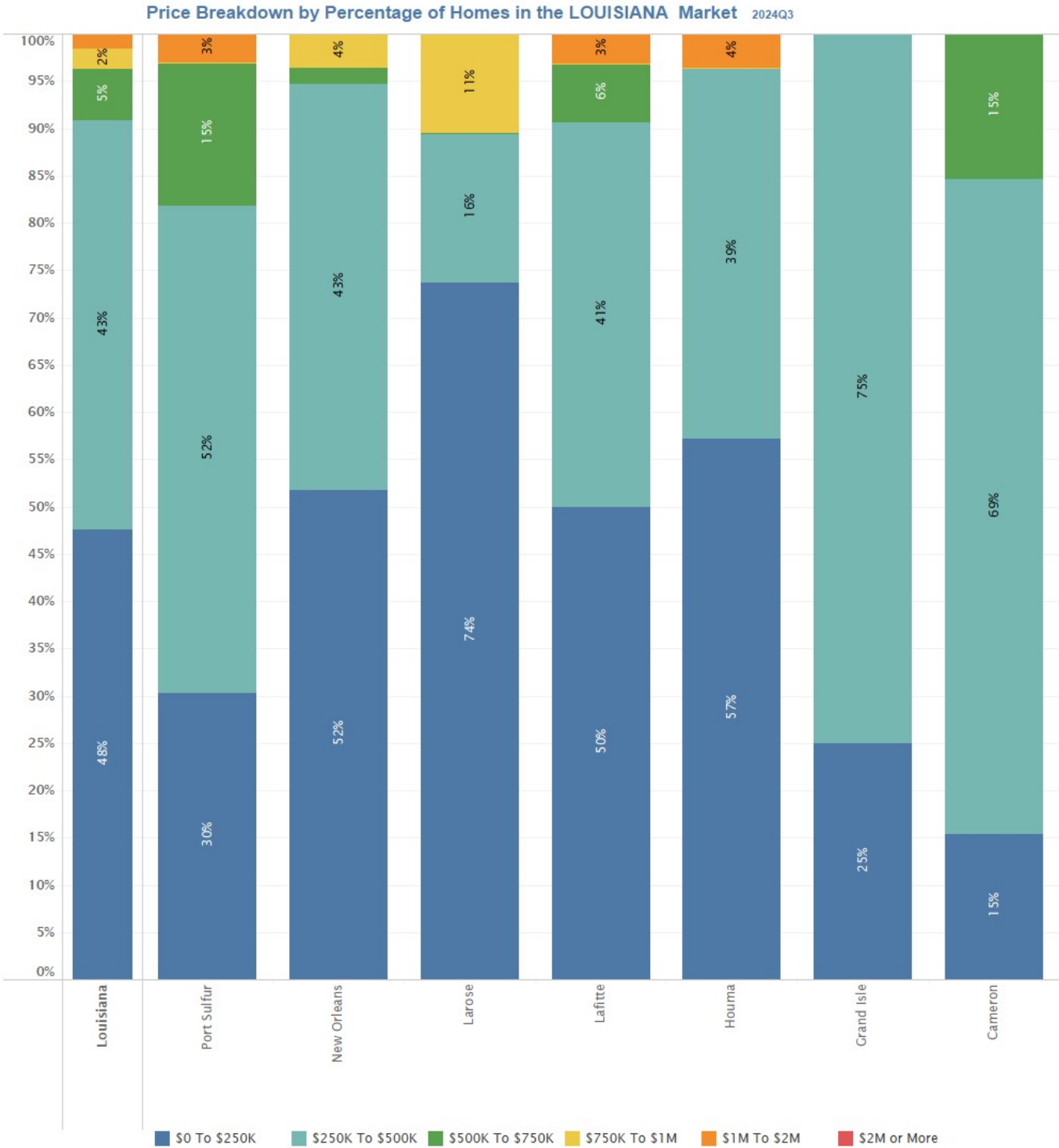
Listings of Less Than 10 Acres

1	Lafitte, LA	\$50,214
2	Port Sulfur, LA	\$54,242
3	New Orleans, LA	\$67,870
4	Cameron, LA	\$241,497
5	Houma, LA	\$352,314

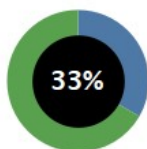
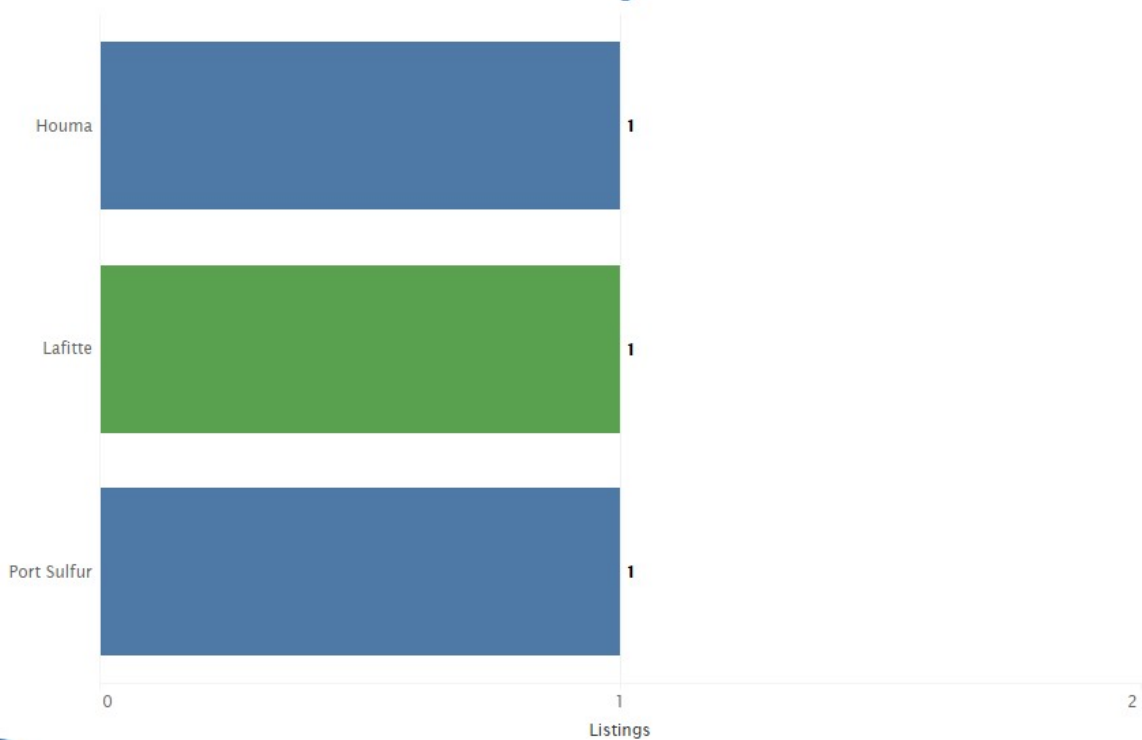
Listings of 10 Acres or More

1	New Orleans, LA	\$4,281
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* Markets that start with “Other” (such as “Other Atlantic Coast”) are the total properties not yet associated with a known, named beach.



Where Are The Million-Dollar Listings? 2024Q3

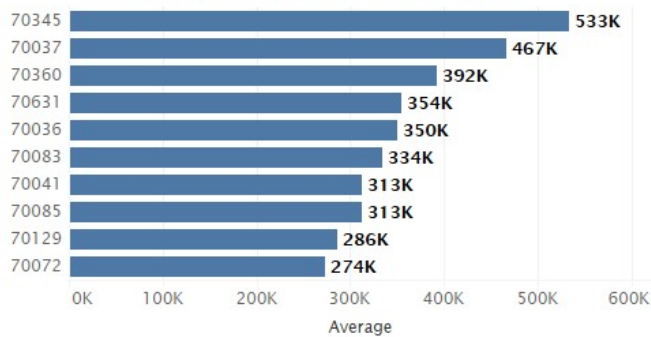


of \$1M+ Homes in Louisiana are on Houma

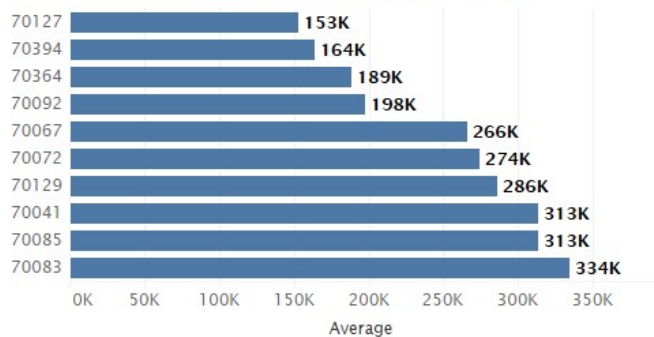
Total Number of \$1M+ Homes

3

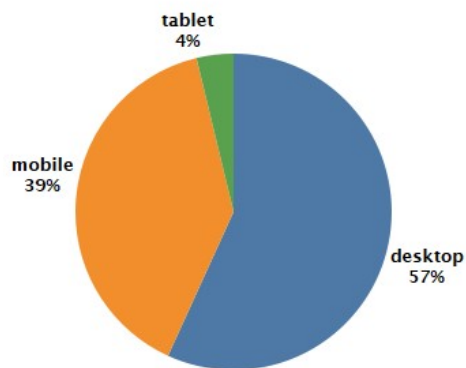
Most Expensive ZIP Codes 2024Q3



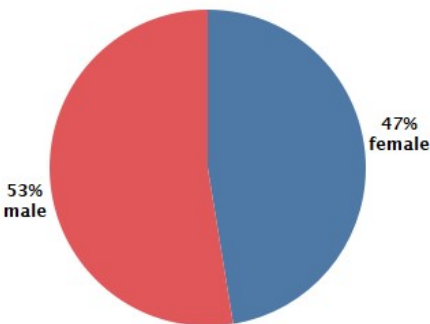
Most Affordable ZIP Codes 2024Q3



How are shoppers connecting 2024Q3



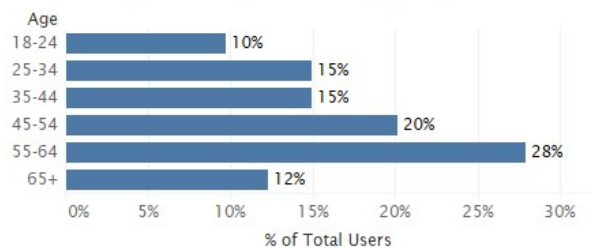
Male/Female Visitors 2024Q3



New York

is the Number 1 metro area outside of LA searching for LA beach property!

What Age Groups are Shopping 2024Q3

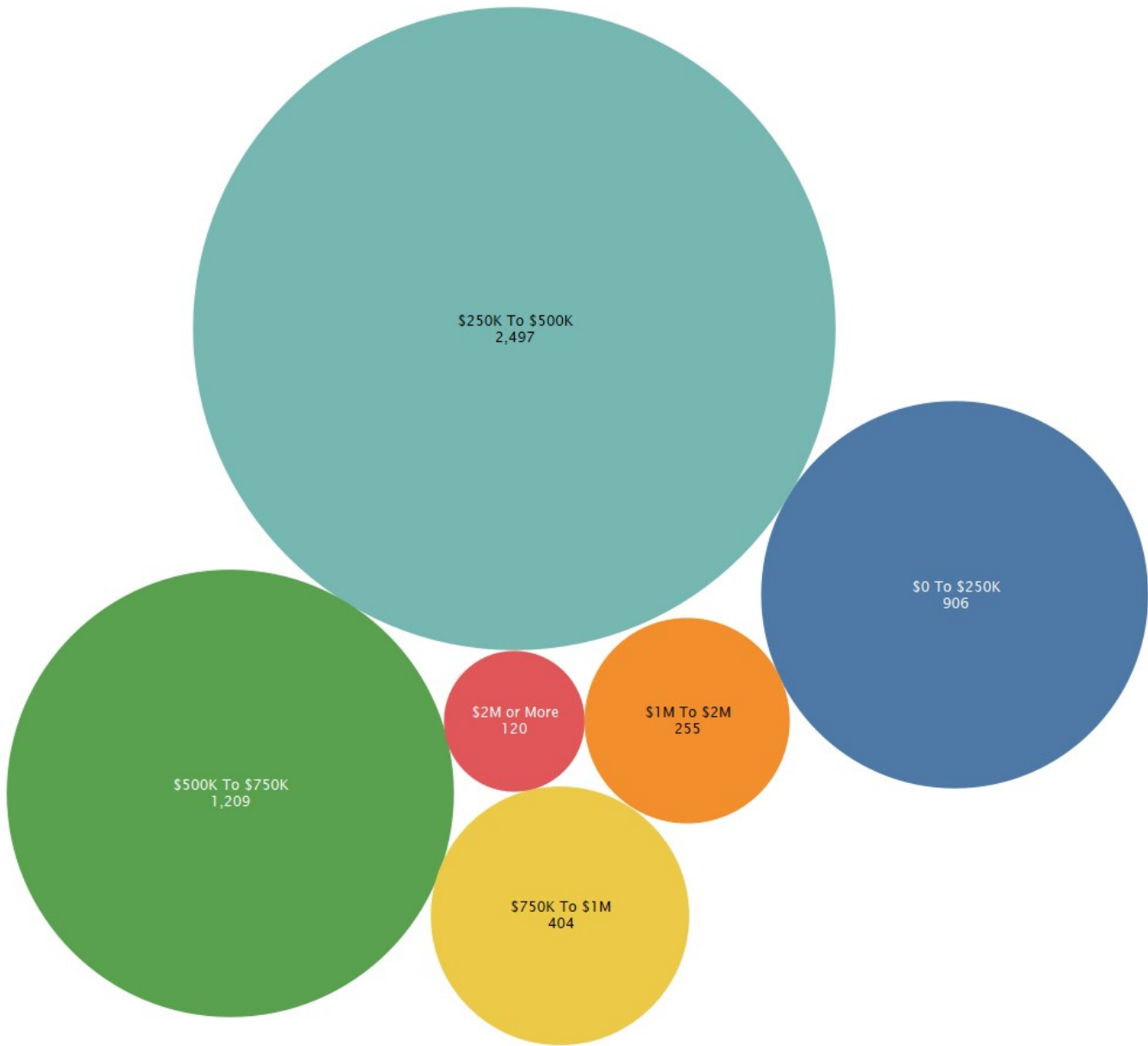


Number 2-10 metros are:

- Dallas, TX
- New York, NY
- Atlanta, GA
- Ashburn, VA
- Los Angeles, CA
- Des Moines, IA
- Las Vegas, NV
- Nashville, TN
- Phoenix, AZ

MARYLAND

Price Breakdown by Number of Homes in the Maryland Market 2024Q3



Maryland

The total Maryland market rose from \$2.3 billion in summer 2024 to \$3 billion resulting in a \$700 million increase.

Largest Markets

1	Baltimore	\$314,745,103	10.5%
2	Ocean City	\$306,781,077	10.2%
3	Annapolis	\$280,823,233	9.3%
4	Pasadena	\$159,944,442	5.3%
5	Glen Burnie	\$107,973,442	3.6%

Total Maryland Market: \$3,003,749,935

Most Listings

1	Baltimore	814	14.3%
2	Ocean City	568	10.0%
3	Annapolis	316	5.6%
4	Glen Burnie	245	4.3%
5	Pasadena	225	4.0%

Total Maryland Listings: 5,682

Largest Home Markets

1	Ocean City	\$302,874,177	11.0%
2	Baltimore	\$290,524,356	10.5%
3	Annapolis	\$264,786,558	9.6%
4	Pasadena	\$149,821,742	5.4%
5	Glen Burnie	\$102,580,843	3.7%

Total Maryland Home Market: \$2,760,200,415

Most Listings

1	Baltimore	803	15.9%
2	Ocean City	562	11.1%
3	Annapolis	299	5.9%
4	Glen Burnie	229	4.5%
5	Pasadena	206	4.1%

Total Maryland Home Listings: 5,055

Largest Land Markets

1	Huntingtown	\$32,953,690	13.5%
2	Baltimore	\$24,220,747	9.9%
3	Annapolis	\$16,036,675	6.6%
4	North East	\$14,370,400	5.9%
5	Snow Hill	\$13,540,395	5.6%

Total Maryland Land/Lot Market: \$243,549,520

Most Listings

1	Cambridge	30	4.8%
2	Worton	30	4.8%
3	Hoopers Island	28	4.5%
4	Huntingtown	26	4.1%
5	Lusby	25	4.0%

Total Maryland Lots: 627

Average Home Price

1	Oxford	\$2,941,126
2	Royal Oak	\$2,313,488
3	Leonardtown	\$1,977,899
4	Bishopville	\$1,850,800
5	St Michaels	\$1,763,096

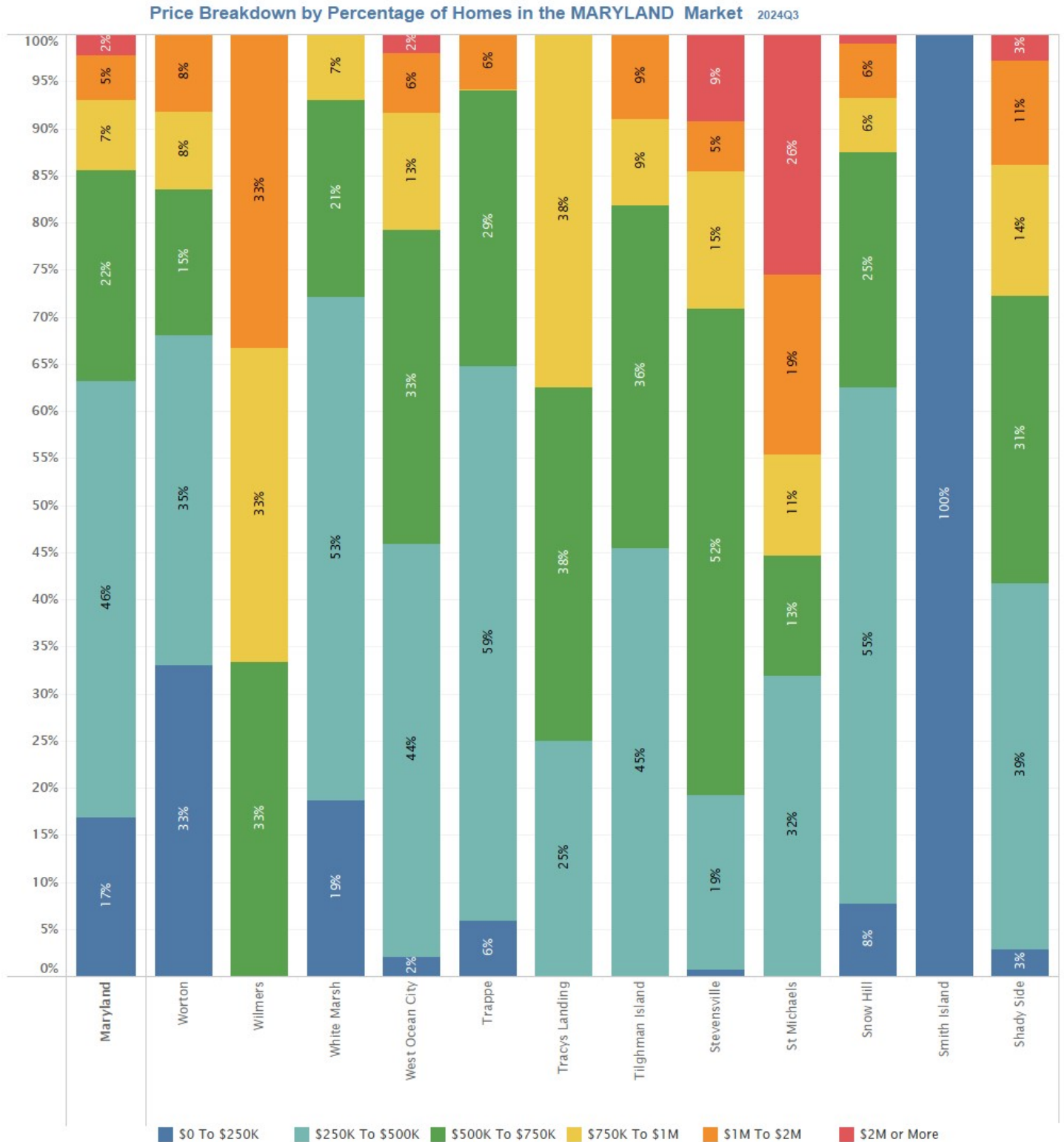
Average Land Price Per Acre

Listings of Less Than 10 Acres

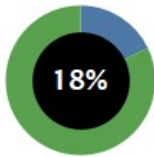
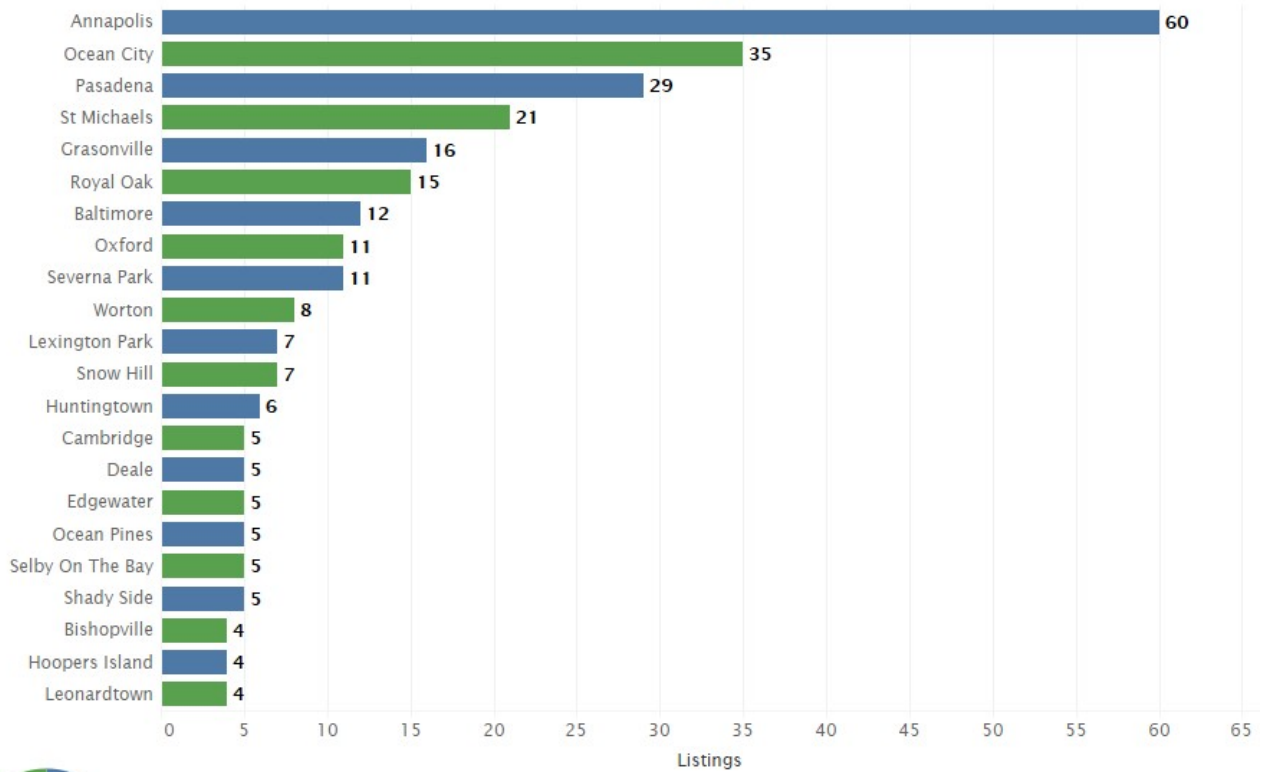
1	Severna Park, MD	\$660,556
2	Ocean Pines, MD	\$558,000
3	Annapolis, MD	\$527,696
4	Huntingtown, MD	\$484,924
5	Stevensville, MD	\$393,756

Listings of 10 Acres or More

1	Huntingtown, MD	\$31,852
2	Cambridge, MD	\$27,252
3	Snow Hill, MD	\$16,645
4	Hoopers Island, MD	\$4,877



Where Are The Million-Dollar Listings? 2024Q3

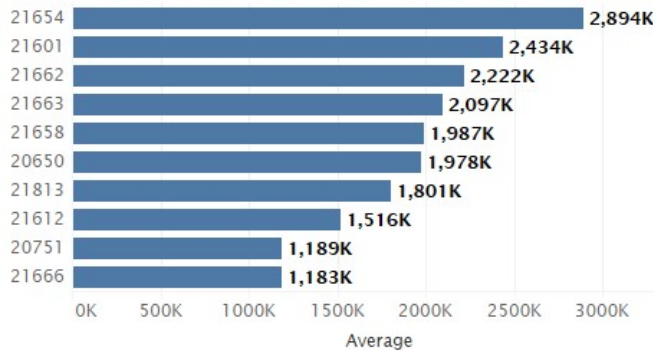


of \$1M+ Homes in Maryland are on Annapolis

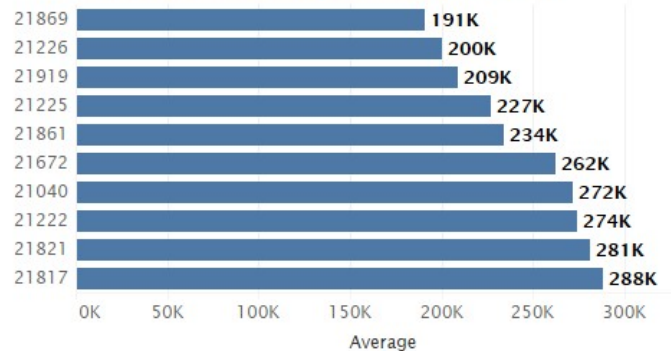
Total Number of \$1M+ Homes

336

Most Expensive ZIP Codes 2024Q3

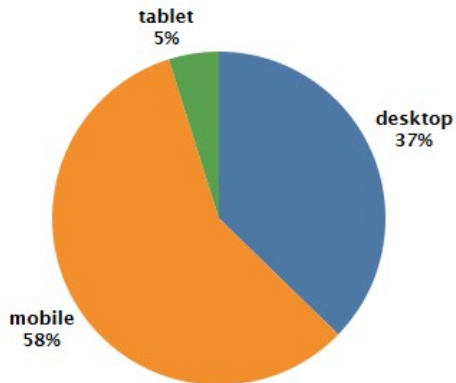


Most Affordable ZIP Codes 2024Q3

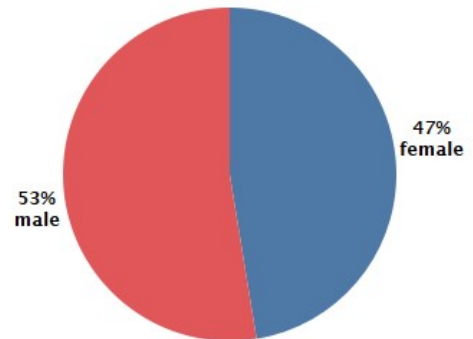


BEACH-HOMES.3
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How are shoppers connecting 2024Q3



Male/Female Visitors 2024Q3



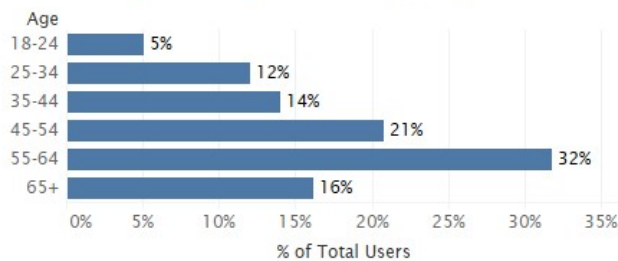
New York

is the Number 1 metro area outside of MD searching for MD beach property!

Number 2-10 metros are:

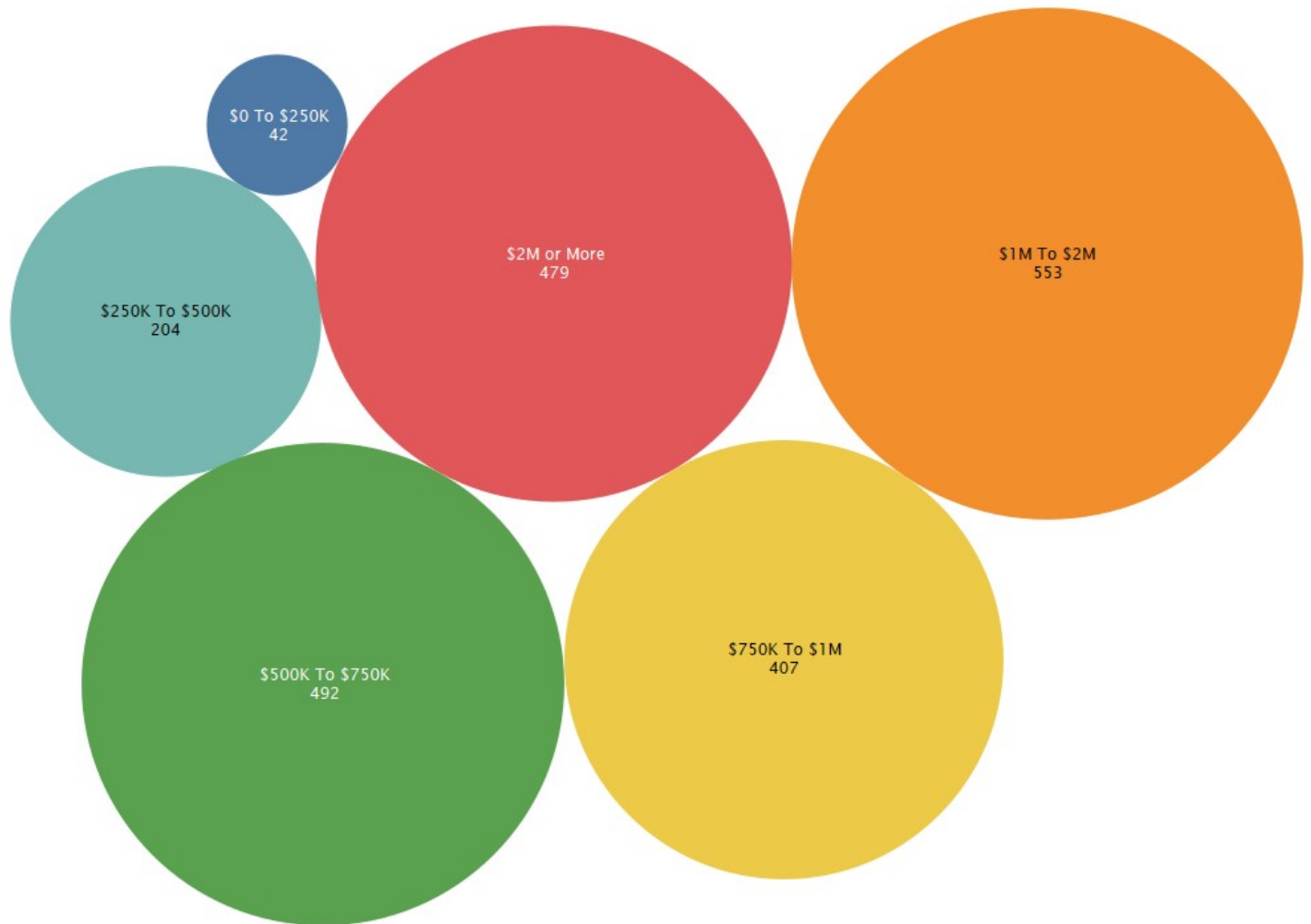
- Ashburn, VA
- Washington, DC
- Boston, MA
- Philadelphia, PA
- Atlanta, GA
- Chicago, IL
- Arlington, VA
- Los Angeles, CA
- Orlando, FL

What Age Groups are Shopping 2024Q3



MASSACHUSETTS

Price Breakdown by Number of Homes in the Massachusetts Market 2024Q3



Massachusetts

The total Massachusetts market rose from \$3.5 billion in summer 2024 to \$3.9 billion resulting in a \$400 million increase.

Largest Markets

1	Boston	\$1,056,100,608	27.3%
2	Barnstable	\$277,045,998	7.2%
3	Winthrop	\$201,869,707	5.2%
4	Scituate	\$155,713,099	4.0%
5	Falmouth	\$148,001,600	3.8%

Total Massachusetts Market: \$3,864,075,066

Most Listings

1	Boston	521	22.5%
2	Winthrop	212	9.2%
3	Falmouth	102	4.4%
4	Plymouth	98	4.2%
5	Bourne	97	4.2%

Total Massachusetts Listings: 2,312

Largest Home Markets

1	Boston	\$1,015,223,708	27.6%
2	Barnstable	\$260,671,998	7.1%
3	Winthrop	\$191,131,707	5.2%
4	Scituate	\$149,321,099	4.1%
5	Falmouth	\$141,415,700	3.8%

Total Massachusetts Home Market: \$3,674,766,867

Most Listings

1	Boston	514	23.8%
2	Winthrop	208	9.6%
3	Falmouth	93	4.3%
4	Plymouth	93	4.3%
5	Bourne	89	4.1%

Total Massachusetts Home Listings: 2,159

Largest Land Markets

1	Boston	\$40,876,900	21.6%
2	Bourne	\$20,349,800	10.7%
3	Barnstable	\$16,374,000	8.6%
4	Edgartown	\$11,115,000	5.9%
5	Winthrop	\$10,738,000	5.7%

Total Massachusetts Land/Lot Market: \$189,308,199

Most Listings

1	Fairhaven	12	7.8%
2	Scituate	10	6.5%
3	Falmouth	9	5.9%
4	Bourne	8	5.2%
5	Mattapoisett	8	5.2%

Total Massachusetts Lots: 153

Average Home Price

1	Duxbury	\$7,434,900
2	Edgartown	\$5,189,615
3	Manchester-by-the-Sea	\$4,631,711
4	Orleans	\$3,649,646
5	Marblehead	\$3,287,952

Average Land Price Per Acre

Listings of Less Than 10 Acres

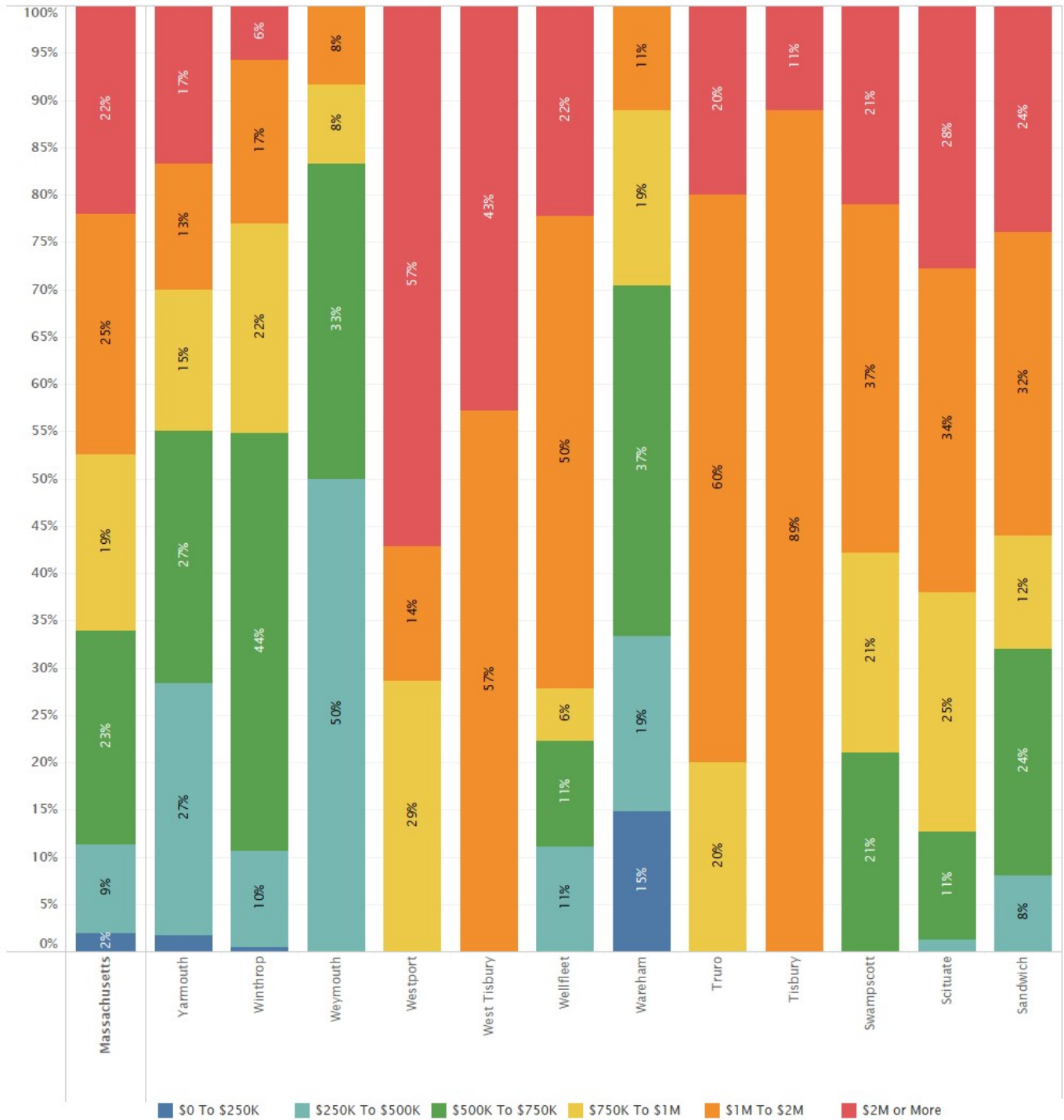
1	Fairhaven, MA	\$511,014
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Listings of 10 Acres or More

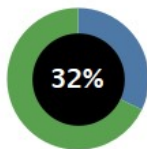
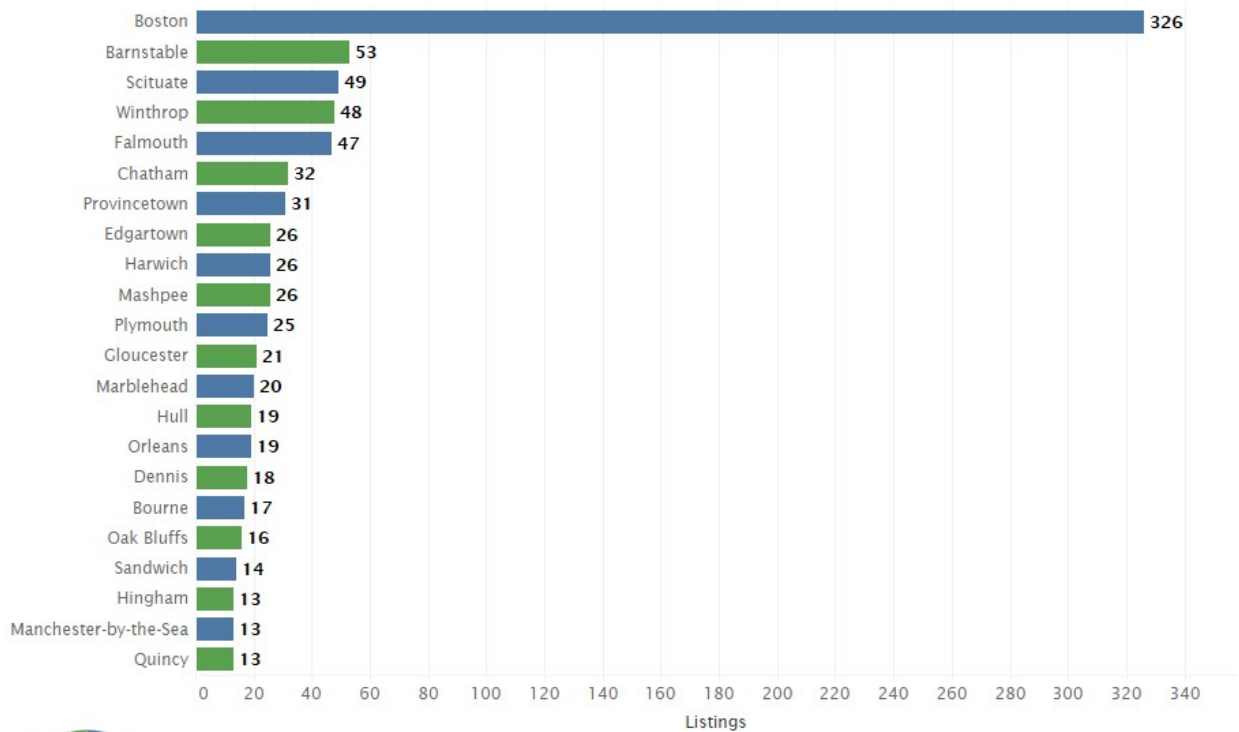
**

** No market meets the criteria of 5 listings of 10 or more acres to be included in this section.

Price Breakdown by Percentage of Homes in the MASSACHUSETTS Market 2024Q3



Where Are The Million-Dollar Listings? 2024Q3

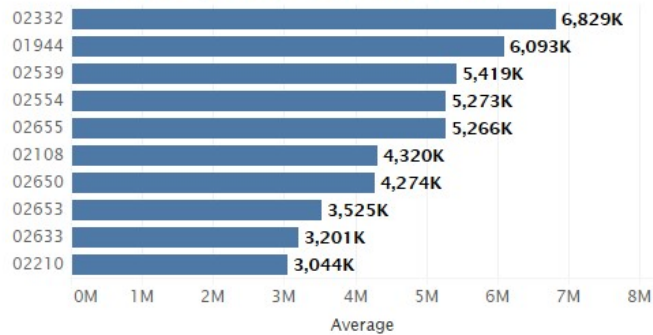


32% of \$1M+ Homes in Massachusetts are on Boston

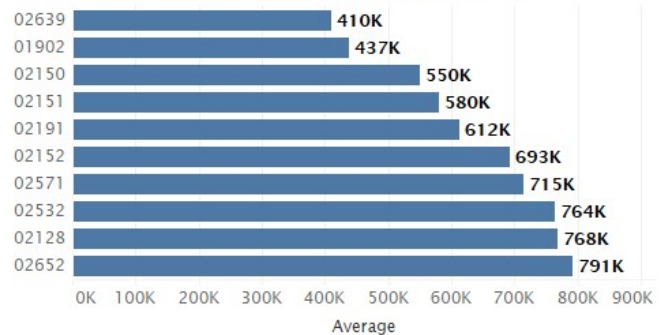
Total Number of \$1M+ Homes

1,014

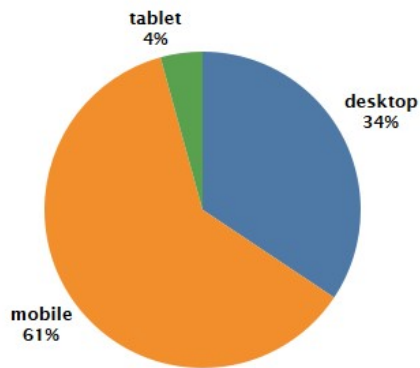
Most Expensive ZIP Codes 2024Q3



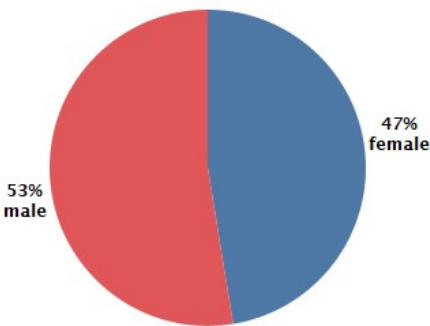
Most Affordable ZIP Codes 2024Q3



How are shoppers connecting 2024Q3



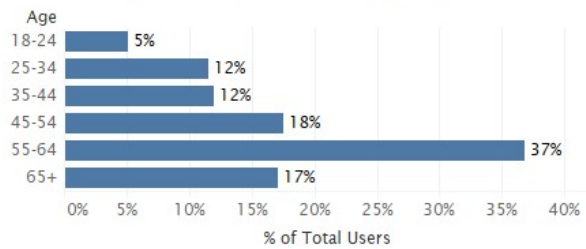
Male/Female Visitors 2024Q3



New York

is the Number 1 metro area outside of MA searching for MA beach property!

What Age Groups are Shopping 2024Q3



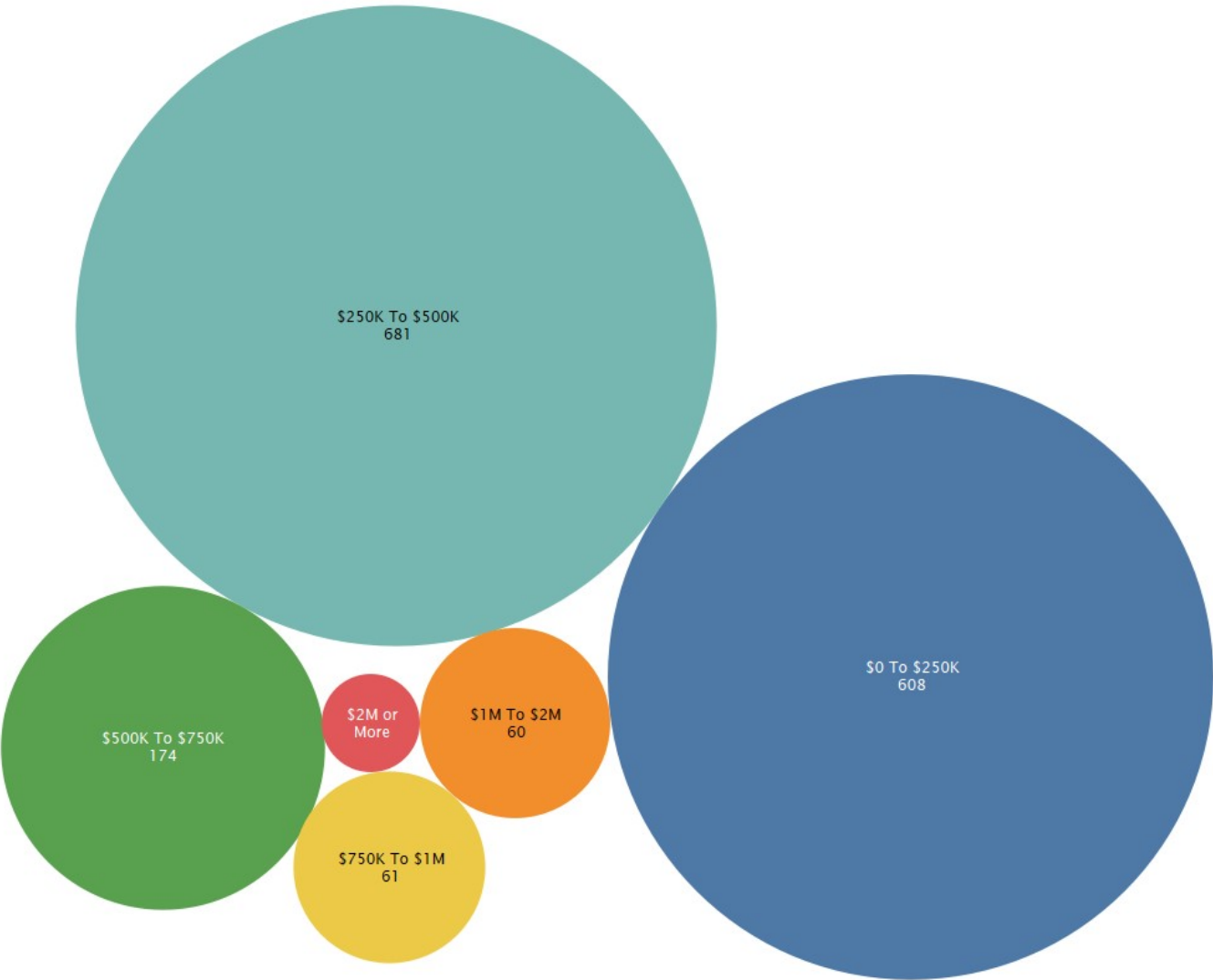
Number 2-10 metros are:

- Ashburn, VA
- Chicago, IL
- Dallas, TX
- Atlanta, GA
- Los Angeles, CA
- Miami, FL
- Nashua, NH
- Orlando, FL
- Hartford, CT



MISSISSIPPI

Price Breakdown by Number of Homes in the Mississippi Market 2024Q3



Mississippi

The total Mississippi market rose from \$783 million in summer 2024 to \$947 million resulting in a \$164 million increase.

Largest Markets

1	Biloxi	\$182,819,435	19.3%
2	Ocean Springs	\$159,359,523	16.8%
3	Bay St. Louis	\$140,363,917	14.8%
4	Pass Christian	\$130,370,923	13.8%
5	Diamondhead	\$103,113,320	10.9%

Total Mississippi Market: \$946,849,525

Most Listings

1	Bay St. Louis	580	20.2%
2	Biloxi	561	19.5%
3	Ocean Springs	341	11.9%
4	Gulfport	309	10.8%
5	Pass Christian	282	9.8%

Total Mississippi Listings: 2,870

Largest Home Markets

1	Biloxi	\$124,257,312	19.7%
2	Ocean Springs	\$121,988,837	19.3%
3	Bay St. Louis	\$99,208,797	15.7%
4	Pass Christian	\$81,689,990	12.9%
5	Gulfport	\$70,690,372	11.2%

Total Mississippi Home Market: \$631,831,888

Most Listings

1	Biloxi	345	21.6%
2	Ocean Springs	244	15.3%
3	Bay St. Louis	222	13.9%
4	Gulfport	217	13.6%
5	Pass Christian	122	7.6%

Total Mississippi Home Listings: 1,600

Largest Land Markets

1	Diamondhead	\$67,523,524	21.4%
2	Biloxi	\$58,562,123	18.6%
3	Pass Christian	\$48,680,933	15.5%
4	Bay St. Louis	\$41,155,120	13.1%
5	Ocean Springs	\$37,370,686	11.9%

Total Mississippi Land/Lot Market: \$315,017,637

Most Listings

1	Bay St. Louis	358	28.2%
2	Biloxi	216	17.0%
3	Pass Christian	160	12.6%
4	Waveland	100	7.9%
5	Ocean Springs	97	7.6%

Total Mississippi Lots: 1,270

Average Home Price

1	Pass Christian	\$674,008
2	Ocean Springs	\$499,954
3	Bay St. Louis	\$451,160
4	Waveland	\$373,455
5	Long Beach	\$369,150

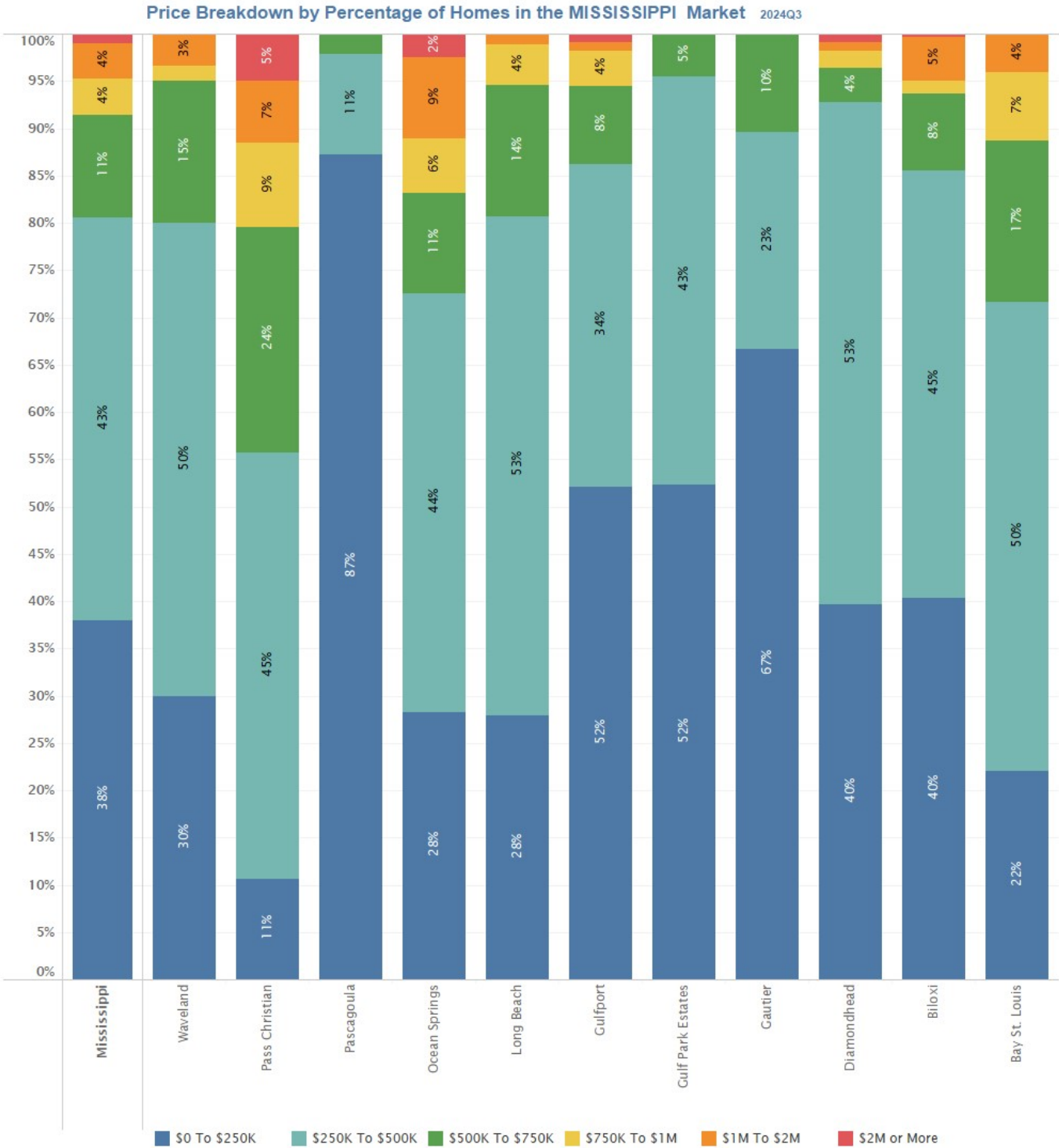
Average Land Price Per Acre

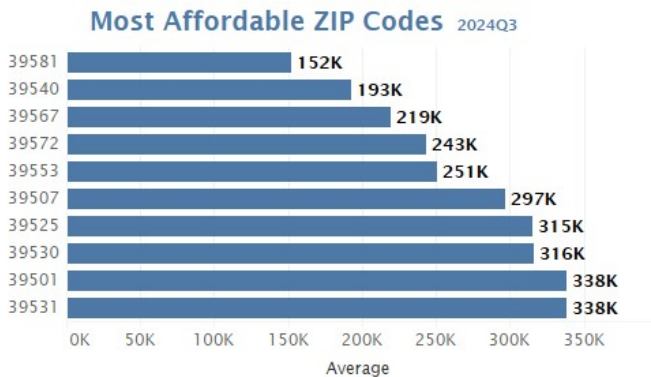
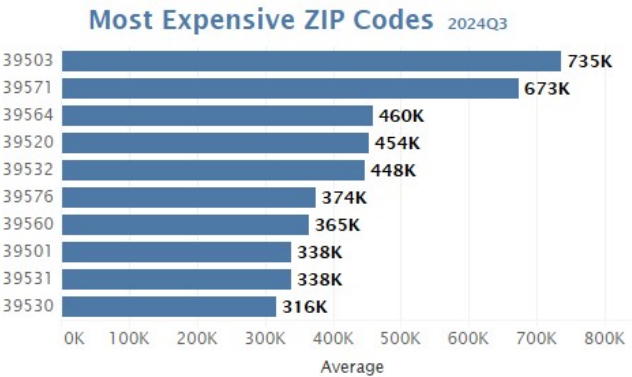
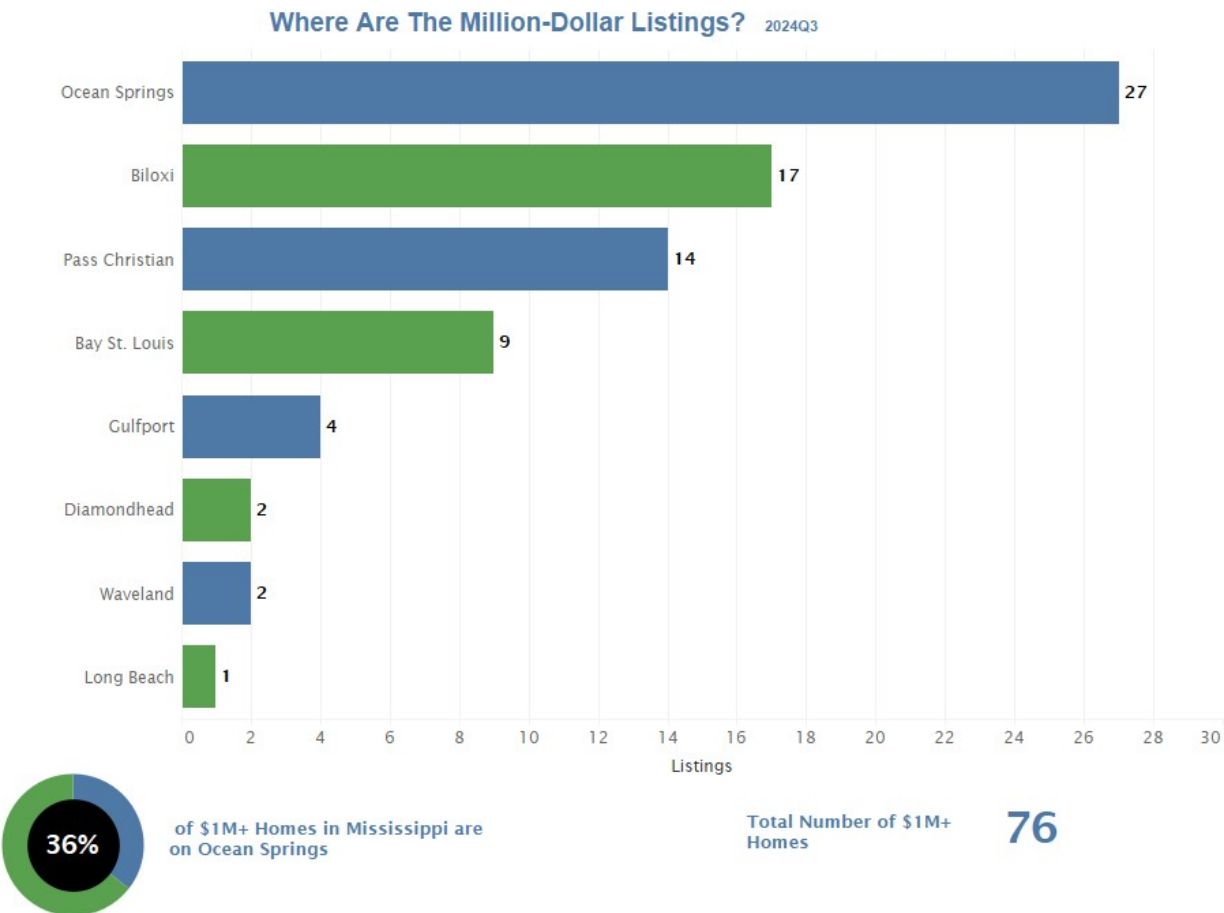
Listings of Less Than 10 Acres

1	Gulfport, MS	\$274,806
2	Biloxi, MS	\$263,560
3	Long Beach, MS	\$242,660
4	Ocean Springs, MS	\$223,837
5	Pass Christian, MS	\$196,823

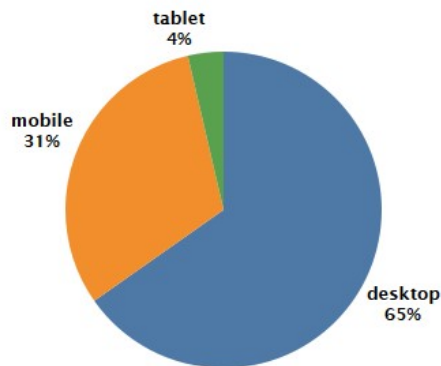
Listings of 10 Acres or More

1	Pass Christian, MS	\$51,611
2	Ocean Springs, MS	\$49,749
3	Biloxi, MS	\$46,472
4	Bay St. Louis, MS	\$18,492
5	Pascagoula, MS	\$5,044

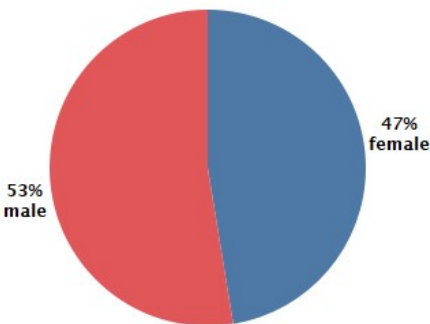




How are shoppers connecting 2024Q3



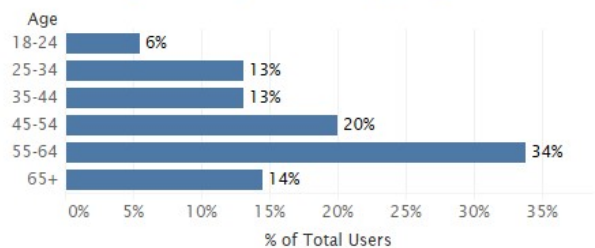
Male/Female Visitors 2024Q3



New York

is the Number 1 metro area outside of MS searching for MS beach property!

What Age Groups are Shopping 2024Q3



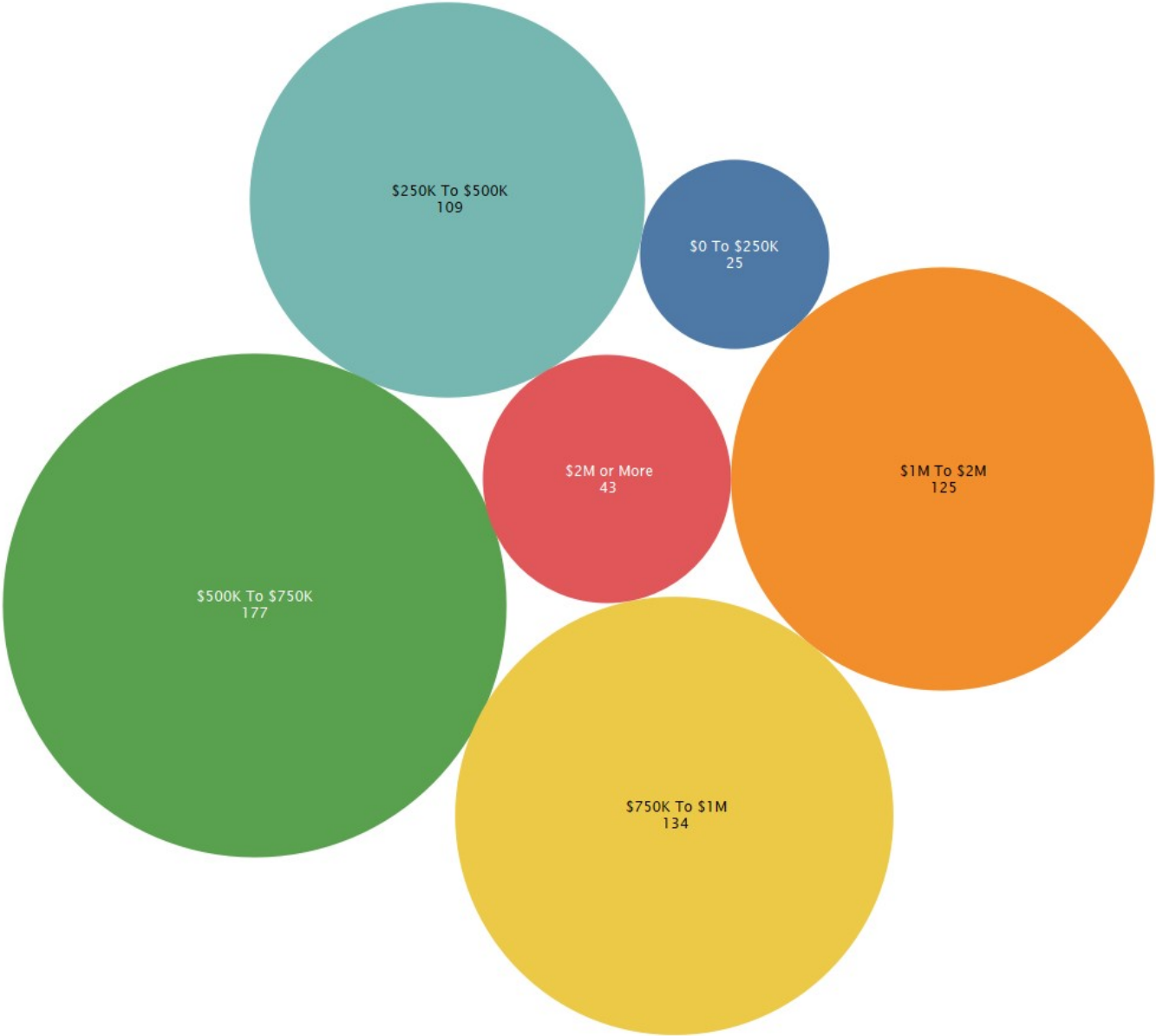
Number 2-10 metros are:

- Dallas, TX
- New York, NY
- Ashburn, VA
- Atlanta, GA
- Houston, TX
- Charlotte, NC
- New Orleans, LA
- Los Angeles, CA
- Memphis, TN



NEW HAMPSHIRE

Price Breakdown by Number of Homes in the New Hampshire Market 2024Q3



New Hampshire

The total New Hampshire market rose from \$606 million in summer 2024 to \$652 million resulting in a \$46 million increase.

Largest Markets

1	Portsmouth	\$244,240,948	31.9%	6	Stratham	\$32,721,200	4.3%
2	Hampton	\$99,937,075	13.1%	7	North Hampton	\$31,869,099	4.2%
3	Dover	\$96,713,950	12.6%	8	Seabrook	\$31,473,798	4.1%
4	Rye	\$84,958,500	11.1%	9	Rollinsford	\$24,174,000	3.2%
5	Greenland	\$39,896,035	5.5%	10	Newmarket	\$18,773,374	2.6%

Total New Hampshire Market: \$652,743,677

Largest Home Markets

1	Portsmouth	\$198,383,048	32.3%
2	Hampton	\$85,960,275	14.0%
3	Dover	\$85,934,350	14.0%
4	Rye	\$66,724,500	10.9%
5	Greenland	\$32,670,035	5.3%
6	North Hampton	\$29,461,099	4.8%
7	Stratham	\$27,156,200	4.4%
8	Seabrook	\$21,905,898	3.6%
9	Newmarket	\$17,259,374	2.8%
10	Hampton Falls	\$12,538,900	2.0%

Total New Hampshire Home Market: \$613,625,577

Largest Land Markets

1	Portsmouth	\$9,087,500	23.2%
2	Rye	\$5,799,000	14.8%
3	Dover	\$5,759,800	14.7%
4	Seabrook	\$4,868,000	12.4%
5	Hampton	\$4,088,900	10.5%
6	Exeter	\$3,690,000	9.4%
7	Durham	\$2,814,900	7.2%
8	North Hampton	\$1,750,000	4.5%
9	Rollinsford	\$1,185,000	3.0%
10	Stratham	\$75,000	0.2%

Total New Hampshire Land/Lot Market: \$39,118,100

Most Expensive Homes

1	Rye	\$1,853,458
2	Portsmouth	\$1,323,189
3	North Hampton	\$1,305,325
4	Hampton Falls	\$1,044,908
5	Seabrook	\$1,011,905

Most Affordable Homes

1	Newmarket	\$654,880
2	Hampton	\$728,477
3	Durham	\$816,318
4	Greenland	\$837,693
5	Stratham	\$866,332

Most Listings

1	Portsmouth	176	24.7%	6	Seabrook	39	5.5%
2	Hampton	131	18.4%	7	North Hampton	36	5.1%
3	Dover	105	14.7%	8	Stratham	35	4.9%
4	Greenland	45	6.7%	9	Newmarket	31	4.6%
5	Rye	44	6.2%	10	Durham	20	2.8%
Total New Hampshire Listings:						653	

Most Listings

1	Portsmouth	153	25.1%
2	Hampton	118	19.3%
3	Dover	92	15.1%
4	Greenland	39	6.4%
5	Rye	36	5.9%
6	North Hampton	32	5.2%
7	Seabrook	32	5.2%
8	Stratham	32	5.2%
9	Newmarket	28	4.6%
10	Hampton Falls	12	2.0%
Total New Hampshire Home Listings:		610	

Most Listings

1	Dover	7	16.3%
2	Durham	7	16.3%
3	Hampton	5	11.6%
4	Portsmouth	5	11.6%
5	Rye	5	11.6%
6	Seabrook	5	11.6%
7	Exeter	4	9.3%
8	North Hampton	2	4.7%
9	Rollinsford	2	4.7%
10	Stratham	1	2.3%
Total New Hampshire Lots:		43	

Most Expensive Land Per Acre

Listings of Less Than 10 Acres

Listings of 10 Acres or More

**

Most Affordable Land per Acre

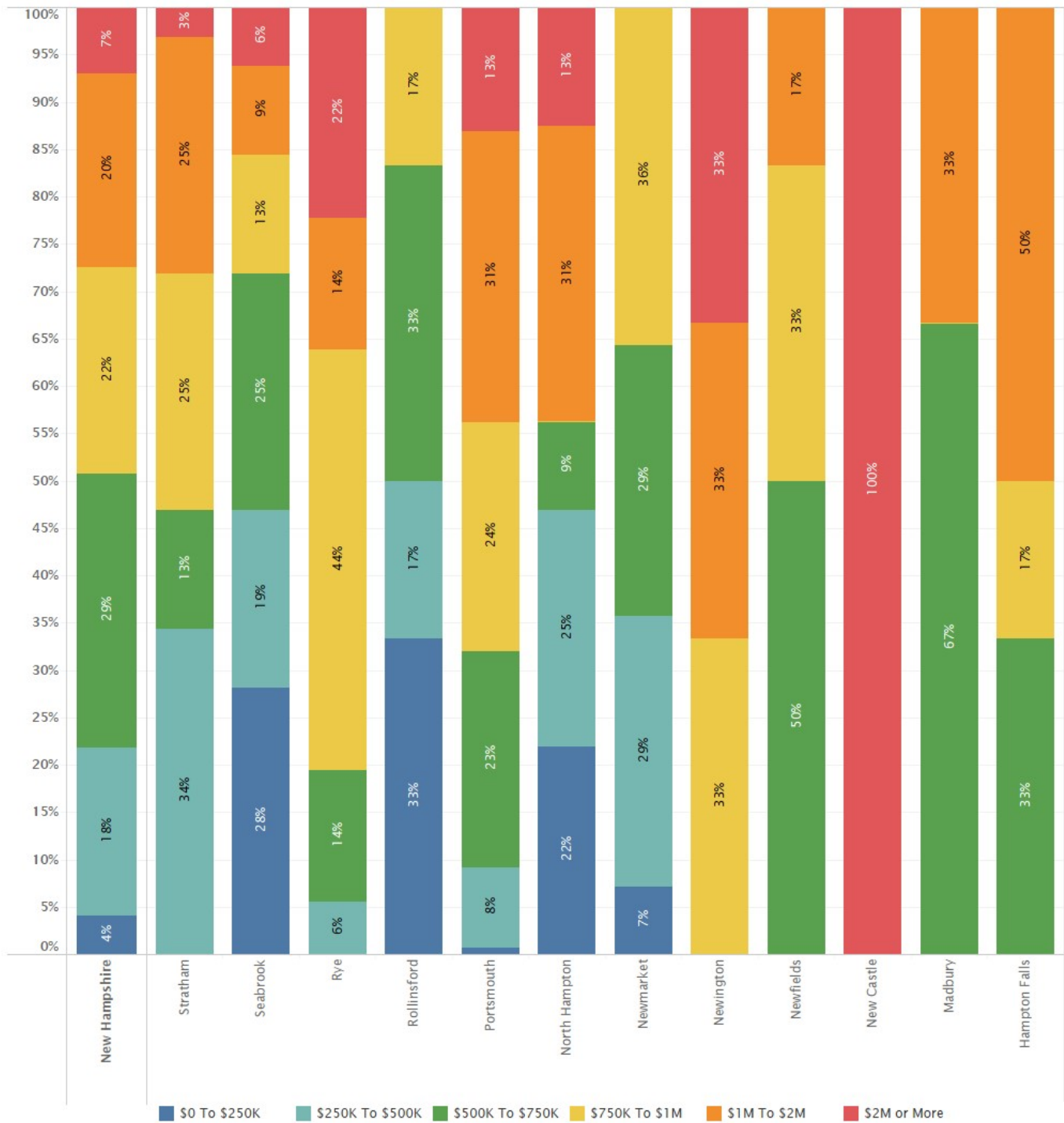
Listings of Less Than 10 Acres

Listings of 10 Acres or More

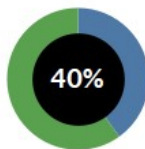
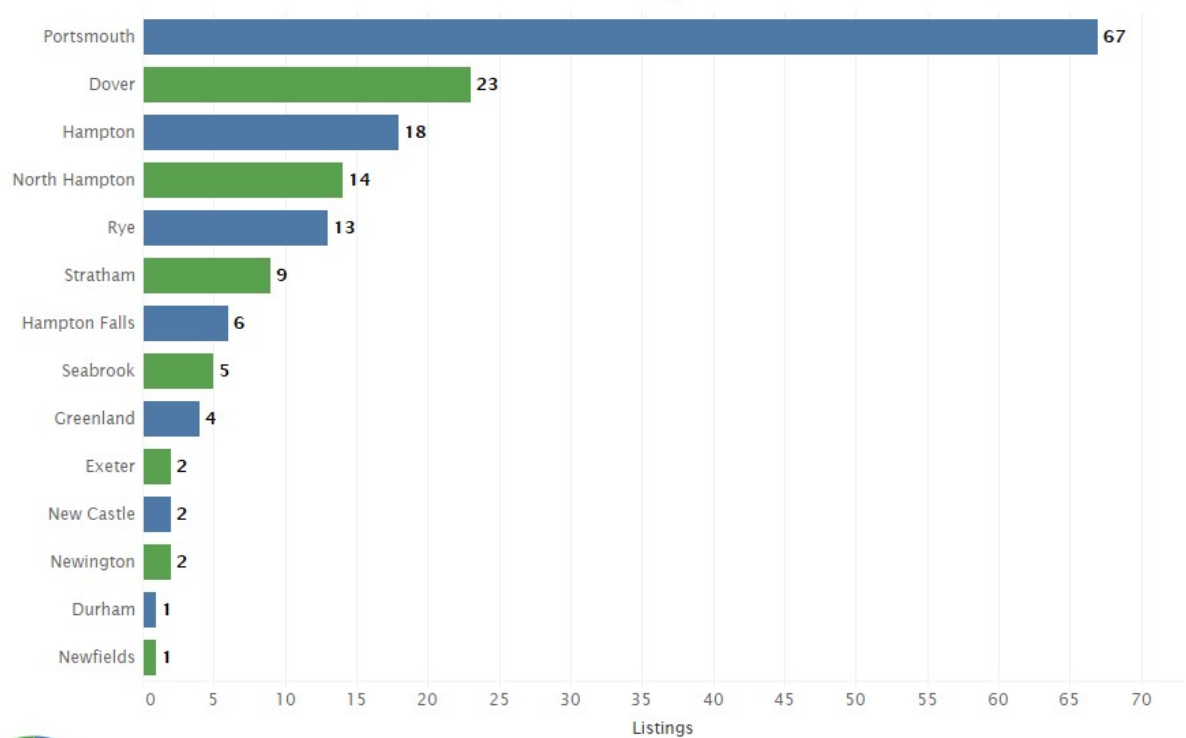
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** *No market meets the criteria of 5 listings of 10 or more acres to be included in this section.
** No market meets the criteria of 5 listings of 10 or more acres to be included in this section.

Price Breakdown by Percentage of Homes in the NEW HAMPSHIRE Market 2024Q3



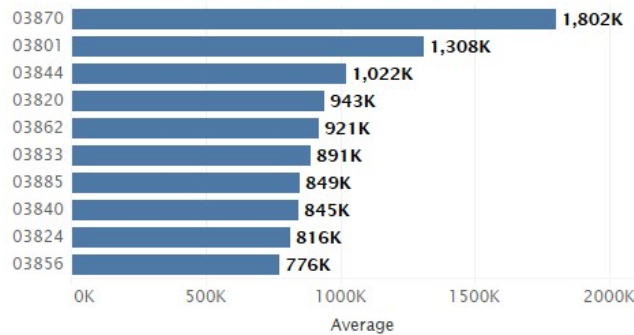
Where Are The Million-Dollar Listings? 2024Q3



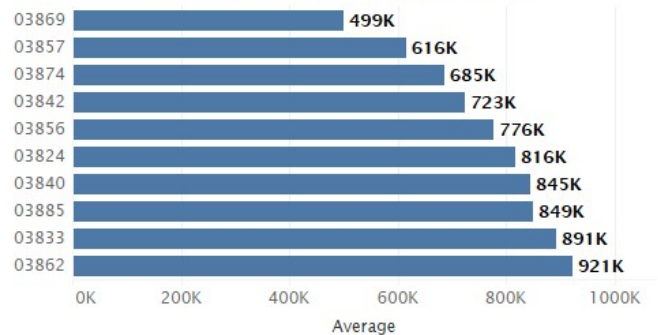
40% of \$1M+ Homes in New Hampshire are on Portsmouth

Total Number of \$1M+ Homes **167**

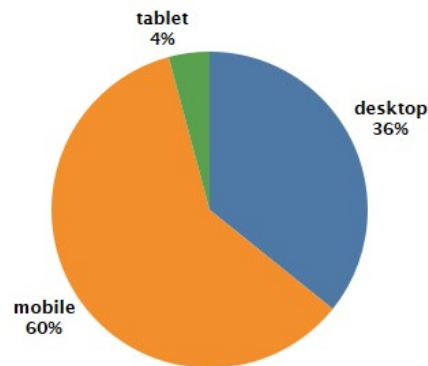
Most Expensive ZIP Codes 2024Q3



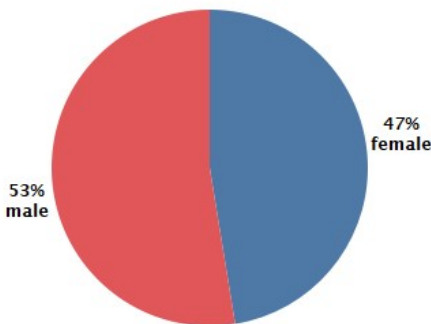
Most Affordable ZIP Codes 2024Q3



How are shoppers connecting 2024Q3



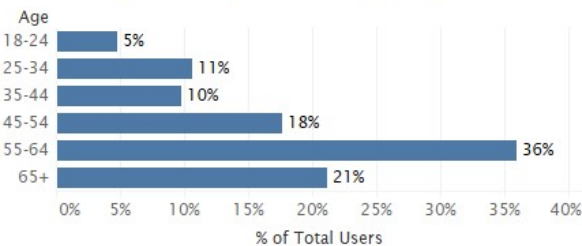
Male/Female Visitors 2024Q3



New York

is the Number 1 metro area outside of NH searching for NH beach property!

What Age Groups are Shopping 2024Q3



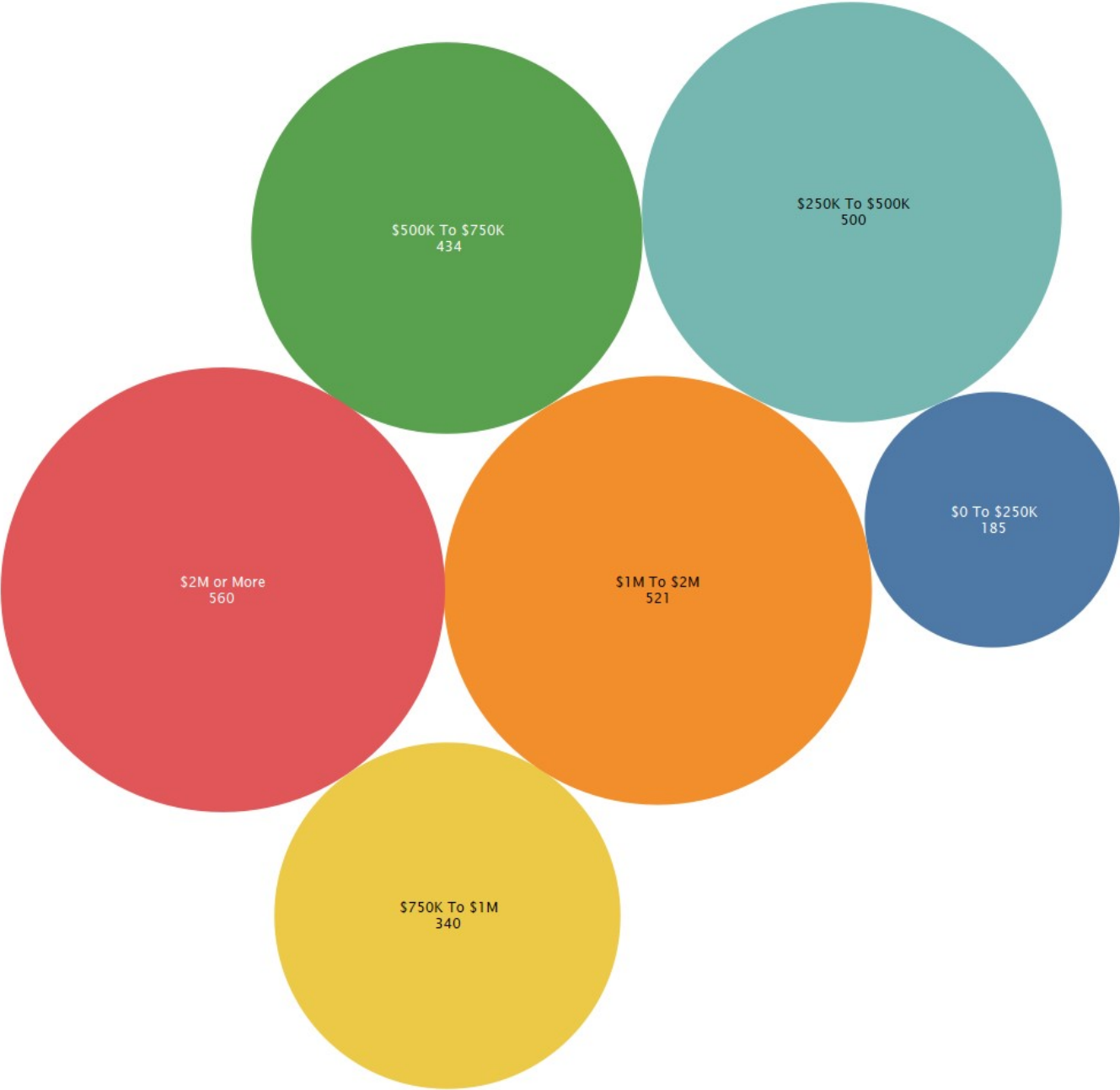
Number 2-10 metros are:

- New York, NY
- Westbrook, ME
- Waterville, ME
- Portland, ME
- Ashburn, VA
- Brunswick, ME
- Cape Elizabeth, ME
- Atlanta, GA
- Chicago, IL



NEW JERSEY

Price Breakdown by Number of Homes in the New Jersey Market 2024Q3



New Jersey

The total New Jersey market rose from \$3.4 billion in summer 2024 to \$4 billion resulting in a \$600 million increase.

Largest Markets

1	Avalon Beach	\$433,573,587	11.3%	6	Mandoloking	\$183,276,253	4.6%
2	Stone Harbor Beach	\$231,722,679	6.0%	7	North Beach Haven	\$169,540,683	4.2%
3	Navesink River	\$217,159,559	5.4%	8	Spring Lake	\$131,904,364	3.3%
4	Long Branch Beach	\$202,130,115	5.0%	9	Sea Isle City Beach	\$110,854,096	2.9%
5	Shrewsbury Bay	\$192,645,720	4.8%	10	Cape May	\$99,563,200	2.5%
Total New Jersey Market:						\$4,017,422,793	

Largest Home Markets

1	Avalon Beach	\$433,573,587	11.3%
2	Stone Harbor Beach	\$231,722,679	6.0%
3	Navesink River	\$212,115,559	5.5%
4	Long Branch Beach	\$187,032,115	4.9%
5	Shrewsbury Bay	\$186,475,821	4.9%
6	Mandoloking	\$172,272,596	4.5%
7	North Beach Haven	\$159,495,683	4.1%
8	Spring Lake	\$128,416,364	3.3%
9	Sea Isle City Beach	\$110,854,096	2.9%
10	Cape May	\$98,913,200	2.6%

Total New Jersey Home Market: \$3,844,022,743

Largest Land Markets

1	Seaside Heights	\$26,709,299	15.4%
2	Harvey Cedars	\$22,895,000	13.2%
3	Point Pleasant Beach	\$17,249,900	9.9%
4	Long Branch Beach	\$15,098,000	8.7%
5	Mandoloking	\$11,003,657	6.3%
6	North Beach Haven	\$10,045,000	5.8%
7	Keyport	\$8,966,000	5.2%
8	Ocean Grove	\$6,359,000	3.7%
9	Shrewsbury Bay	\$6,169,899	3.6%
10	Penns Grove	\$5,058,500	2.9%

Total New Jersey Land/Lot Market: \$173,400,050

Most Expensive Homes

1	Deal	\$5,307,641
2	North Beach	\$5,112,325
3	North Long Beach	\$4,417,900
4	Sea Girt	\$3,962,923
5	Avalon Beach	\$3,941,578

Most Affordable Homes

1	Port Norris	\$210,875
2	Penns Grove	\$212,119
3	Pennsville	\$254,872
4	Keansburg	\$391,081
5	Cliffwood Beach	\$411,738

* Markets that start with “Other” (such as “Other Atlantic Coast”) are the total properties not yet associated with a known, named beach.

Most Listings

1	Lower Township	150	5.6%	6	Avalon Beach	110	4.3%
2	Middle Township	141	5.3%	7	Wildwood Beach	105	3.9%
3	Navesink River	134	5.0%	8	Long Branch Beach	99	3.7%
4	Shrewsbury Bay	131	4.9%	9	Seaside Heights	91	3.4%
5	North Wildwood Beach	124	4.7%	10	Keansburg	79	3.0%

Total New Jersey Listings:

2,666

Most Listings

1	Lower Township	149	5.9%
2	Middle Township	135	5.3%
3	Navesink River	130	5.1%
4	Shrewsbury Bay	126	5.0%
5	North Wildwood Beach	123	4.8%
6	Avalon Beach	110	4.3%
7	Wildwood Beach	104	4.1%
8	Long Branch Beach	96	3.8%
9	Seaside Heights	74	2.9%
10	Atlantic City Beach	71	2.8%

Total New Jersey Home Listings:

2,540

Most Listings

1	Seaside Heights	17	13.5%
2	Keansburg	12	9.5%
3	Mandoloking	7	5.6%
4	Keyport	6	4.8%
5	Middle Township	6	4.8%
6	Port Monmouth	6	4.8%
7	Manasquan	5	4.0%
8	Ocean Grove	5	4.0%
9	Point Pleasant Beach	5	4.0%
10	Shrewsbury Bay	5	4.0%

Total New Jersey Lots:

126

Most Expensive Land Per Acre

Listings of Less Than 10 Acres

Listings of 10 Acres or More

**

Most Affordable Land per Acre

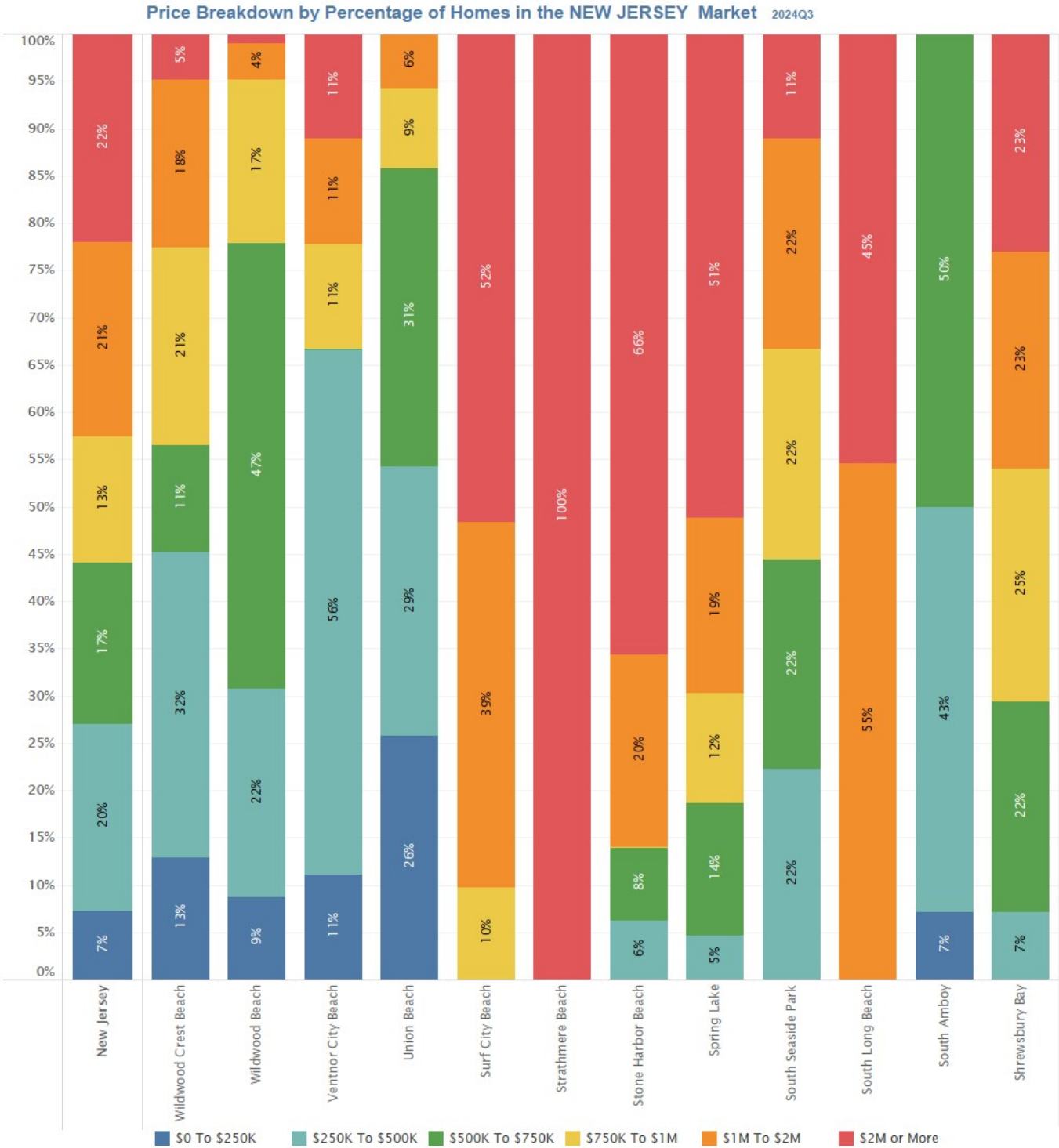
Listings of Less Than 10 Acres

Listings of 10 Acres or More

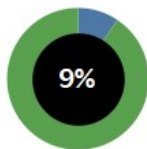
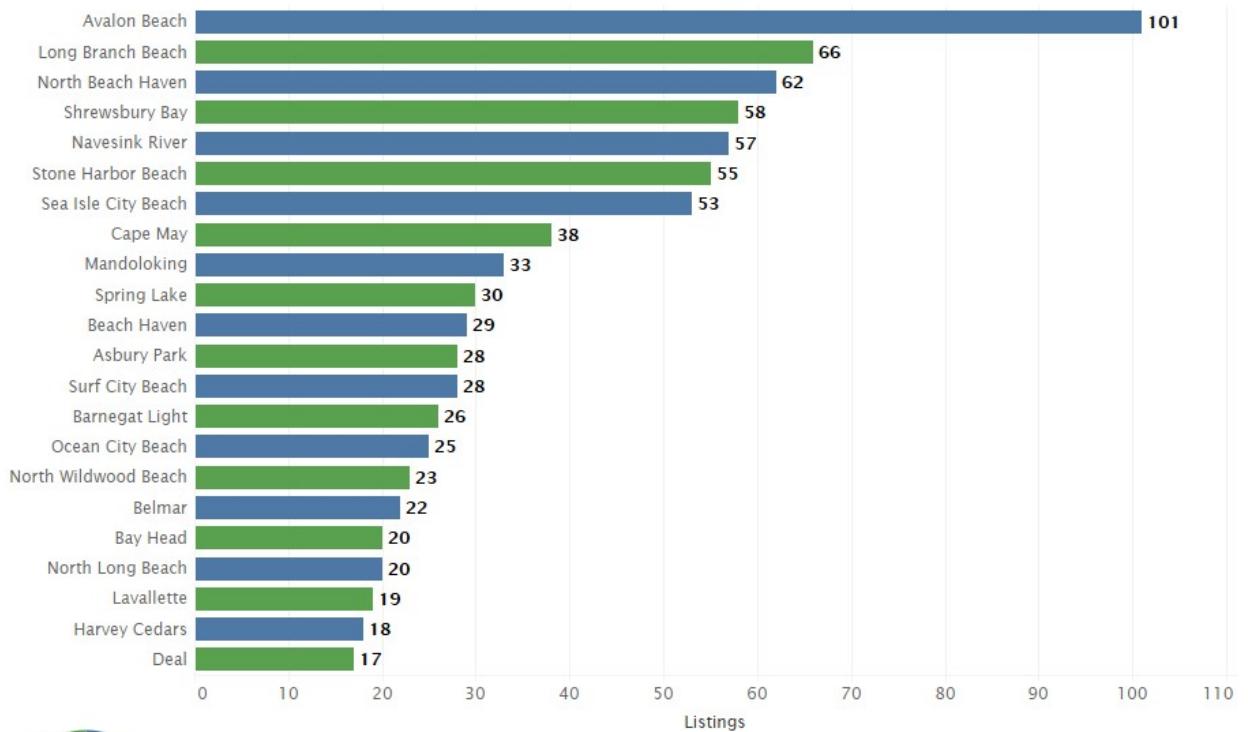
**

* Markets that start with “Other” (such as “Other Atlantic Coast”) are the total properties not yet associated with a known, named beach.

** No market meets the criteria of 5 listings of 10 or more acres to be included in this section.



Where Are The Million-Dollar Listings? 2024Q3

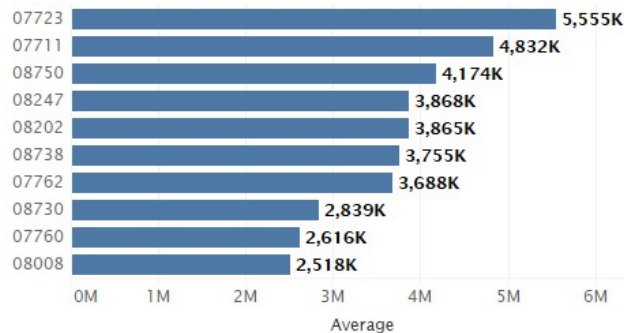


of \$1M+ Homes in New Jersey are on Avalon Beach

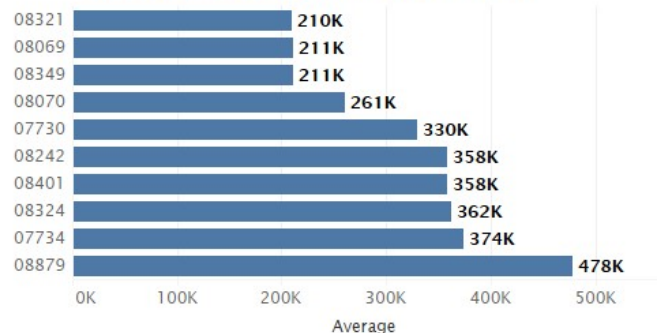
Total Number of \$1M+ Homes

1,081

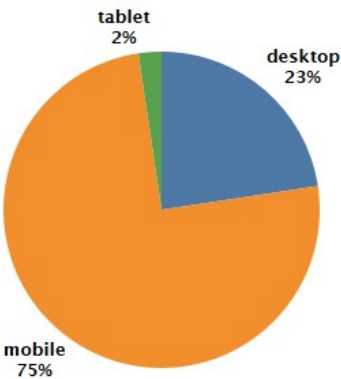
Most Expensive ZIP Codes 2024Q3



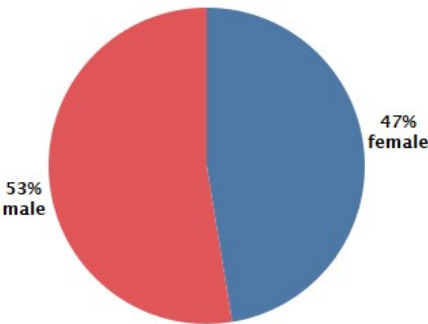
Most Affordable ZIP Codes 2024Q3



How are shoppers connecting 2024Q3



Male/Female Visitors 2024Q3



New York

is the Number 1 metro area outside of NJ searching for NJ beach property!

Number 2-10 metros are:

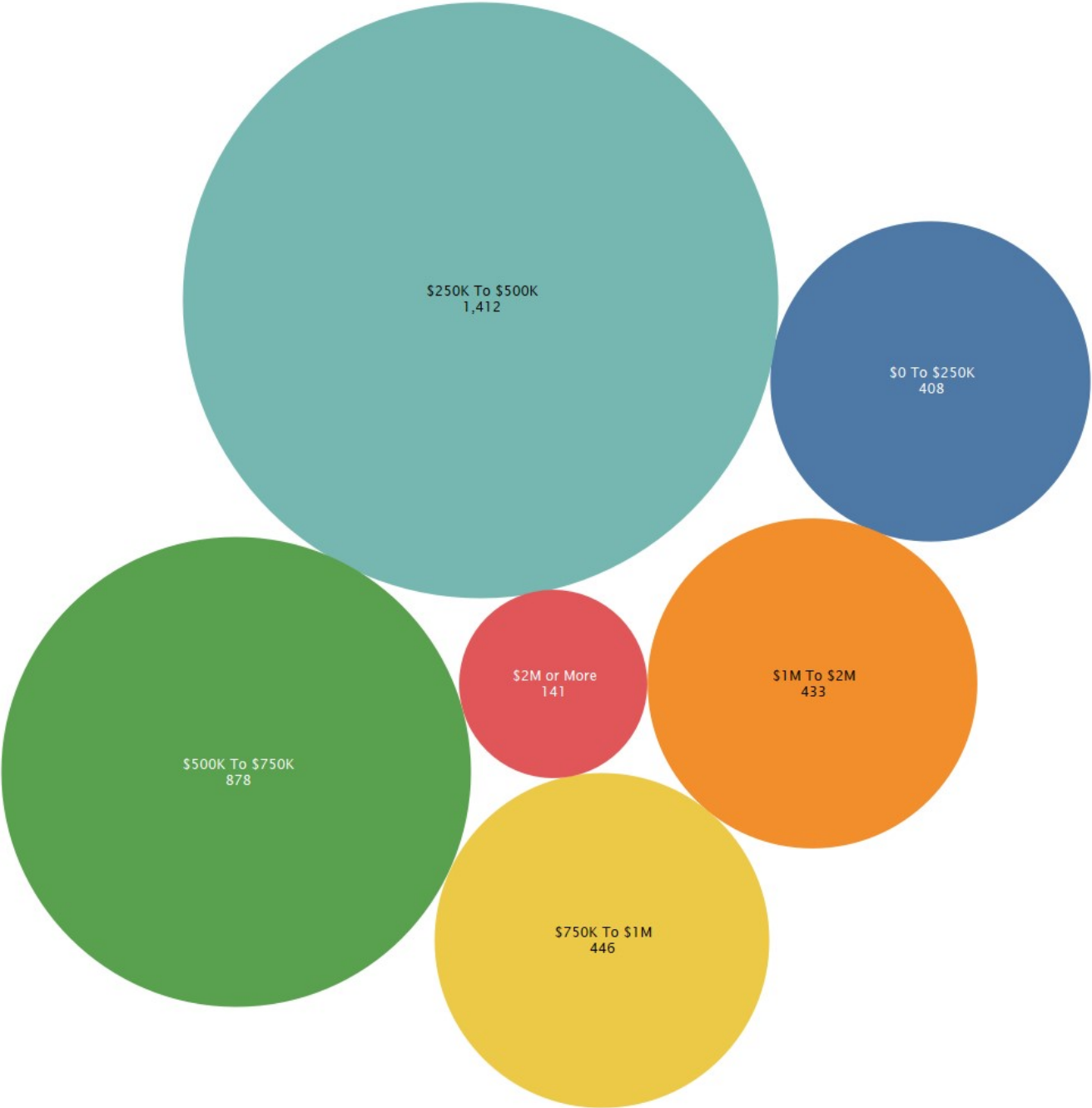
- Ashburn, VA
- Philadelphia, PA
- Boston, MA
- Atlanta, GA
- Dallas, TX
- Miami, FL
- Chicago, IL
- Orlando, FL
- Los Angeles, CA

New Market. Data Not Yet Available.

40%

NORTH CAROLINA

Price Breakdown by Number of Homes in the North Carolina Market 2024Q3



North Carolina

The total South Carolina market rose from \$3 billion in summer 2024 to \$3.3 billion resulting in a \$300 million increase.

Largest Markets

1	Oak Island	\$285,898,387	8.8%	6	Beaufort	\$164,679,483	5.0%
2	Wilmington	\$242,455,000	7.4%	7	Bald Head Island	\$136,840,393	4.2%
3	North Topsail Beach	\$214,854,402	6.6%	8	Emerald Isle	\$116,739,139	3.6%
4	Carolina Beach	\$208,115,849	6.4%	9	Holden Beach	\$98,776,047	3.0%
5	Ocean Isle Beach	\$203,996,887	6.2%	10	Sunset Beach	\$95,804,616	2.9%
Total North Carolina Market:						\$3,267,120,851	

Largest Home Markets

1	Oak Island	\$247,779,545	9.4%
2	Wilmington	\$205,943,100	7.8%
3	North Topsail Beach	\$193,741,925	7.3%
4	Ocean Isle Beach	\$178,785,338	6.8%
5	Carolina Beach	\$161,623,249	6.1%
6	Emerald Isle	\$104,274,239	3.9%
7	Bald Head Island	\$101,195,398	3.8%
8	Beaufort	\$95,212,058	3.6%
9	Wrightsville Beach	\$87,435,575	3.3%
10	Holden Beach	\$85,638,757	3.2%
Total North Carolina Home Market:		\$2,643,624,150	

Largest Land Markets

1	Beaufort	\$69,467,425	11.1%
2	Carolina Beach	\$46,492,600	7.5%
3	Oak Island	\$38,118,842	6.1%
4	Wilmington	\$36,511,900	5.9%
5	Bald Head Island	\$35,644,995	5.7%
6	Ocean Isle Beach	\$25,211,549	4.0%
7	North Topsail Beach	\$21,112,477	3.4%
8	Currituck	\$19,690,779	3.2%
9	Pine Knoll Shores	\$18,867,950	3.0%
10	Edenton	\$17,749,454	2.8%
Total North Carolina Land/Lot Market:		\$623,496,701	

Most Expensive Homes

1	Wrightsville Beach	\$3,643,149
2	Bald Head Island	\$2,023,908
3	Wilmington	\$1,971,809
4	Kure Beach	\$1,357,806
5	Holly Ridge	\$1,308,681

Most Affordable Homes

1	Plymouth	\$141,255
2	Jacksonville	\$217,180
3	Columbia	\$265,862
4	Vandemere	\$319,733
5	Neuse Forest	\$351,481

* Markets that start with “Other” (such as “Other Atlantic Coast”) are the total properties not yet associated with a known, named beach.

Most Listings

1	North Topsail Beach	387	6.6%	6	Hertford	226	3.9%
2	Oak Island	377	6.5%	7	Sunset Beach	220	3.8%
3	Beaufort	276	4.7%	8	New Bern	215	3.7%
4	Ocean Isle Beach	247	4.2%	9	Edenton	199	3.4%
5	Carolina Beach	230	3.9%	10	Currituck	178	3.0%

Total North Carolina Listings:

5,843

Most Listings

1	Oak Island	310	8.3%
2	North Topsail Beach	265	7.1%
3	Carolina Beach	202	5.4%
4	Ocean Isle Beach	196	5.3%
5	New Bern	170	4.6%
6	Sunset Beach	169	4.6%
7	Beaufort	155	4.2%
8	Currituck	139	3.7%
9	Fairfield Harbour	108	2.9%
10	Wilmington	106	2.9%

Total North Carolina Home Listings:

3,713

Most Listings

1	Hertford	160	7.5%
2	Belhaven	132	6.2%
3	North Topsail Beach	122	5.7%
4	Beaufort	121	5.7%
5	Edenton	103	4.8%
6	Holden Beach	72	3.4%
7	Minnesott Beach	71	3.3%
8	Oriental	70	3.3%
9	Whortonsville	70	3.3%
10	Oak Island	67	3.1%

Total North Carolina Lots:

2,130

Most Expensive Land Per Acre

Listings of Less Than 10 Acres

1	Atlantic Beach, NC	\$4,533,286
2	Bald Head Island, NC	\$1,639,604
3	Carolina Beach, NC	\$1,541,706
4	Ocean Isle Beach, NC	\$1,163,968
5	Morehead City, NC	\$1,152,966
6	Oak Island, NC	\$984,691
7	Emerald Isle, NC	\$773,257
8	Wilmington, NC	\$629,062

Listings of 10 Acres or More

1	Currituck, NC	27,495
2	Vandemere, NC	25,514
3	Beaufort, NC	23,672
4	Oriental, NC	21,081
5	Elizabeth City, NC	16,515
6	Hertford, NC	12,841
7	Chocowinity, NC	12,194
8	Edenton, NC	7,167

Most Affordable Land per Acre

Listings of Less Than 10 Acres

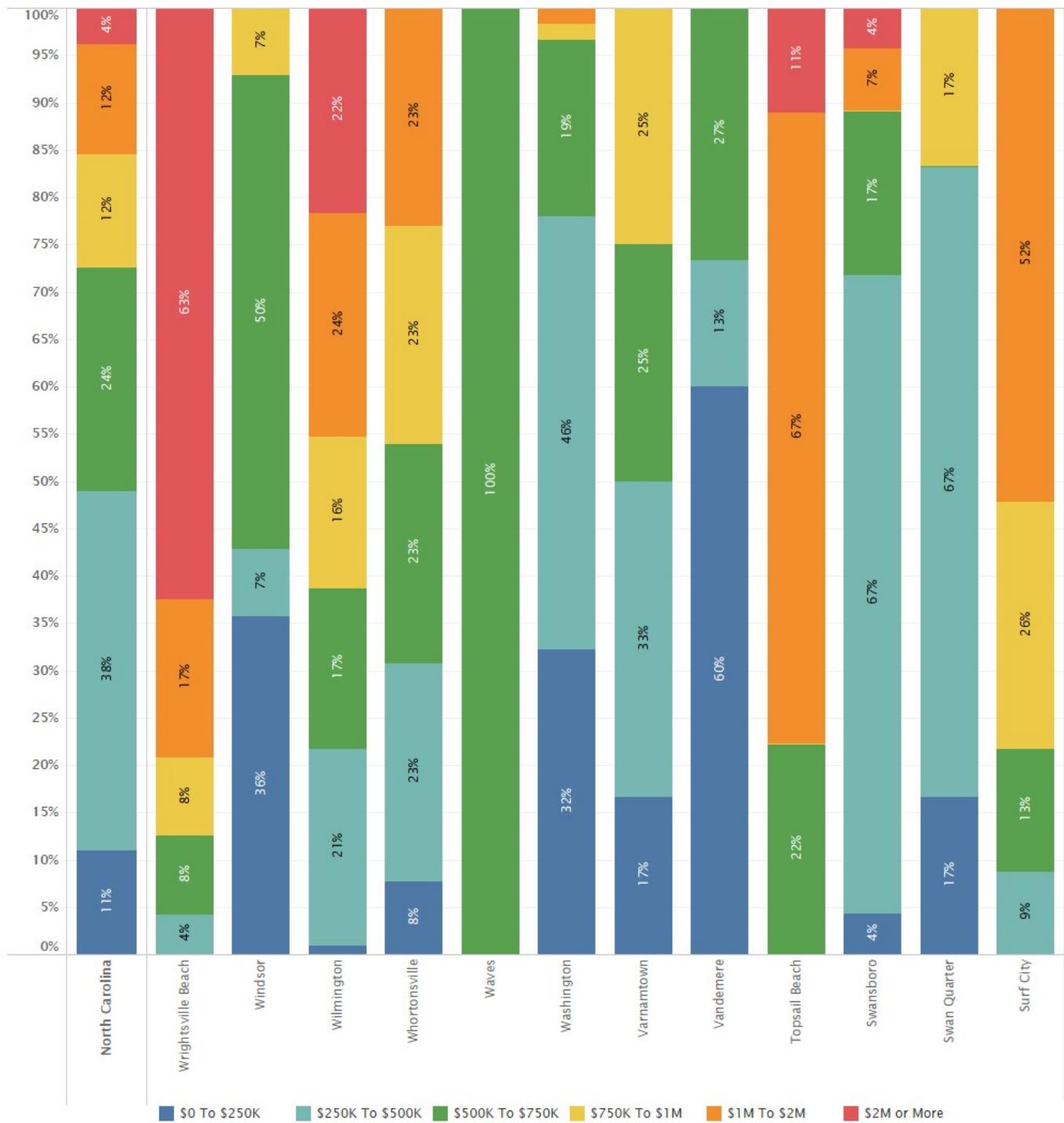
1	Vandemere, NC	\$28,429
2	Bayboro, NC	\$28,435
3	Camden, NC	\$43,795
4	Havelock, NC	\$46,373
5	Columbia, NC	\$48,285
6	Belhaven, NC	\$48,797
7	Hertford, NC	\$52,272
8	Bath, NC	\$65,424

Listings of 10 Acres or More

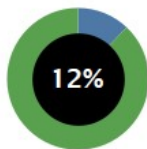
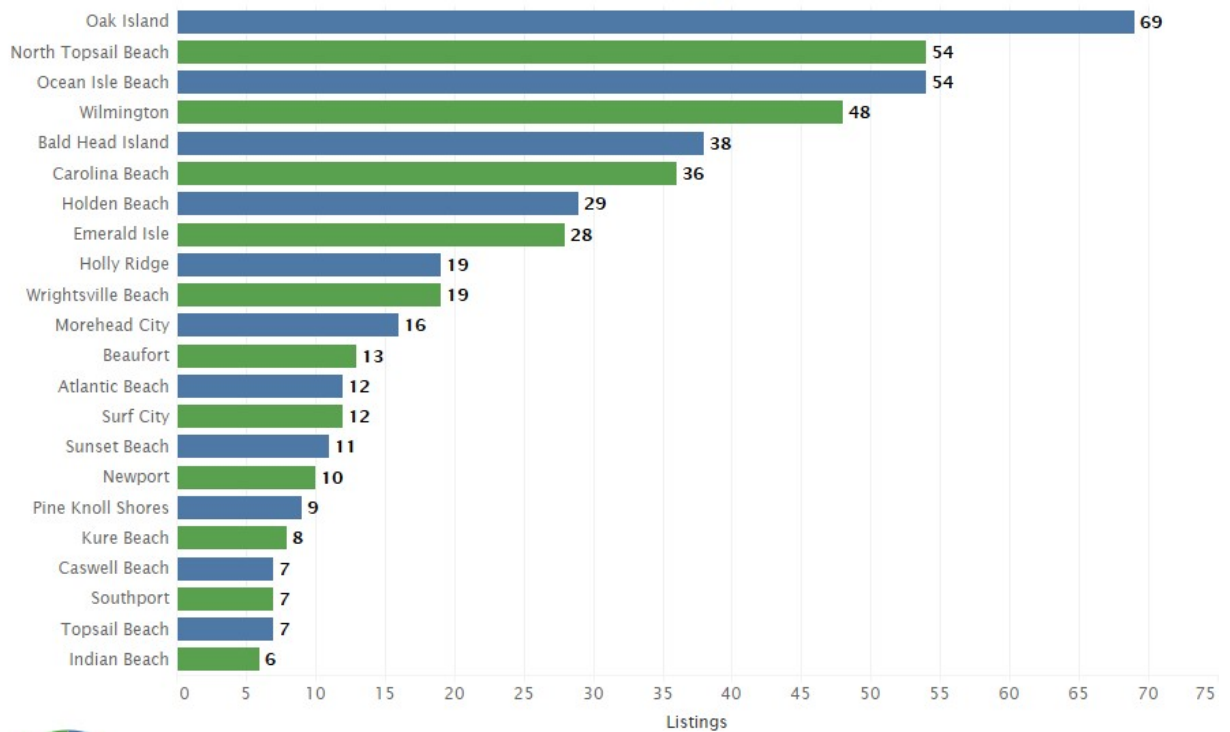
1	Columbia, NC	\$2,928
2	Edenton, NC	\$7,167
3	Chocowinity, NC	\$12,194
4	Hertford, NC	\$12,841
5	Elizabeth City, NC	\$16,515

* Markets that start with "Other" (such as "Other Atlantic Coast") are the total properties not yet associated with a known, named beach.

Price Breakdown by Percentage of Homes in the NORTH CAROLINA Market 2024Q3



Where Are The Million-Dollar Listings? 2024Q3

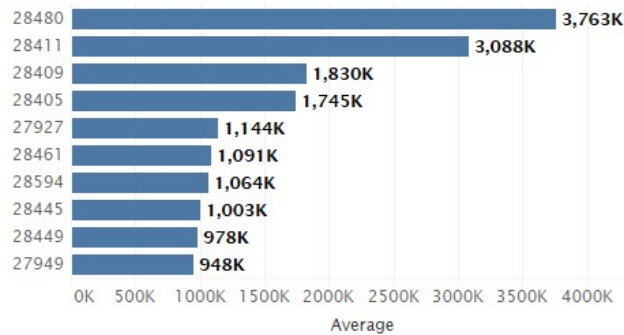


of \$1M+ Homes in North Carolina
are on Oak Island

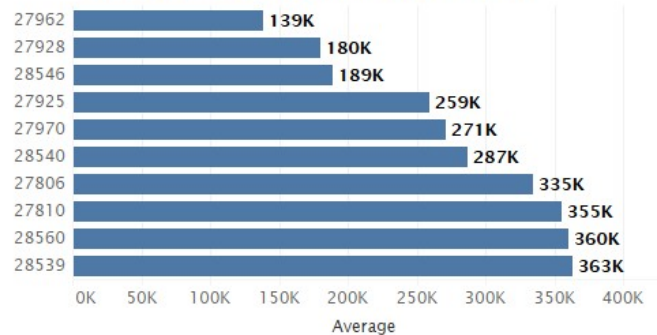
Total Number of \$1M+
Homes

574

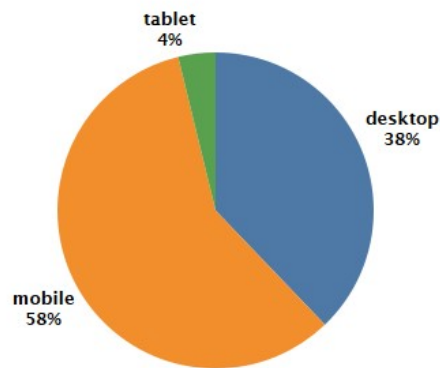
Most Expensive ZIP Codes 2024Q3



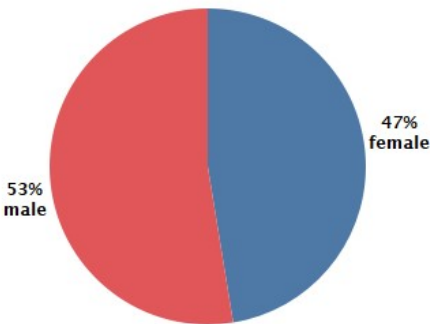
Most Affordable ZIP Codes 2024Q3



How are shoppers connecting 2024Q3



Male/Female Visitors 2024Q3



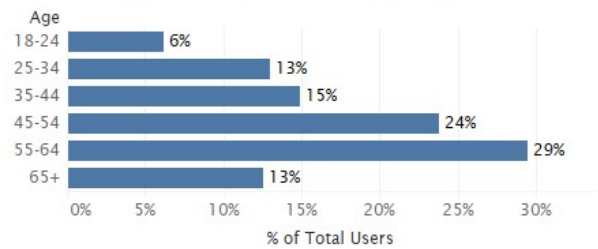
New York

is the Number 1 metro area outside of NC searching for NC beach property!

Number 2-10 metros are:

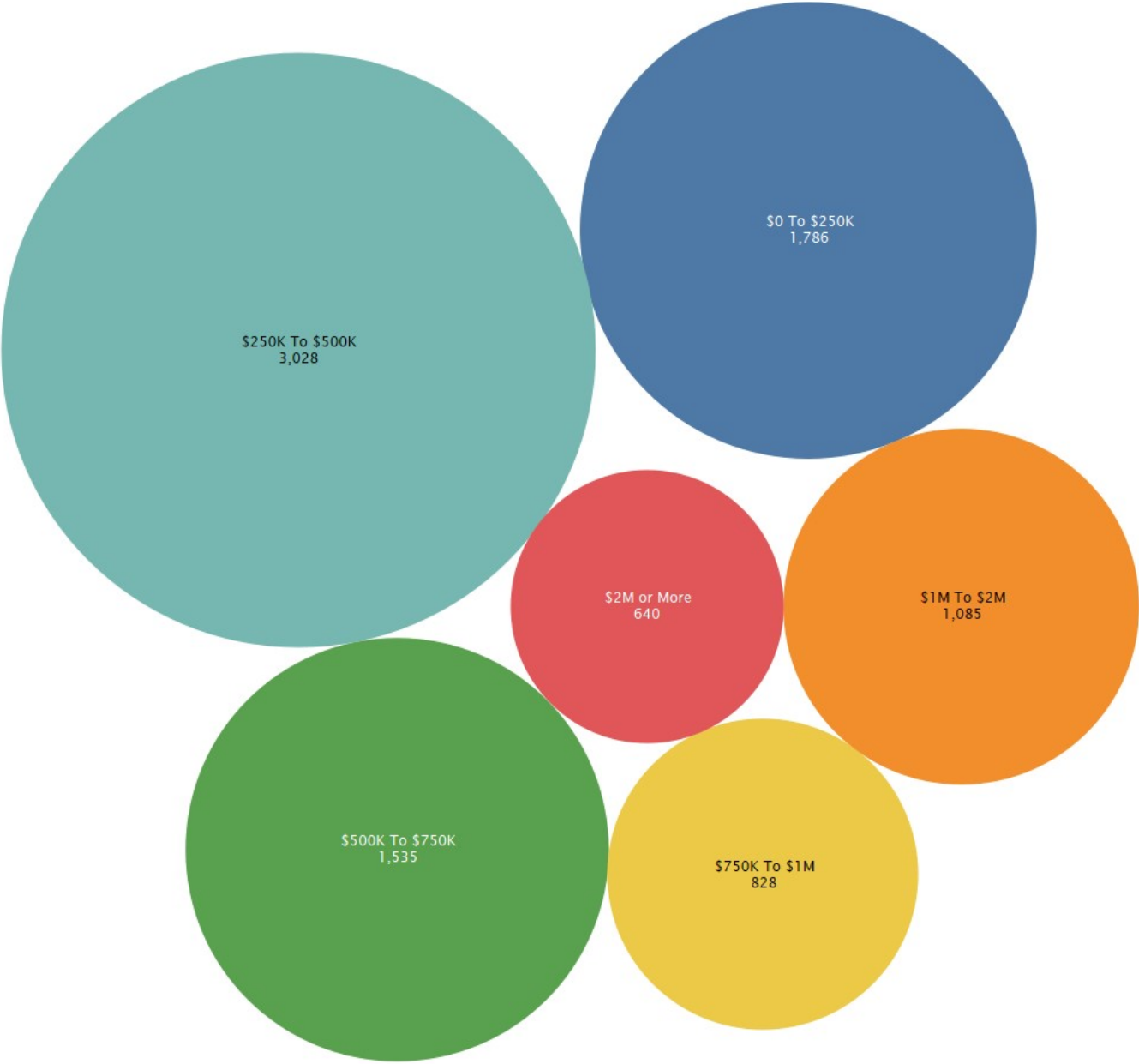
- Atlanta, GA
- New York, NY
- Chicago, IL
- Miami, FL
- Boston, MA
- Orlando, FL
- Dallas, TX
- Los Angeles, CA
- Virginia Beach, VA

What Age Groups are Shopping 2024Q3



SOUTH CAROLINA

Price Breakdown by Number of Homes in the South Carolina Market 2024Q3



South Carolina

The total South Carolina market fell from \$7.7 billion in summer 2024 to \$7.6 billion resulting in a \$100 million increase.

Largest Markets

1	Myrtle Beach	\$1,142,769,606	15.1%	6	North Myrtle Beach	\$563,414,402	7.4%
2	Mt Pleasant	\$817,466,734	10.8%	7	Charleston	\$551,816,138	7.3%
3	Hilton Head Island	\$805,496,063	10.6%	8	Okatie	\$358,366,702	4.7%
4	Johns Island	\$582,778,027	7.7%	9	Little River	\$222,294,816	2.9%
5	Bluffton	\$563,768,624	7.4%	10	Sullivan's Island	\$212,602,799	2.8%
Total South Carolina Market:						\$7,588,284,038	

Largest Home Markets

1	Myrtle Beach	\$1,073,997,204	15.5%
2	Hilton Head Island	\$762,832,471	11.0%
3	Mt Pleasant	\$751,333,445	10.8%
4	Charleston	\$540,495,138	7.8%
5	North Myrtle Beach	\$527,049,803	7.6%
6	Johns Island	\$512,642,990	7.4%
7	Bluffton	\$474,723,026	6.9%
8	Okatie	\$337,348,104	4.9%
9	Little River	\$192,036,666	2.8%
10	Isle of Palms	\$192,023,598	2.8%

Total South Carolina Home Market: \$6,928,285,611

Largest Land Markets

1	Bluffton	\$89,045,598	13.5%
2	Johns Island	\$70,135,037	10.6%
3	Myrtle Beach	\$68,772,402	10.4%
4	Mt Pleasant	\$66,133,289	10.0%
5	Beaufort	\$51,121,498	7.7%
6	Hilton Head Island	\$42,663,592	6.5%
7	North Myrtle Beach	\$36,364,599	5.5%
8	Little River	\$30,258,150	4.6%
9	Sullivan's Island	\$23,694,999	3.6%
10	Okatie	\$21,018,598	3.2%

Total South Carolina Land/Lot Market: \$659,998,427

Most Expensive Homes

1	Sullivan's Island	\$4,106,691
2	Isle of Palms	\$2,400,295
3	Charleston	\$1,632,916
4	Fripp Island	\$1,551,270
5	Seabrook Island	\$1,531,899

Most Affordable Homes

1	Little River	\$378,885
2	Surfside Beach	\$397,621
3	Myrtle Beach	\$404,417
4	North Myrtle Beach	\$518,583
5	Saint Helena Island	\$520,217

* Markets that start with "Other" (such as "Other Atlantic Coast") are the total properties not yet associated with a known, named beach.

Most Listings

1	Myrtle Beach	2,783	27.8%	6	Bluffton	584	5.8%
2	North Myrtle Beach	1,073	10.7%	7	Little River	550	5.5%
3	Hilton Head Island	785	7.8%	8	Surfside Beach	489	4.9%
4	Johns Island	625	6.2%	9	Charleston	350	3.5%
5	Mt Pleasant	618	6.2%	10	Pawleys Island	309	3.1%

Total South Carolina Listings:

10,021

Most Listings

1	Myrtle Beach	2,659	29.9%
2	North Myrtle Beach	1,023	11.5%
3	Hilton Head Island	708	8.0%
4	Mt Pleasant	539	6.1%
5	Little River	508	5.7%
6	Johns Island	505	5.7%
7	Surfside Beach	474	5.3%
8	Bluffton	472	5.3%
9	Charleston	331	3.7%
10	Pawleys Island	266	3.0%

Total South Carolina Home Listings:

8,902

Most Listings

1	Myrtle Beach	124	11.1%
2	Johns Island	120	10.7%
3	Bluffton	112	10.0%
4	Beaufort	88	7.9%
5	Mt Pleasant	79	7.1%
6	Hilton Head Island	77	6.9%
7	Daufuskie Island	64	5.7%
8	Okatie	57	5.1%
9	Edisto Island	51	4.6%
10	North Myrtle Beach	50	4.5%

Total South Carolina Lots:

1,119

Most Expensive Land Per Acre

Listings of Less Than 10 Acres

1	Charleston, SC	\$3,515,839
2	Surfside Beach, SC	\$1,097,863
3	North Myrtle Beach, SC	\$774,369
4	Murrells Inlet, SC	\$606,371
5	Myrtle Beach, SC	\$490,877
6	Georgetown, SC	\$487,959
7	Mt Pleasant, SC	\$413,333
8	Little River, SC	\$293,346

Listings of 10 Acres or More

1	Beaufort, SC	53,688
2	Johns Island, SC	48,851
3	Myrtle Beach, SC	40,210
4	Hollywood, SC	38,913

Most Affordable Land per Acre

Listings of Less Than 10 Acres

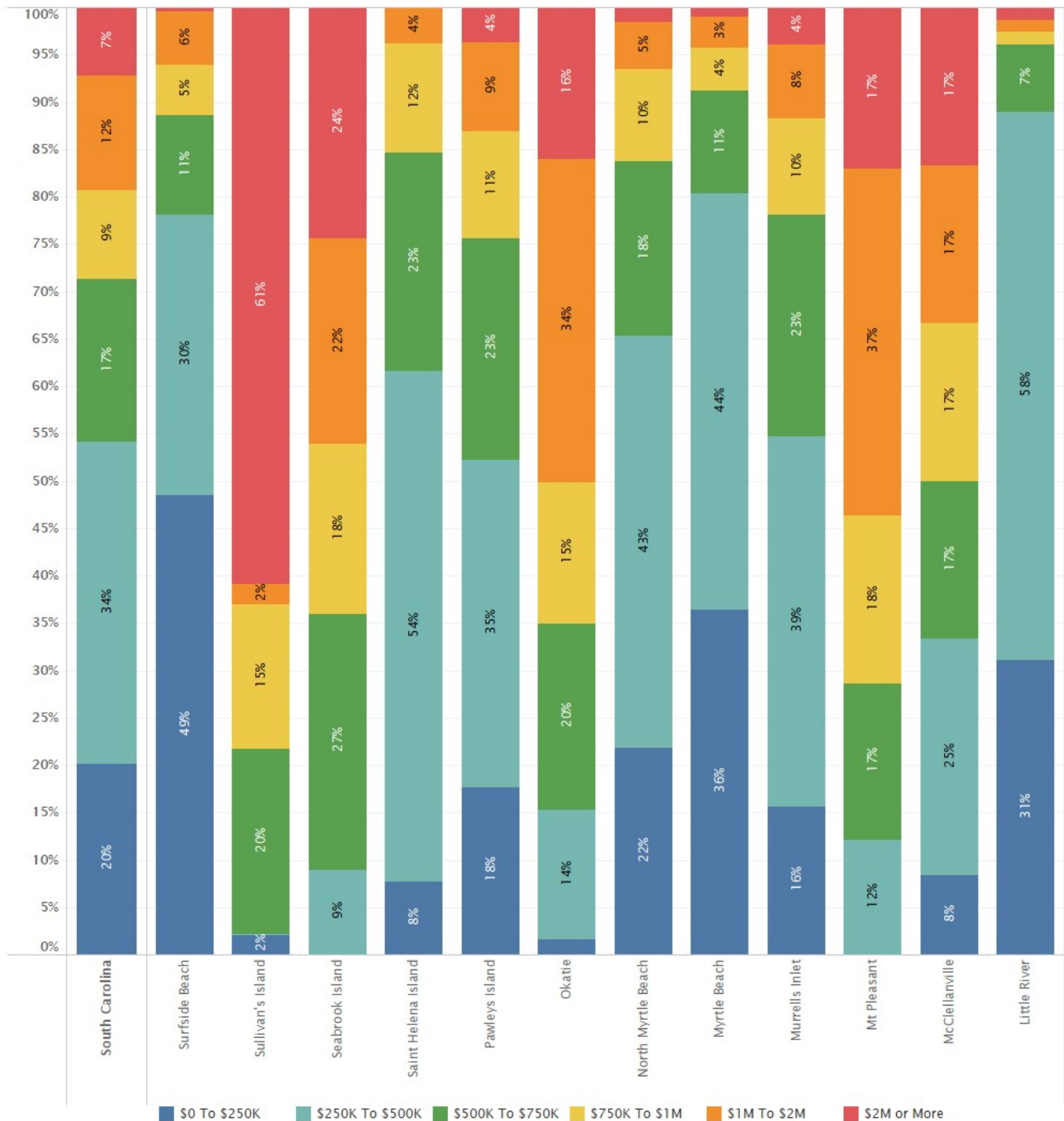
1	Hollywood, SC	\$77,796
2	McClellanville, SC	\$127,401
3	Beaufort, SC	\$137,757
4	Edisto Island, SC	\$147,592
5	Awendaw, SC	\$162,534
6	Johns Island, SC	\$172,371
7	Pawleys Island, SC	\$261,183
8	Little River, SC	\$293,346

Listings of 10 Acres or More

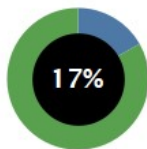
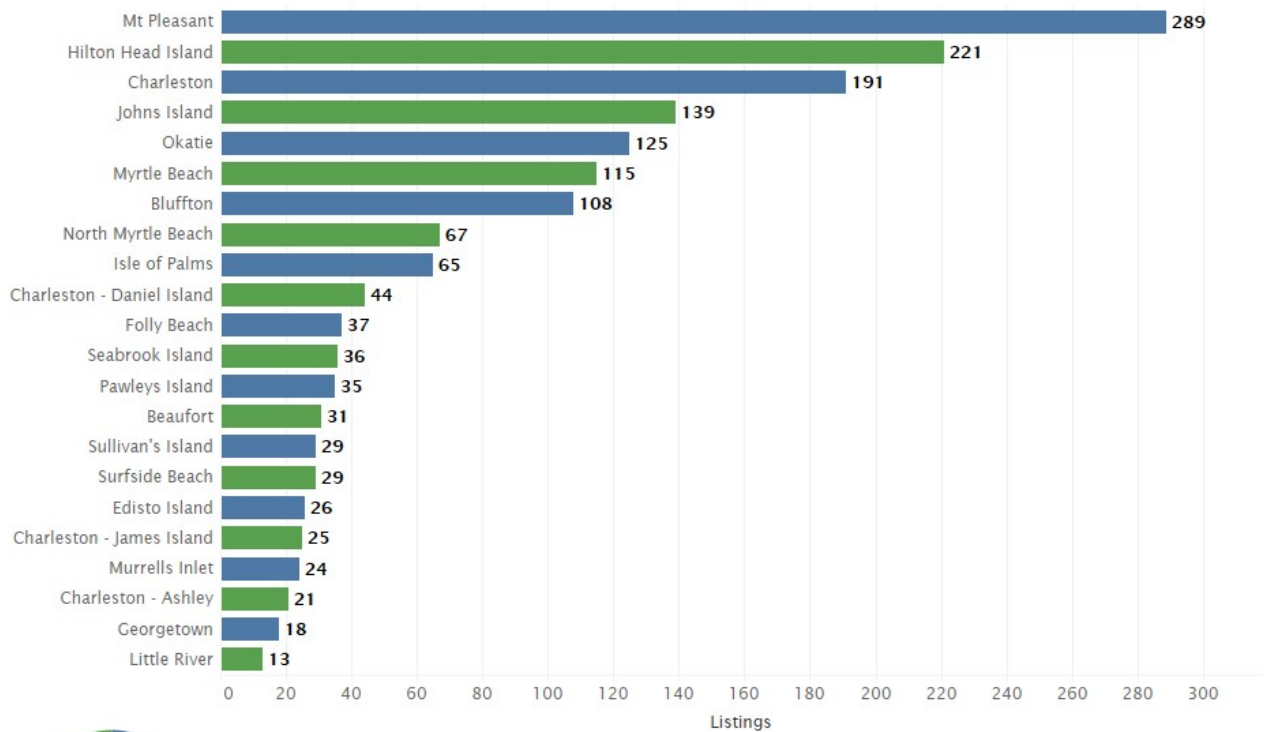
1	Hollywood, SC	\$38,913
2	Myrtle Beach, SC	\$40,210
3	Johns Island, SC	\$48,851
4	Beaufort, SC	\$53,688

* Markets that start with "Other" (such as "Other Atlantic Coast") are the total properties not yet associated with a known, named beach.

Price Breakdown by Percentage of Homes in the SOUTH CAROLINA Market 2024Q3



Where Are The Million-Dollar Listings? 2024Q3

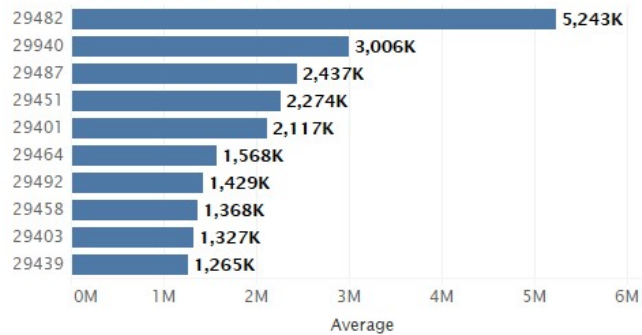


of \$1M+ Homes in South Carolina
are on Mt Pleasant

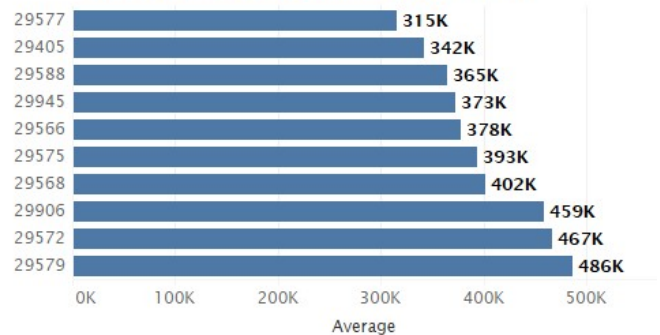
Total Number of \$1M+
Homes

1,725

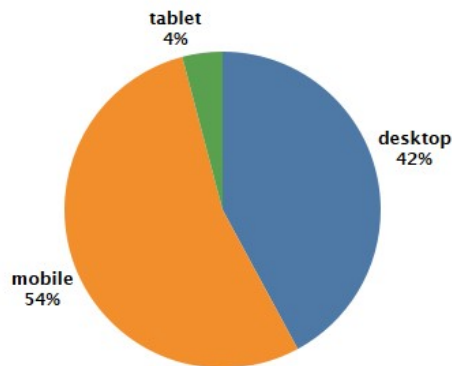
Most Expensive ZIP Codes 2024Q3



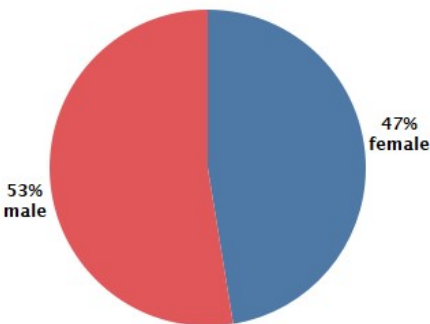
Most Affordable ZIP Codes 2024Q3



How are shoppers connecting 2024Q3



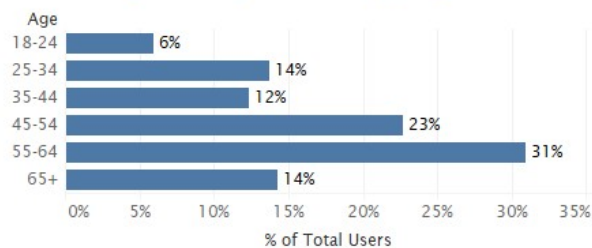
Male/Female Visitors 2024Q3



New York

is the Number 1 metro area outside of SC searching for SC beach property!

What Age Groups are Shopping 2024Q3



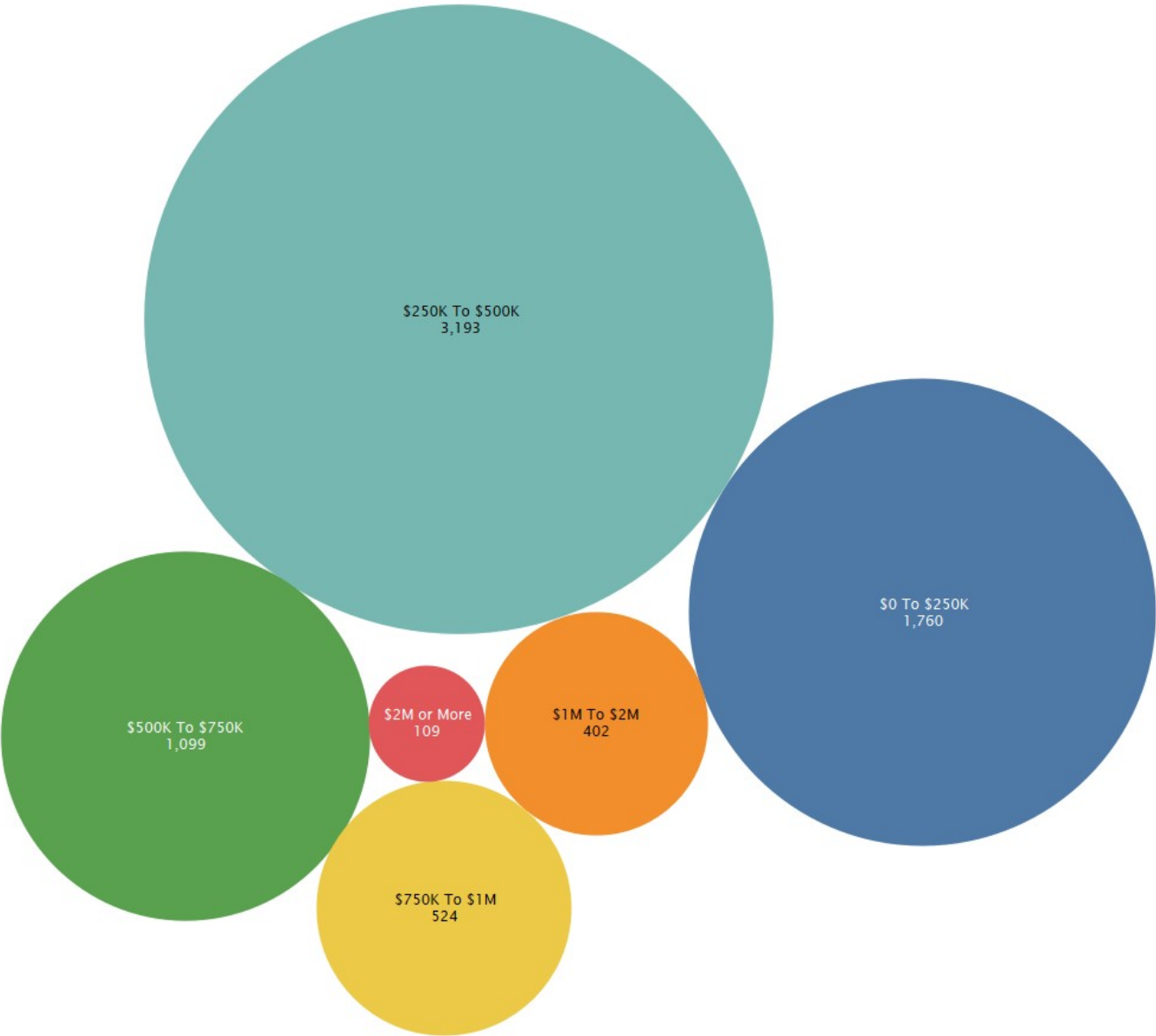
Number 2-10 metros are:

- New York, NY
- Ashburn, VA
- Chicago, IL
- Charlotte, NC
- Raleigh, NC
- Boston, MA
- Dallas, TX
- Miami, FL
- Boydton, VA



TEXAS

Price Breakdown by Number of Homes in the Texas Market 2024Q3



Texas

The total Texas market rose from \$4.3 billion in summer 2024 to \$4.4 billion resulting in a \$100 million increase.

Largest Markets

1	Galveston	\$962,886,113	22.0%	6	League City	\$207,743,887	4.7%
2	Corpus Christi	\$875,885,199	20.0%	7	Seabrook	\$188,158,264	4.3%
3	Port Aransas	\$455,347,812	10.4%	8	Surfside Beach	\$144,206,395	3.3%
4	Bolivar Peninsula	\$306,452,613	7.0%	9	Texas City	\$138,570,934	3.2%
5	Rockport	\$243,981,358	5.6%	10	Portland	\$102,728,214	2.3%
Total Texas Market:						\$4,377,597,435	

Largest Home Markets

1	Galveston	\$863,907,172	25.0%
2	Corpus Christi	\$696,369,252	20.2%
3	Port Aransas	\$387,782,458	11.2%
4	Bolivar Peninsula	\$222,480,611	6.4%
5	Rockport	\$189,621,498	5.5%
6	League City	\$187,137,574	5.4%
7	Seabrook	\$156,497,175	4.5%
8	Surfside Beach	\$114,854,471	3.3%
9	Texas City	\$80,012,750	2.3%
10	Aransas Pass	\$61,600,662	1.8%
Total Texas Home Market:		\$3,450,172,947	

Largest Land Markets

1	Corpus Christi	\$179,515,947	19.4%
2	Galveston	\$98,978,941	10.7%
3	Bolivar Peninsula	\$83,972,002	9.1%
4	Port Aransas	\$67,565,354	7.3%
5	Texas City	\$58,558,184	6.3%
6	Rockport	\$54,359,860	5.9%
7	Portland	\$51,109,844	5.5%
8	Hitchcock	\$35,032,913	3.8%
9	Seabrook	\$31,661,089	3.4%
10	Surfside Beach	\$29,351,924	3.2%
Total Texas Land/Lot Market:		\$927,424,488	

Most Expensive Homes

1	Port O'Connor	\$955,045
2	Port Aransas	\$914,581
3	South Padre Island	\$641,602
4	Surfside Beach	\$638,080
5	Galveston	\$616,636

Most Affordable Homes

1	Port Arthur	\$130,472
2	Freeport	\$188,632
3	Baytown	\$233,020
4	Hitchcock	\$269,980
5	Channelview	\$277,468

* Markets that start with "Other" (such as "Other Atlantic Coast") are the total properties not yet associated with a known, named beach.

Most Listings

1	Corpus Christi	2,227	22.1%	6	League City	438	4.3%
2	Galveston	1,720	17.1%	7	Texas City	413	4.1%
3	Bolivar Peninsula	808	8.0%	8	Seabrook	393	3.9%
4	Rockport	596	5.9%	9	Surfside Beach	287	2.9%
5	Port Aransas	557	5.5%	10	Aransas Pass	217	2.2%

Total Texas Listings:

10,070

Most Listings

1	Corpus Christi	1,881	26.5%
2	Galveston	1,401	19.8%
3	Port Aransas	424	6.0%
4	Bolivar Peninsula	392	5.5%
5	League City	383	5.4%
6	Rockport	367	5.2%
7	Seabrook	343	4.8%
8	Texas City	286	4.0%
9	Surfside Beach	180	2.5%
10	Portland	139	2.0%

Total Texas Home Listings:

7,087

Most Listings

1	Bolivar Peninsula	416	13.9%
2	Corpus Christi	346	11.6%
3	Galveston	319	10.7%
4	Rockport	229	7.7%
5	Port Aransas	133	4.5%
6	Texas City	127	4.3%
7	Bay City	118	4.0%
8	San Leon	108	3.6%
9	Surfside Beach	107	3.6%
10	Aransas Pass	95	3.2%

Total Texas Lots:

2,983

Most Expensive Land Per Acre

Listings of Less Than 10 Acres

1	Port Aransas, TX	\$2,593,978
2	Galveston, TX	\$731,517
3	South Padre Island, TX	\$688,734
4	Seabrook, TX	\$675,720
5	League City, TX	\$521,744
6	Corpus Christi, TX	\$511,219
7	Bay City, TX	\$498,271
8	Port Mansfield, TX	\$448,721

Listings of 10 Acres or More

1	Rockport, TX	118,210
2	Corpus Christi, TX	92,297
3	Portland, TX	59,326
4	Texas City, TX	53,853
5	Bolivar Peninsula, TX	29,545
6	Hitchcock, TX	23,637
7	Anahuac, TX	20,988
8	Port Lavaca, TX	15,471

Most Affordable Land per Acre

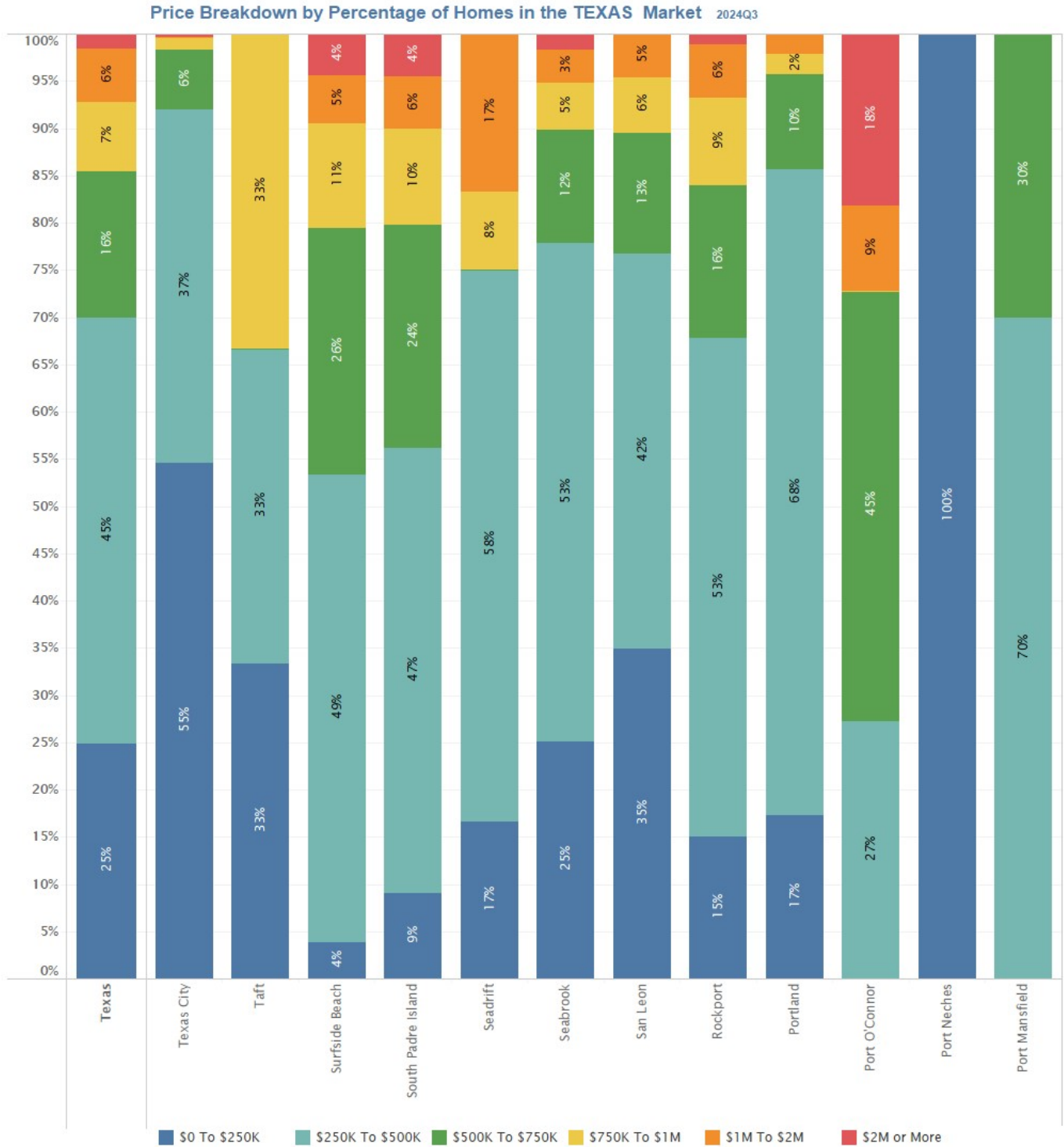
Listings of Less Than 10 Acres

1	Laguna Vista, TX	\$43,612
2	Aransas Pass, TX	\$76,046
3	Anahuac, TX	\$77,728
4	Port Lavaca, TX	\$78,174
5	Port Arthur, TX	\$88,652
6	La Marque, TX	\$122,150
7	Portland, TX	\$138,229
8	Hitchcock, TX	\$148,175

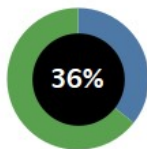
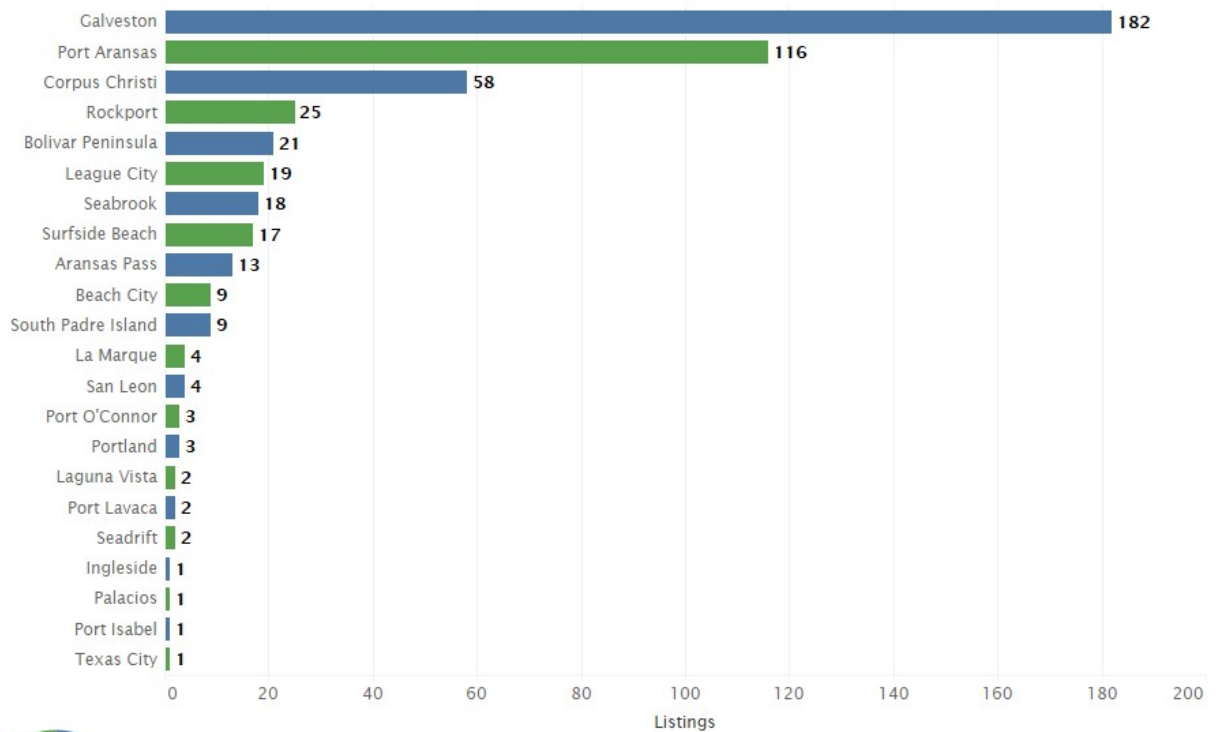
Listings of 10 Acres or More

1	Laguna Vista, TX	\$13,660
2	Port Lavaca, TX	\$15,471
3	Anahuac, TX	\$20,988
4	Hitchcock, TX	\$23,637
5	Bolivar Peninsula, TX	\$29,545

* Markets that start with “Other” (such as “Other Atlantic Coast”) are the total properties not yet associated with a known, named beach.



Where Are The Million-Dollar Listings? 2024Q3

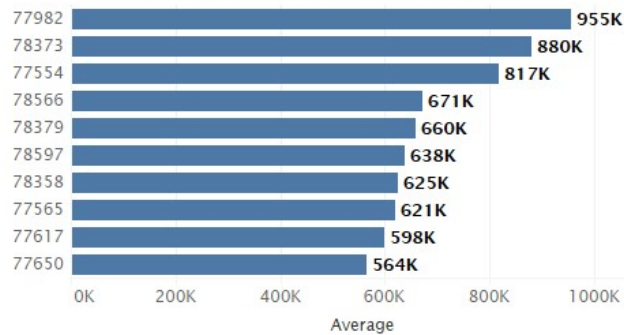


of \$1M+ Homes in Texas are on Galveston

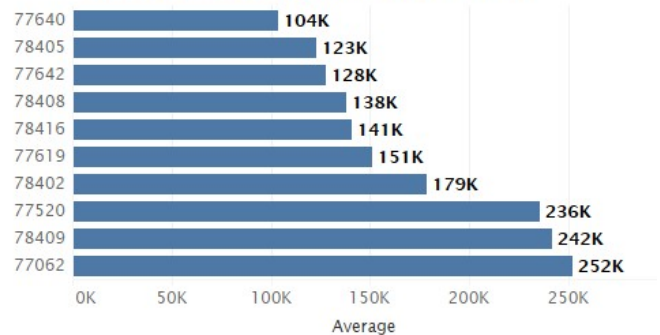
Total Number of \$1M+ Homes

511

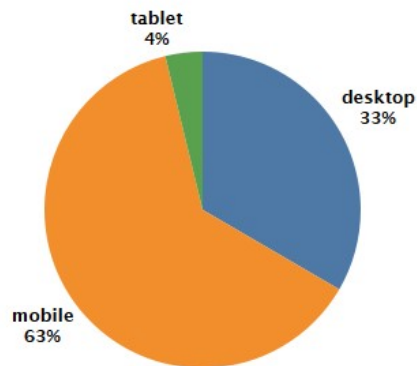
Most Expensive ZIP Codes 2024Q3



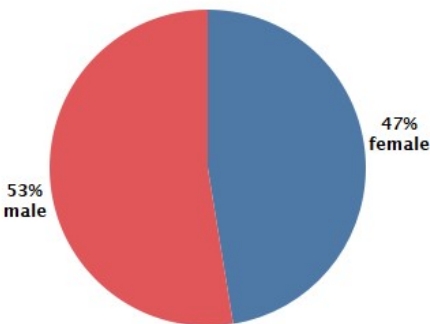
Most Affordable ZIP Codes 2024Q3



How are shoppers connecting 2024Q3



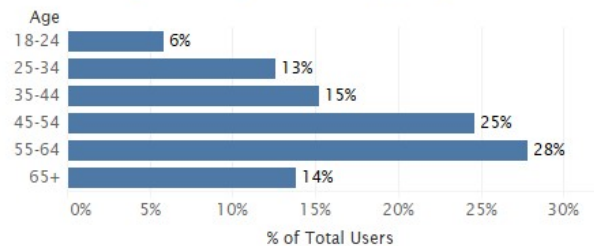
Male/Female Visitors 2024Q3



New York

is the Number 1 metro area outside of TX searching for TX beach property!

What Age Groups are Shopping 2024Q3

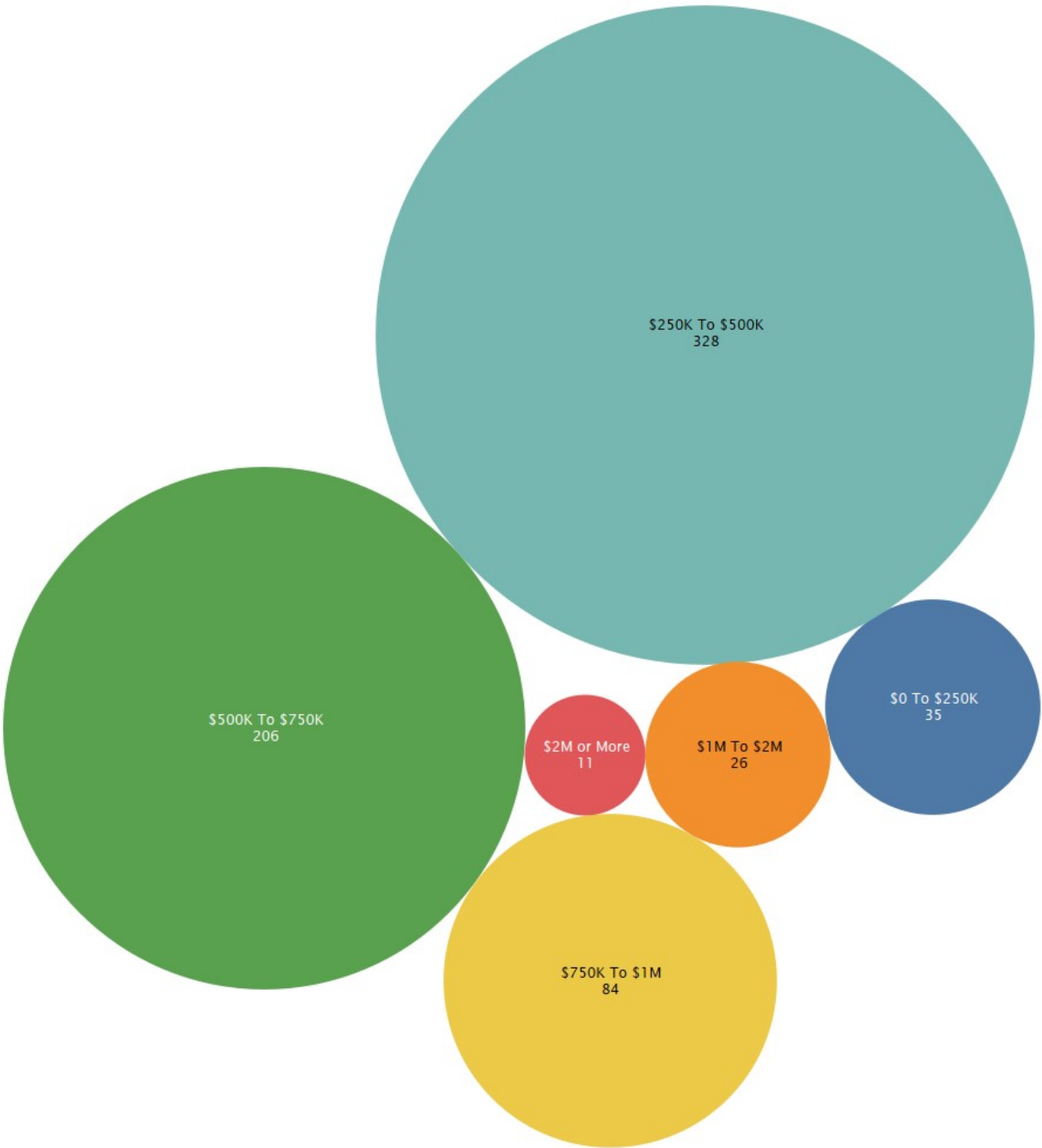


Number 2-10 metros are:

- New York, NY
- Los Angeles, CA
- Phoenix, AZ
- Ashburn, VA
- Denver, CO
- Oklahoma City, OK
- Seattle, WA
- Atlanta, GA
- Miami, FL

VIRGINIA

Price Breakdown by Number of Homes in the Virginia Market 2024Q3



Virginia

The total Virginia market fell from \$451 million in summer 2024 to \$436 million resulting in a \$15 million decrease.

Largest Markets

1	Woodbridge	\$85,339,442	19.6%	6	Montross	\$30,545,356	7.0%
2	King George	\$54,231,609	12.4%	7	Dumfries	\$26,905,096	6.2%
3	Statford	\$52,292,516	12.0%	8	Lorton	\$19,326,900	4.4%
4	Colonial Beach	\$50,022,351	11.5%	9	Chincoteague	\$16,841,700	3.9%
5	Kilmarnock	\$45,771,298	10.5%	10	Captains Cove	\$12,802,539	2.9%

Total Virginia Market: \$436,096,783

Largest Home Markets

1	Woodbridge	\$84,539,442	21.0%
2	Statford	\$49,038,716	12.2%
3	King George	\$48,184,009	12.0%
4	Colonial Beach	\$44,588,862	11.1%
5	Kilmarnock	\$42,986,599	10.7%
6	Montross	\$28,810,158	7.2%
7	Dumfries	\$24,704,596	6.1%
8	Chincoteague	\$15,508,900	3.9%
9	Lorton	\$13,093,900	3.3%
10	Captains Cove	\$12,411,640	3.1%

Total Virginia Home Market: \$401,916,798

Largest Land Markets

1	Lorton	\$6,233,000	18.2%
2	King George	\$6,047,600	17.7%
3	Colonial Beach	\$5,433,489	15.9%
4	Statford	\$3,253,800	9.5%
5	Kilmarnock	\$2,784,699	8.1%
6	Dumfries	\$2,200,500	6.4%
7	Montross	\$1,735,198	5.1%
8	Williamsburg	\$1,386,000	4.1%
9	Chincoteague	\$1,332,800	3.9%
10	Cape Charles	\$1,087,100	3.2%

Total Virginia Land/Lot Market: \$34,179,985

Most Expensive Homes

1	Kilmarnock	\$826,665
2	Diggs	\$738,211
3	Statford	\$690,686
4	King George	\$634,000
5	Cape Charles	\$626,708

Most Affordable Homes

1	Captains Cove	\$376,110
2	Colonial Beach	\$398,115
3	Montross	\$430,002
4	Dumfries	\$504,175
5	Woodbridge	\$603,853

* Markets that start with “Other” (such as “Other Atlantic Coast”) are the total properties not yet associated with a known, named beach.

Most Listings

1	Woodbridge	141	16.2%	6	Kilmarnock	70	8.1%
2	Colonial Beach	134	15.4%	7	Captains Cove	65	7.5%
3	Montross	99	11.4%	8	Dumfries	57	6.6%
4	King George	90	10.4%	9	Chincoteague	31	3.6%
5	Statford	82	9.4%	10	Cape Charles	26	3.0%
Total Virginia Listings:						868	

Most Listings

1	Woodbridge	140	20.3%
2	Colonial Beach	112	16.2%
3	King George	76	11.0%
4	Statford	71	10.3%
5	Montross	67	9.7%
6	Kilmarnock	52	7.5%
7	Dumfries	49	7.1%
8	Captains Cove	33	4.8%
9	Chincoteague	25	3.6%
10	Cape Charles	18	2.6%

Total Virginia Home Listings:

690

Most Listings

1	Captains Cove	32	18.0%
2	Montross	32	18.0%
3	Colonial Beach	22	12.4%
4	Kilmarnock	18	10.1%
5	King George	14	7.9%
6	Hague	11	6.2%
7	Lorton	11	6.2%
8	Statford	11	6.2%
9	Cape Charles	8	4.5%
10	Dumfries	8	4.5%

Total Virginia Lots:

178

Most Expensive Land Per Acre

Listings of Less Than 10 Acres

1	Lorton, VA	\$335,649
2	Hague, VA	\$88,213
3	Colonial Beach, VA	\$55,178
4	Captains Cove, VA	\$49,418
5	Montross, VA	\$45,054
6	Kilmarnock, VA	\$33,401

Listings of 10 Acres or More

1	King George, VA	21,198
2	Colonial Beach, VA	15,878

Most Affordable Land per Acre

Listings of Less Than 10 Acres

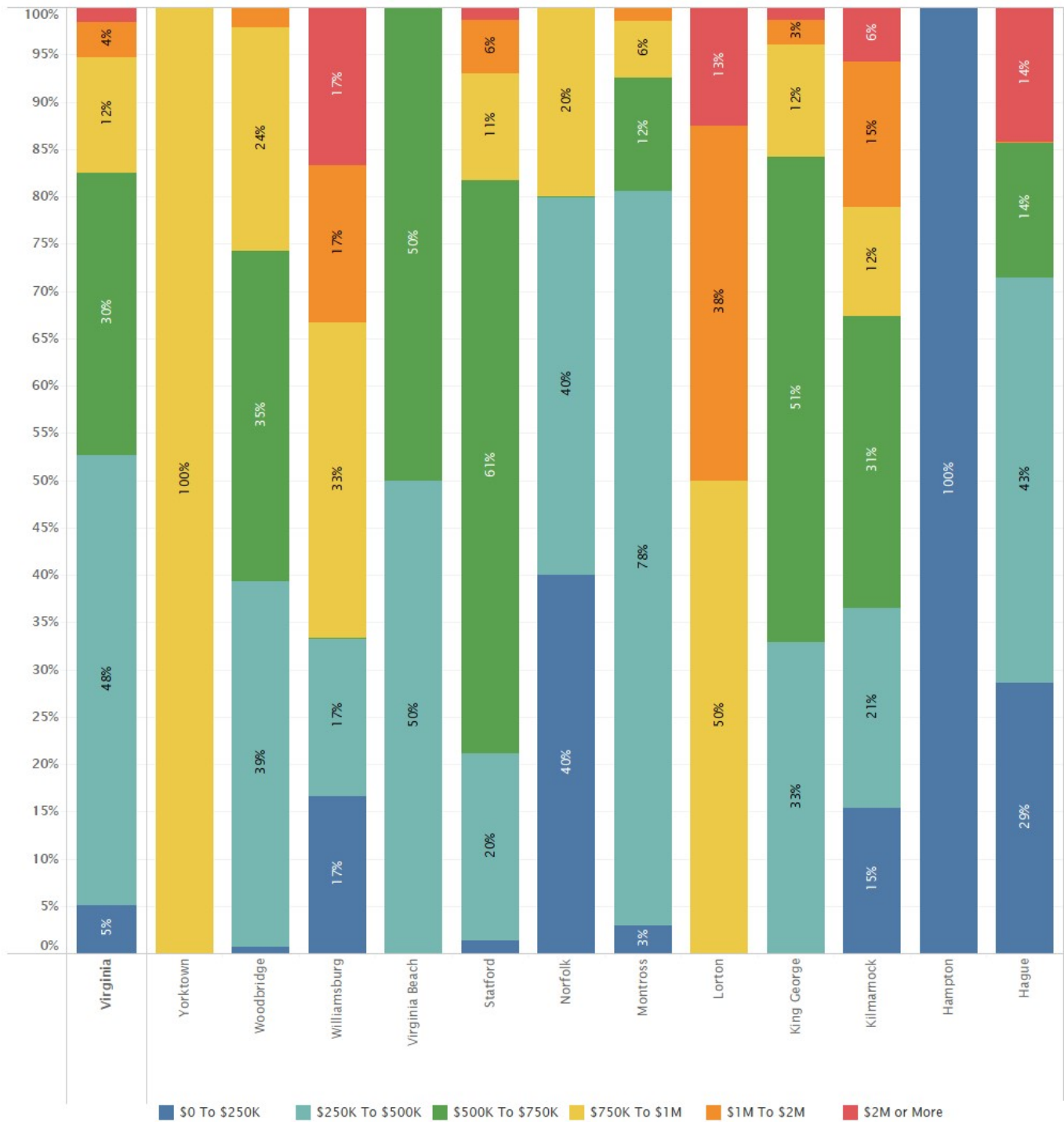
1	Kilmarnock, VA	\$33,401
2	Montross, VA	\$45,054
3	Captains Cove, VA	\$49,418
4	Colonial Beach, VA	\$55,178
5	Hague, VA	\$88,213
6	Lorton, VA	\$335,649

Listings of 10 Acres or More

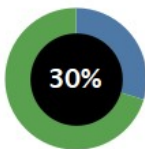
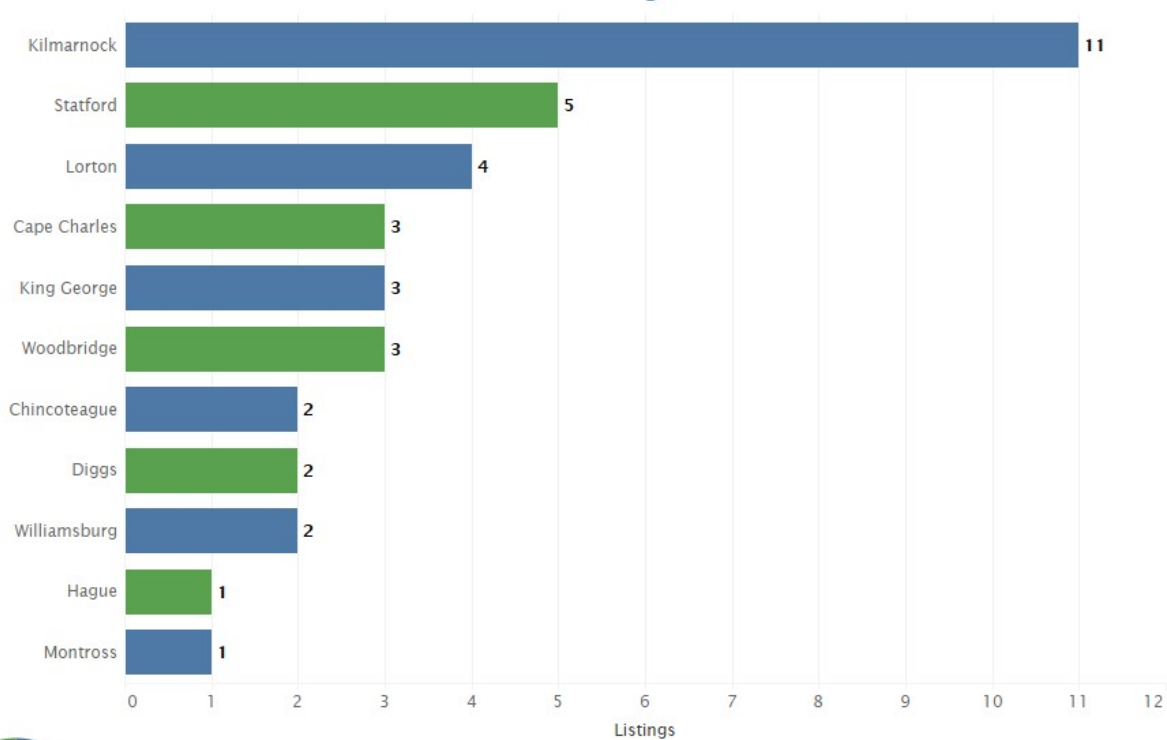
1	Colonial Beach, VA	\$15,878
2	King George, VA	\$21,198

* Markets that start with “Other” (such as “Other Atlantic Coast”) are the total properties not yet associated with a known, named beach.

Price Breakdown by Percentage of Homes in the VIRGINIA Market 2024Q3



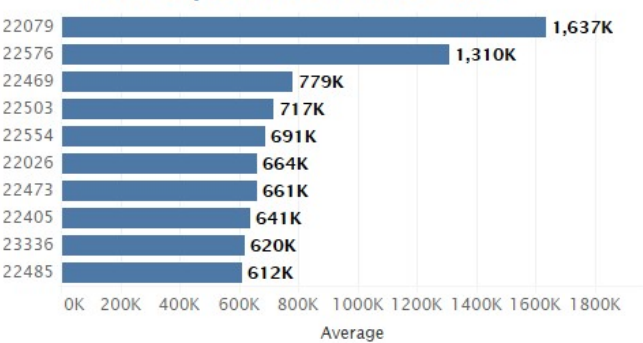
Where Are The Million-Dollar Listings? 2024Q3



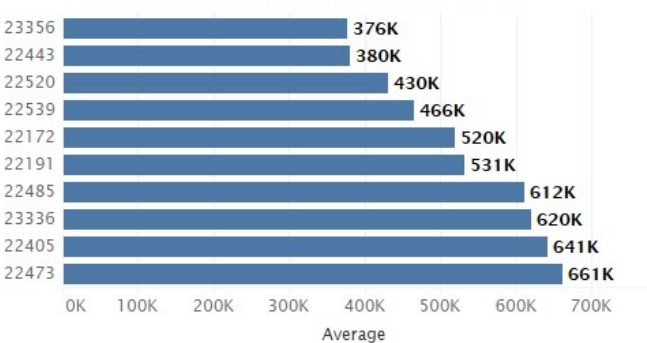
of \$1M+ Homes in Virginia are on Kilmarnock

Total Number of \$1M+ Homes 37

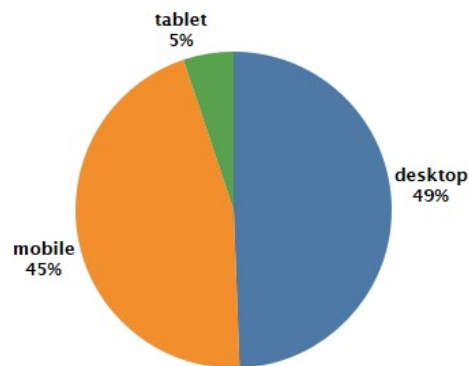
Most Expensive ZIP Codes 2024Q3



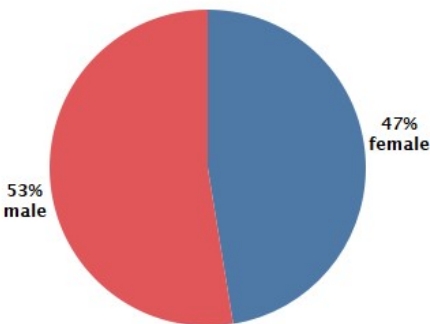
Most Affordable ZIP Codes 2024Q3



How are shoppers connecting 2024Q3



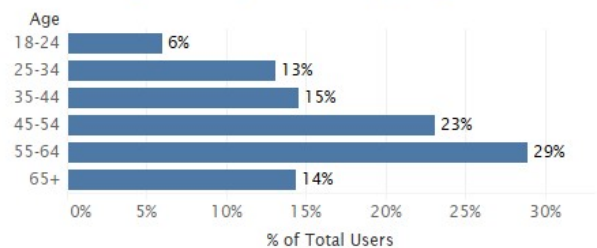
Male/Female Visitors 2024Q3



New York

is the Number 1 metro area outside of VA searching for VA beach property!

What Age Groups are Shopping 2024Q3



Number 2-10 metros are:

- Miami, FL
- New York, NY
- Atlanta, GA
- Dallas, TX
- Orlando, FL
- Tampa, FL
- Boston, MA
- Jacksonville, FL
- Nashville, TN

