



# **BEACH REAL ESTATE MARKET REPORT**

**SPRING 2025**

Chapter 1

Available Beach Homes and Land Report

Produced by

**BEACH-HOMES.COM**

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## 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](http://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](http://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](mailto:marketing@Beach-Homes.com).

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## CEO's Market Insights

What weird economic times, including continued stagnation in residential real estate. Fortunately, beach real estate has some tailwinds that are not common in most residential markets.

For background, our brokerage's website Beach-Homes.com is a tool for consumers worldwide to search from more than 100,000 beach homes, condos, and lots across the Atlantic and Gulf coasts (with West coast coming soon!).

Because we also operate full-service brokerages focused on beach real estate in multiple states, we have more beach real estate market information than any other brokerage, portal, or company. From all that data, here are some of my thoughts on the 2025 market.

1. Despite a slow start, 2025 will show **at least a 15% increase** in year-over-year number of transactions for beach real estate compared to 2024.

**Demand for appropriately priced** beach homes was strong in 2024 and will remain strong in 2025.

The number of transactions has not met demand because buyers are waiting to see a greater selection of property at **practical prices**. They “want what they want” but they have **no intention of overpaying, even on cash deals**.

2. People remain surprised that mortgage interest rates do not overly impact **beach real estate markets**. Beach properties are **discretionary purchases**.

In addition, beach home **buyers often pay cash** (particularly for second homes). And if they do wish to get a mortgage, buyers who can afford these properties can often get the best rates.

3. Many beach homeowners have been “overly aspirational” in setting their list price in 2024. I expect them (well, some of them) to become more realistic this year.

Any decently promoted beach home (or any home, for that matter) that is listed for sale for more than 60 days is simply overpriced. Period. Buyers know the home exists and they know it is for sale.

These buyers won't take the effort to even visit or negotiate if they perceive the seller is grossly unrealistic. It's not worth their time.

4. Speaking of overpriced homes, let me share this insight. I talk with agents across the country, some licensed with us, others we are working together with on transactions and referrals. A common complaint from home sellers is that a home languishing on the market for weeks or months “simply needs better marketing” by the agent.

Let me be candid. If such a property is listed publicly on the internet, then this “better marketing” idea **is a seller fallacy**.

There is solid market demand now and we have data showing that appropriately priced homes are selling very quickly. Any property languishing is due to price. Period. Just price.

**No amount of marketing can overcome overpricing.**

In fact, hyper-marketing an overpriced home can possibly be harmful, as more and more agents and buyers see, and then ignore, the property due to price. As more time passes, more people question, “I wonder what’s wrong with it?”

As with our personal reputation, we don’t want a property we are selling to “get a reputation” either!

5. People who have never sold a beach home often fail to realize that unlike primary residential homes, **beach real estate is “local” AND “national.”**

While buyers may love a specific beach area, many other buyers are long-distance buyers. This is even more common if the buyers are looking for either a second home or a home for their retirement.

Because of this, anyone selling a beach home or land will be well served to **think geographically broader than their local** market pricing.

Beach-Homes.com has many visitors **looking for beach homes on multiple beaches and often in multiple states.**

Beach property sellers must remember they are not just competing with just the other local sellers. They are **competing for the same buyer looking at similar properties on beaches that are in different states or coasts.** Having an agent who understands this can be invaluable.

Want to check out the beach real estate market now? Visit us at Beach-Homes.com where you can search more than 100,000 beach properties for sale right now!

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**Glenn S. Phillips**  
**CEO**

**“People remain surprised that mortgage interest rates do not overly impact beach real estate markets.”**

## 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 March of 2025, 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 2-month period ending February 28, 2025.

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.

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# Overall Top 10s

## Largest Markets

1	Naples, FL	\$7,751,497,227	6	Sunny Isles Beach, FL	\$2,733,806,389
2	Fort Lauderdale, FL	\$4,536,771,236	7	Boca Raton, FL	\$2,680,353,866
3	Palm Beach, FL	\$3,627,041,774	8	North Naples, FL	\$2,679,765,886
4	Tittabawasee River, FL	\$3,515,562,706	9	Miami - Surfside, FL	\$2,444,598,862
5	Miami - South Miami, FL	\$3,141,801,624	10	Sarasota, FL	\$2,302,781,012

## Largest Home Markets

1	Naples, FL	\$7,238,733,425
2	Fort Lauderdale, FL	\$4,323,373,098
3	Tittabawasee River, FL	\$3,347,761,457
4	Palm Beach, FL	\$3,309,796,774
5	Miami - South Miami, FL	\$2,942,796,329
6	Sunny Isles Beach, FL	\$2,722,441,339
7	Boca Raton, FL	\$2,642,260,866
8	North Naples, FL	\$2,553,126,187
9	Miami - Surfside, FL	\$2,204,579,862
10	Sarasota, FL	\$2,173,519,985

## Largest Home Markets

1	Naples, FL	\$512,763,802
2	Palm Beach, FL	\$317,245,000
3	Fort Myers Beach, FL	\$275,710,786
4	Cape Coral, FL	\$245,176,215
5	Miami - Surfside, FL	\$240,019,000
6	Fort Lauderdale, FL	\$213,398,138
7	Tampa, FL	\$205,450,488
8	Miami - South Miami, FL	\$199,005,295
9	Santa Rosa Beach, FL	\$182,262,309
10	Marco Island, FL	\$175,258,295

## Most Expensive Homes

1	Manalapan, FL	\$64,971,750
2	Miami - Palm Island, FL	\$30,343,615
3	Miami - Hibiscus Island, FL	\$17,849,993
4	Miami - Fisher Island, FL	\$15,836,800
5	Jupiter Island, FL	\$11,591,997
6	Palm Beach, FL	\$7,573,906
7	Coral Gables, FL	\$6,840,774
8	Edgartown, MA	\$6,252,077
9	Miami - Venetian Islands, FL	\$6,091,639
10	Greenwich, CT	\$6,030,929

## Most Affordable Homes

1	Port Arthur, TX	\$133,907
2	Plymouth, NC	\$153,442
3	Pascagoula, MS	\$184,304
4	Port Norris, NJ	\$191,833
5	Freeport, TX	\$201,486
6	Houma, LA	\$207,467
7	Baytown, TX	\$218,669
8	Larose, LA	\$233,150
9	Penns Grove, NJ	\$233,504
10	Jacksonville, NC	\$236,151

## Most Listings

Cape Coral, FL	3,984	Punta Gorda, FL	2,257
Myrtle Beach, SC	2,817	Fort Lauderdale, FL	1,890
St. Petersburg, FL	2,665	Galveston, TX	1,812
Naples, FL	2,447	Tampa, FL	1,673
Corpus Christi, TX	2,269	Port Charlotte, FL	1,671

\* 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

Cape Coral, FL	2,850
Myrtle Beach, SC	2,698
St. Petersburg, FL	2,512
Naples, FL	2,156
Corpus Christi, TX	1,947
Fort Lauderdale, FL	1,850
Tampa, FL	1,540
Sarasota, FL	1,455
Galveston, TX	1,445
Bradenton, FL	1,436

### Most Homes Available

Cape Coral, FL	1,134
Port Charlotte, FL	841
Punta Gorda, FL	823
Bolivar Peninsula, TX	422
Galveston, TX	367
Bay St. Louis, MS	355
Corpus Christi, TX	322
Naples, FL	291
Pine Island, FL	289
Santa Rosa Beach, FL	252

### Most Expensive Land Per Acre

#### Listings of Less Than 10 Acres

1	Miami - Miami Beach, FL	\$25,649,714
2	Fort Lauderdale, FL	\$18,306,275
3	Alys Beach, FL	\$14,551,974
4	Lido Key, FL	\$11,614,679
5	Hollywood, FL	\$11,353,957
6	Watersound, FL	\$10,565,432
7	Anna Maria, FL	\$10,152,000
8	Indian Rocks Beach, FL	\$9,365,913
9	Miami - North Miami, FL	\$8,314,714
10	Miami - South Miami, FL	\$7,989,949

#### Listings of 10 Acres or More

1	Key Largo, FL	\$207,304
2	Santa Rosa Beach, FL	\$200,044
3	Port Charlotte, FL	\$182,386
4	Freeport, FL	\$144,326
5	Miami - Homestead, FL	\$136,470
6	Rockport, TX	\$117,137
7	Cape Charles, VA	\$83,046
8	Sugarloaf Key, FL	\$69,891
9	Islamorada, FL	\$69,825
10	Myrtle Beach, SC	\$68,996

### Most Affordable Land Per Acre

#### Listings of Less Than 10 Acres

1	Vandemere, NC	\$24,802
2	Bayboro, NC	\$25,117
3	Hoopers Island, MD	\$27,782
4	Crisfield, MD	\$30,915
5	Cape Charles, VA	\$32,920
6	Princess Anne, MD	\$34,530
7	Chocowinity, NC	\$39,987
8	Kilmarnock, VA	\$40,115
9	Saint James, MD	\$41,371
10	Darien, GA	\$42,235

#### Listings of 10 Acres or More

1	Pascagoula, MS	\$4,218
2	New Orleans, LA	\$4,403
3	Edenton, NC	\$5,152
4	Hoopers Island, MD	\$5,470
5	Bay City, TX	\$8,475
6	Cedar Key, FL	\$9,604
7	Bay St. Louis, MS	\$10,595
8	Colonial Beach, VA	\$12,503
9	Beaufort, SC	\$12,720
10	Hertford, NC	\$12,996

\* 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:	Orange Beach	\$716,403,801
Connecticut:	Westport	\$113,545,900
Delaware:	Rehoboth Beach	\$264,496,560
Florida:	Naples	\$7,751,497,227
Georgia:	St. Simons Island	\$169,325,339
Louisiana:	New Orleans	\$29,720,599
Maryland:	Ocean City	\$298,339,101
Massachusetts:	Boston	\$909,173,165
Mississippi:	Biloxi	\$168,956,346
New Hampshire:	Portsmouth	\$193,442,023
New Jersey:	Avalon Beach	\$310,217,293
North Carolina:	Oak Island	\$304,981,236
South Carolina:	Myrtle Beach	\$1,186,433,442
Texas:	Galveston	\$1,042,608,675
Virginia:	Woodbridge	\$76,295,070

## Most Listings

Alabama:	Gulf Shores	999
Connecticut:	Milford	58
Delaware:	Long Neck	293
Florida:	Cape Coral	3,984
Georgia:	St. Marys	138
Louisiana:	New Orleans	201
Maryland:	Baltimore	693
Massachusetts:	Boston	407
Mississippi:	Bay St. Louis	553
New Hampshire:	Portsmouth	157
New Jersey:	Wildwood Beach	126
North Carolina:	Oak Island	410
South Carolina:	Myrtle Beach	2,817
Texas:	Corpus Christi	2,269
Virginia:	Colonial Beach	156

\* 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:	Orange Beach	\$656,295,504
Connecticut:	Fairfield	\$107,183,999
Delaware:	Rehoboth Beach	\$247,426,660
Florida:	Naples	\$7,238,733,425
Georgia:	St. Simons Island	\$167,544,239
Louisiana:	New Orleans	\$16,678,299
Maryland:	Ocean City	\$292,318,201
Massachusetts:	Boston	\$871,355,265
Mississippi:	Biloxi	\$109,646,422
New Hampshire:	Portsmouth	\$158,032,623
New Jersey:	Avalon Beach	\$310,217,293
North Carolina:	Oak Island	\$266,620,659
South Carolina:	Myrtle Beach	\$1,119,212,143
Texas:	Galveston	\$925,534,483
Virginia:	Woodbridge	\$75,150,070

## Most Homes Available

Alabama:	Gulf Shores	923
Connecticut:	Milford	50
Delaware:	Long Neck	270
Florida:	Cape Coral	2,850
Georgia:	St. Simons Island	97
Louisiana:	New Orleans	61
Maryland:	Baltimore	676
Massachusetts:	Boston	400
Mississippi:	Biloxi	302
New Hampshire:	Portsmouth	138
New Jersey:	Wildwood Beach	121
North Carolina:	Oak Island	335
South Carolina:	Myrtle Beach	2,698
Texas:	Corpus Christi	1,947
Virginia:	Colonial Beach	122

\* 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:	Orange Beach	\$60,108,297
Connecticut:	Darien	\$17,700,000
Delaware:	Bethany Beach	\$43,399,600
Florida:	Naples	\$512,763,802
Georgia:	St. Marys	\$9,110,690
Louisiana:	Houma	\$22,123,595
Maryland:	Huntingtown	\$37,697,500
Massachusetts:	Boston	\$37,817,900
Mississippi:	Diamondhead	\$68,042,233
New Hampshire:	Rye	\$12,248,000
New Jersey:	Harvey Cedars	\$22,789,000
North Carolina:	Beaufort	\$75,380,400
South Carolina:	Johns Island	\$86,175,006
Texas:	Corpus Christi	\$138,865,238
Virginia:	Cape Charles	\$25,946,900

## Most Land Available

Alabama:	Fairhope	151
Connecticut:	Groton	14
Delaware:	Bethany Beach	28
Florida:	Cape Coral	1,134
Georgia:	St. Marys	77
Louisiana:	New Orleans	140
Maryland:	Worton	56
Massachusetts:	Fairhaven	10
Mississippi:	Bay St. Louis	355
New Hampshire:	Dover	8
New Jersey:	Keansburg	18
North Carolina:	Beaufort	132
South Carolina:	Myrtle Beach	119
Texas:	Bolivar Peninsula	422
Virginia:	Montross	44

\* 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	\$1,756,352
Connecticut:	Greenwich	\$6,030,929
Delaware:	Dewey Beach	\$1,883,808
Florida:	Manalapan	\$64,971,750
Georgia:	St. Simons Island	\$1,727,260
Louisiana:	Cameron	\$355,440
Maryland:	Oxford	\$3,331,750
Massachusetts:	Edgartown	\$6,252,077
Mississippi:	Pass Christian	\$619,575
New Hampshire:	Rye	\$2,127,854
New Jersey:	Deal	\$4,870,838
North Carolina:	Wrightsville Beach	\$2,294,036
South Carolina:	Sullivan's Island	\$3,843,892
Texas:	Port Aransas	\$887,141
Virginia:	Diggs	\$1,006,380

### Most Affordable Homes\*\*

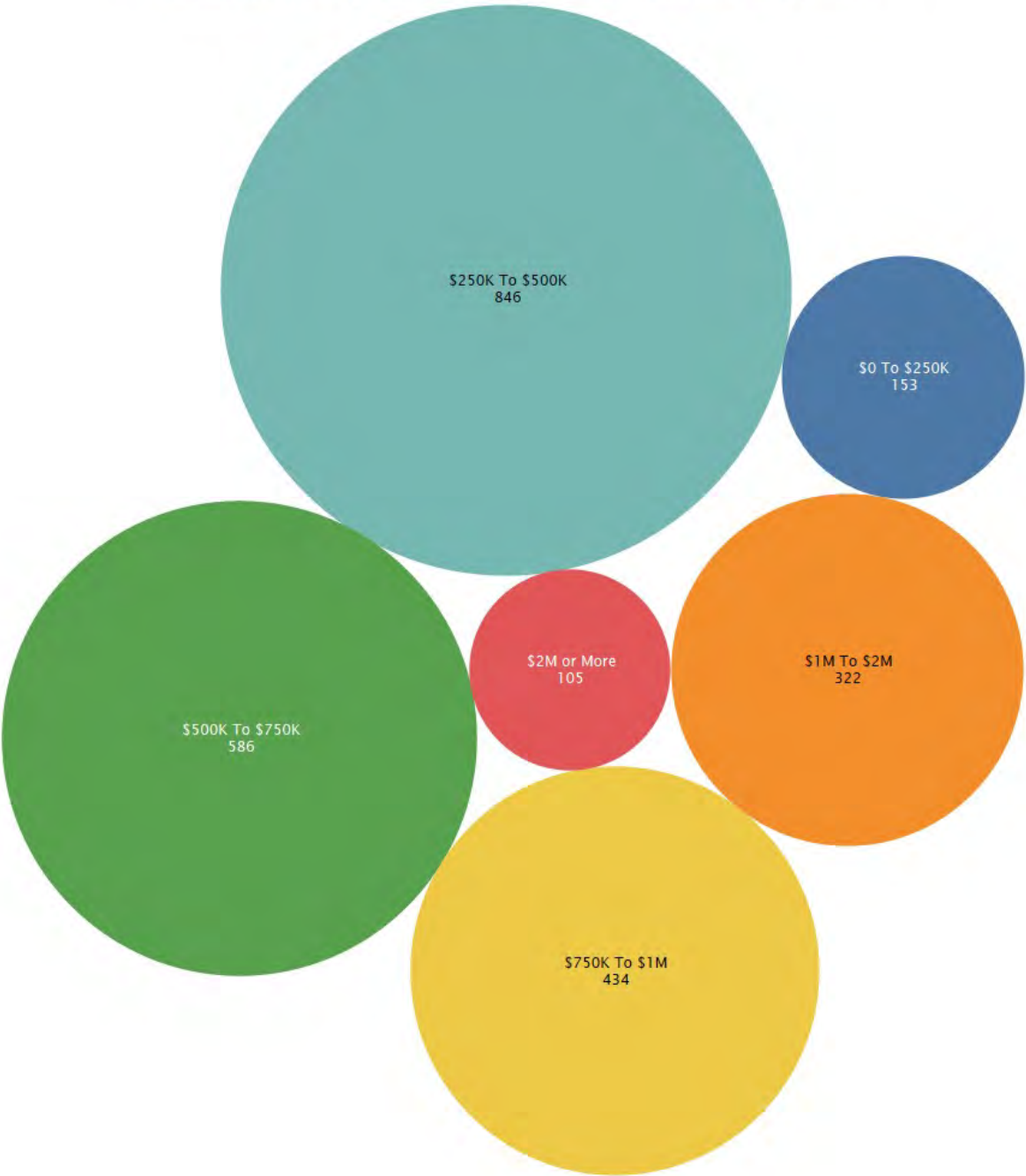
Alabama:	Mobile	\$290,505
Connecticut:	New Haven	\$352,464
Delaware:	Dover	\$323,721
Florida:	Holiday	\$295,662
Georgia:	Brunswick	\$383,666
Louisiana:	Houma	\$207,467
Maryland:	Edgewood	\$242,217
Massachusetts:	Lynn	\$403,792
Mississippi:	Pascagoula	\$184,304
New Hampshire:	Newmarket	\$549,092
New Jersey:	Port Norris	\$191,833
North Carolina:	Plymouth	\$153,442
South Carolina:	Little River	\$369,682
Texas:	Port Arthur	\$133,907
Virginia:	Captains Cove	\$349,160

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

\*\* This figure represents the average list price specific to each market.

ALABAMA

Price Breakdown by Number of Homes in the Alabama Market 2025Q1



# Alabama

The total Alabama market rose from \$1.9 billion in winter 2024 to \$2.1 billion resulting in a \$200 million increase.

## Largest Markets

1	Orange Beach	\$716,403,801	34.2%	6	Dauphin Island	\$30,055,914	1.4%
2	Gulf Shores	\$710,069,903	33.9%	7	Mobile	\$23,645,679	1.1%
3	Fairhope	\$335,041,149	16.0%	8	Spanish Fort	\$22,509,957	1.1%
4	Ono Island	\$123,652,099	5.9%	9	Foley	\$21,846,066	1.0%
5	Daphne	\$66,553,240	3.2%	10	Lillian	\$16,656,554	0.8%
Total Alabama Market:						\$2,096,309,456	

## Largest Home Markets

1	Orange Beach	\$656,295,504	35.4%
2	Gulf Shores	\$650,856,623	35.1%
3	Fairhope	\$283,849,000	15.3%
4	Ono Island	\$110,650,199	6.0%
5	Daphne	\$46,957,493	2.5%
6	Dauphin Island	\$22,894,014	1.2%
7	Mobile	\$22,659,379	1.2%
8	Spanish Fort	\$21,085,657	1.1%
9	Lillian	\$13,498,954	0.7%
10	Perdido Beach	\$10,322,000	0.6%

Total Alabama Home Market: \$1,856,548,785

## Largest Land Markets

1	Orange Beach	\$60,108,297	25.1%
2	Gulf Shores	\$59,213,280	24.7%
3	Fairhope	\$51,192,149	21.4%
4	Daphne	\$19,595,747	8.2%
5	Ono Island	\$13,001,900	5.4%
6	Foley	\$12,758,598	5.3%
7	Dauphin Island	\$7,161,900	3.0%
8	Elberta	\$5,250,600	2.2%
9	Perdido Beach	\$3,687,000	1.5%
10	Lillian	\$3,157,600	1.3%

Total Alabama Land/Lot Market: \$239,760,671

The Alabama home market rose from \$1.65 billion in winter 2024 to \$1.86 billion resulting in a \$210 million increase.

## Most Expensive Home Markets\*\*

1	Ono Island	\$1,756,352
2	Orange Beach	\$901,505
3	Fairhope	\$784,113
4	Gulf Shores	\$704,937
5	Spanish Fort	\$680,182

## Most Affordable Home Markets\*\*

1	Mobile	\$290,505
2	Daphne	\$340,272
3	Lillian	\$355,236
4	Foley	\$413,067
5	Theodore	\$414,114

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

\*\* This figure represents the average list price specific to each market.

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

### Most Listings

1	Gulf Shores	999	33.7%	6	Ono Island	81	2.7%
2	Orange Beach	813	27.4%	7	Lillian	64	2.2%
3	Fairhope	513	17.3%	8	Dauphin Island	63	2.1%
4	Daphne	177	6.0%	9	Spanish Fort	50	1.7%
5	Mobile	86	2.9%	10	Theodore	50	1.7%
Total Alabama Listings:						2,967	

### Most Listings

1	Gulf Shores	923	37.7%
2	Orange Beach	728	29.8%
3	Fairhope	362	14.8%
4	Daphne	138	5.6%
5	Mobile	78	3.2%
6	Ono Island	63	2.6%
7	Dauphin Island	40	1.6%
8	Lillian	38	1.6%
9	Spanish Fort	31	1.3%
10	Foley	22	0.9%

Total Alabama Home Listings:

2,446

### Most Listings

1	Fairhope	151	29.0%
2	Orange Beach	85	16.3%
3	Gulf Shores	76	14.6%
4	Daphne	39	7.5%
5	Theodore	36	6.9%
6	Foley	27	5.2%
7	Lillian	26	5.0%
8	Dauphin Island	23	4.4%
9	Spanish Fort	19	3.6%
10	Ono Island	18	3.5%

Total Alabama Lots:

521

### Most Expensive Land Per Acre

#### Listings of Less Than 10 Acres

1	Orange Beach, AL	\$2,016,722
2	Ono Island, AL	\$1,039,129
3	Dauphin Island, AL	\$631,353
4	Gulf Shores, AL	\$423,491
5	Elberta, AL	\$278,902
6	Fairhope, AL	\$260,496
7	Daphne, AL	\$180,238
8	Lillian, AL	\$132,273

#### Listings of 10 Acres or More

1	Fairhope, AL	53,542
2	Foley, AL	25,836

### Most Affordable Land per Acre

#### Listings of Less Than 10 Acres

1	Theodore, AL	\$60,793
2	Spanish Fort, AL	\$72,087
3	Foley, AL	\$80,681
4	Lillian, AL	\$132,273
5	Daphne, AL	\$180,238
6	Fairhope, AL	\$260,496
7	Elberta, AL	\$278,902
8	Gulf Shores, AL	\$423,491

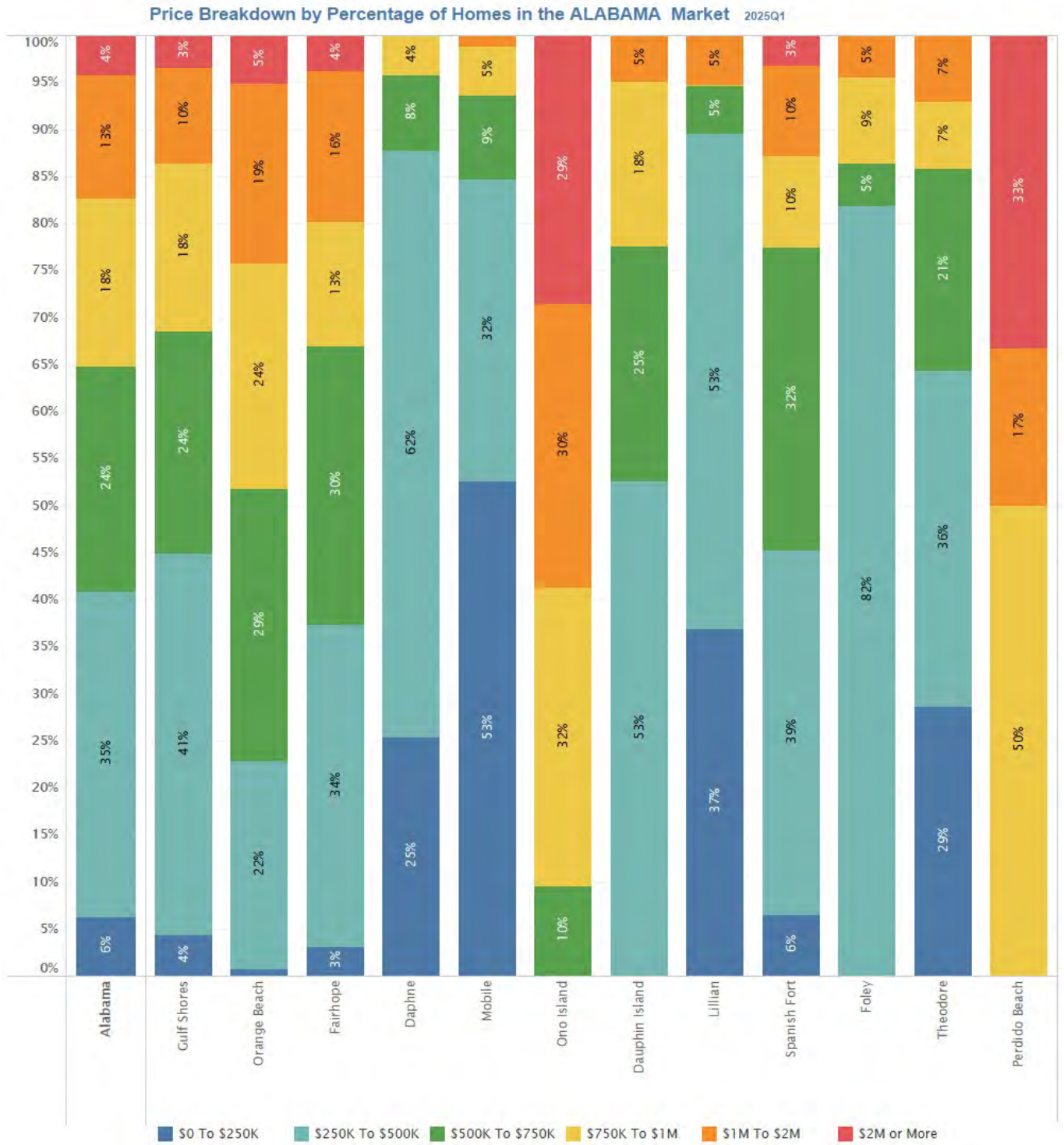
#### Listings of 10 Acres or More

1	Foley, AL	\$25,836
2	Fairhope, AL	\$53,542

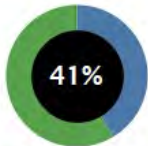
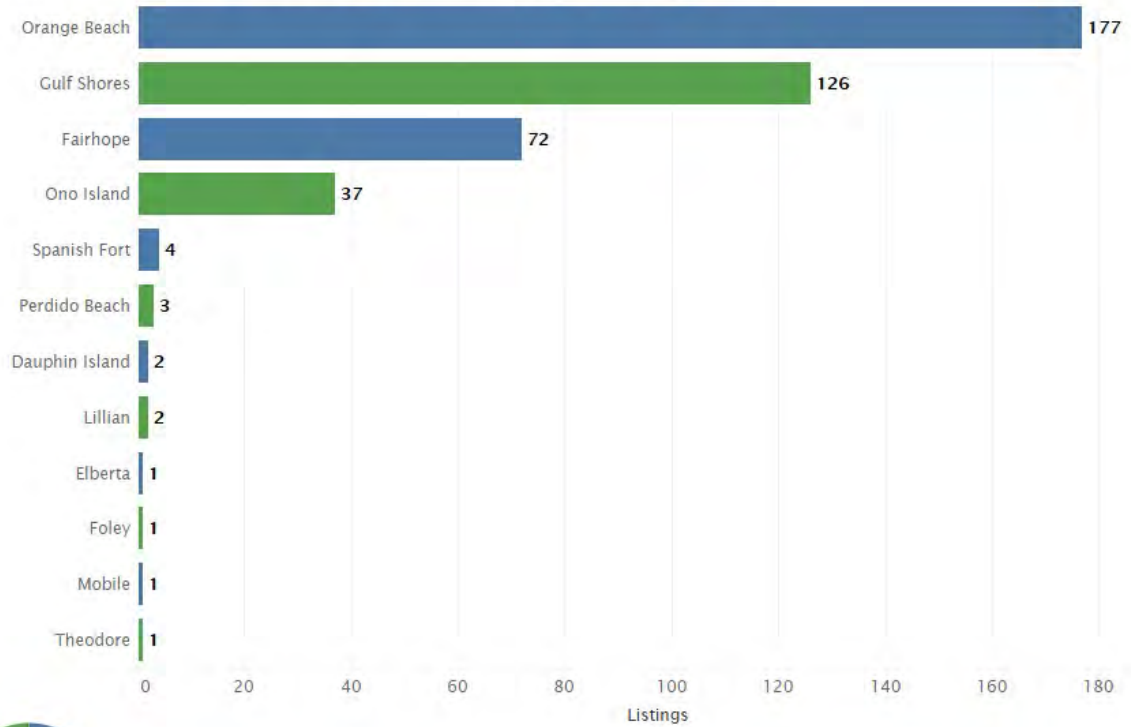
\* Markets that start with “Other” (such as “Other Atlantic Coast”) are the total properties not yet associated with a known, named beach.

\*\* This figure represents the average list price specific to each market.

\*\*\* 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? 2025Q1

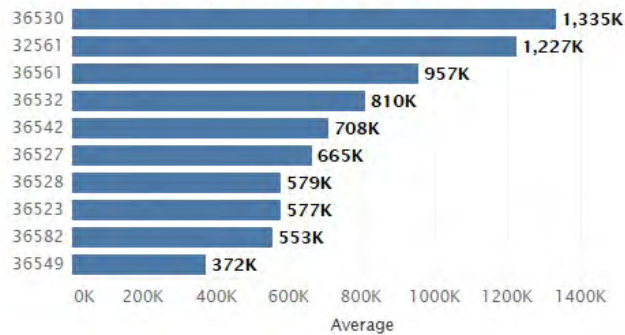


of \$1M+ Homes in Alabama are on Orange Beach

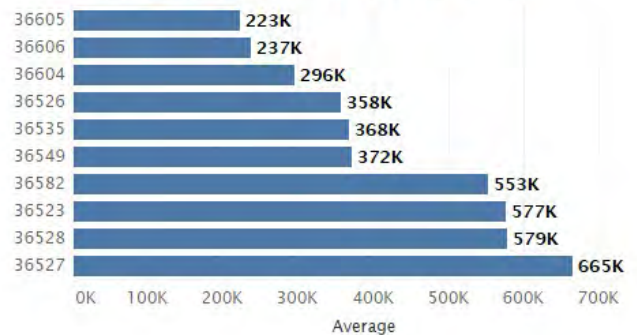
Total Number of \$1M+ Homes

427

### Most Expensive ZIP Codes 2025Q1

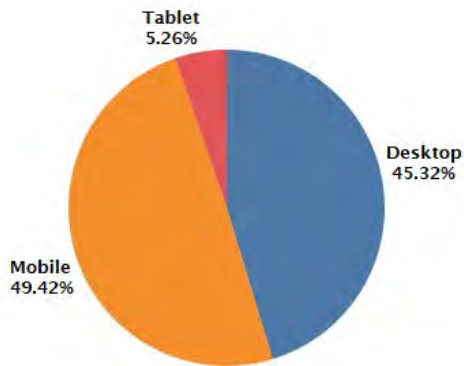


### Most Affordable ZIP Codes 2025Q1

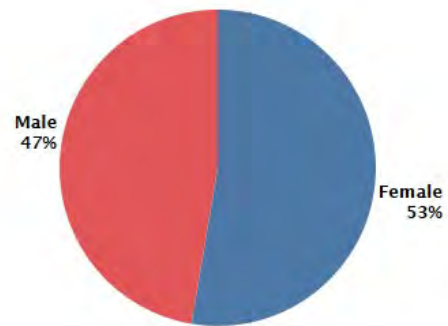


## Who's Shopping AL Beach Real Estate

How are shoppers connecting 2025Q1



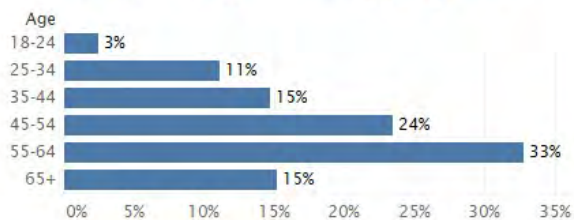
Male/Female Visitors 2025Q1



### Chicago, IL

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

What Age Groups are Shopping 2025Q1



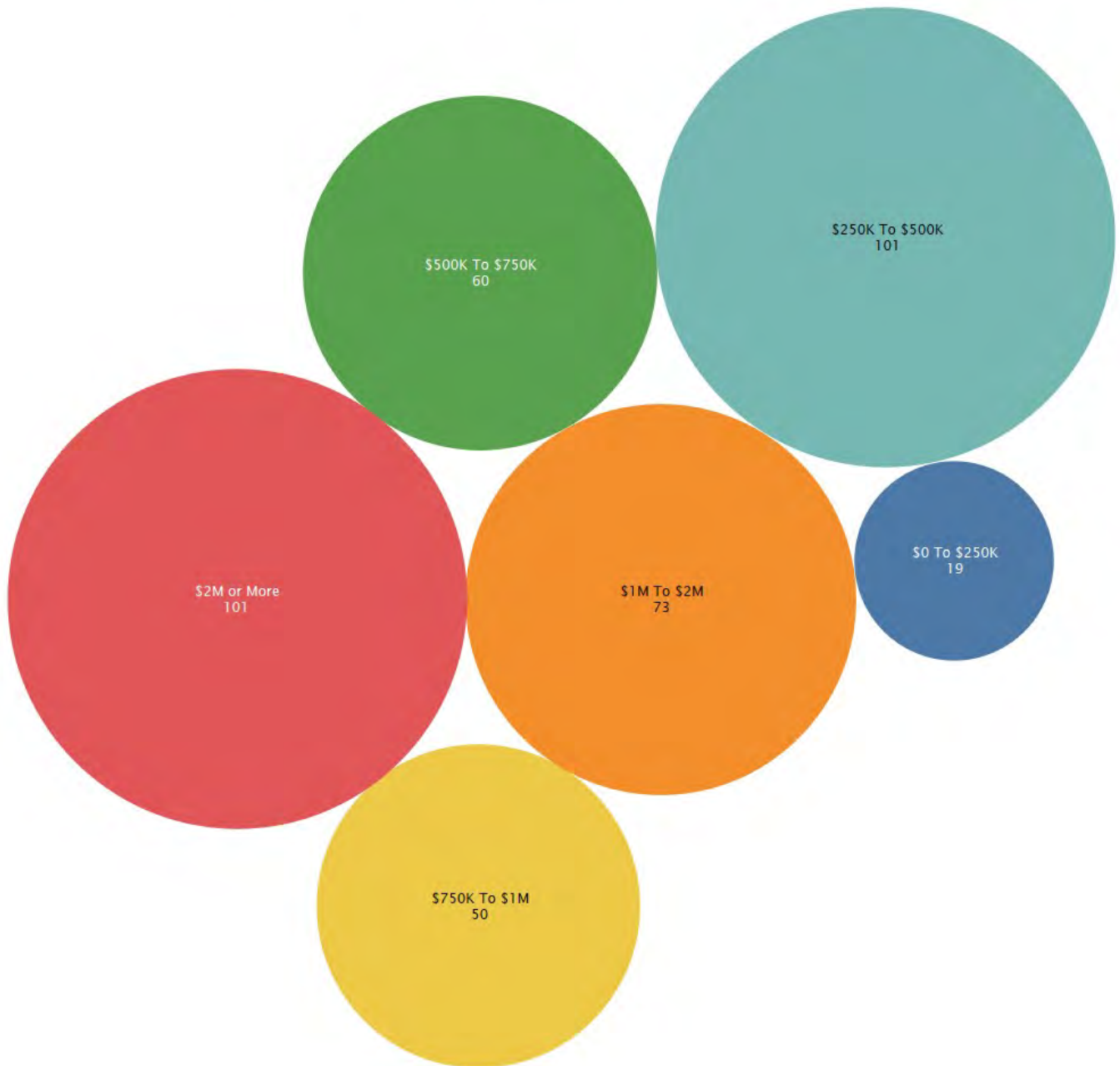
#### Number 2-10 metros are:

Atlanta, GA  
Dallas, TX  
New York, NY  
Ashburn, VA  
New Orleans, LA  
Nashville, TN  
Miami, FL  
Minneapolis, MN  
Houston, TX



## CONNECTICUT

Price Breakdown by Number of Homes in the Connecticut Market 2025Q1



# Connecticut

The total Connecticut market rose from \$753 million in winter 2024 to \$851 million resulting in a \$98 million increase.

## Largest Markets

1	Westport	\$113,545,900	13.3%
2	Fairfield	\$110,882,999	13.0%
3	Branford	\$96,677,899	11.4%
4	Greenwich	\$91,432,000	10.7%
5	Norwalk	\$88,721,348	9.6%

Total Connecticut Market: \$851,384,981

## Most Listings

1	Milford	58	12.4%
2	Norwalk	43	8.4%
3	West Haven	43	8.4%
4	New London	37	7.3%
5	Fairfield	31	6.7%

Total Connecticut Listings: 466

## Largest Home Markets

1	Fairfield	\$107,183,999	14.0%
2	Westport	\$98,476,900	12.9%
3	Branford	\$94,027,899	12.3%
4	Norwalk	\$85,747,348	11.2%
5	Greenwich	\$84,433,000	11.1%

Total Connecticut Home Market: \$763,724,169

## Most Listings

1	Milford	50	12.4%
2	Norwalk	40	9.9%
3	West Haven	34	8.4%
4	Fairfield	29	7.2%
5	Stamford	23	5.7%

Total Connecticut Home Listings: 404

## Largest Land Markets

1	Darien	\$17,700,000	20.2%
2	Westport	\$15,069,000	17.2%
3	Groton	\$14,657,715	16.7%
4	West Haven	\$8,219,998	9.4%
5	Greenwich	\$6,999,000	8.0%

Total Connecticut Land/Lot Market: \$87,660,812

## Most Listings

1	Groton	14	22.6%
2	Milford	8	12.9%
3	Stonington	5	8.1%
4	Darien	4	6.5%
5	Waterford	4	6.5%

Total Connecticut Lots: 62

## Most Expensive Home Markets\*\*

1	Greenwich	\$6,030,929
2	Westport	\$5,792,759
3	Branford	\$4,948,837
4	Fairfield	\$3,696,000
5	Norwalk	\$2,143,684

## Average Land Price Per Acre

### Listings of Less Than 10 Acres

1	Groton, CT	\$813,213
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### Listings of 10 Acres or More

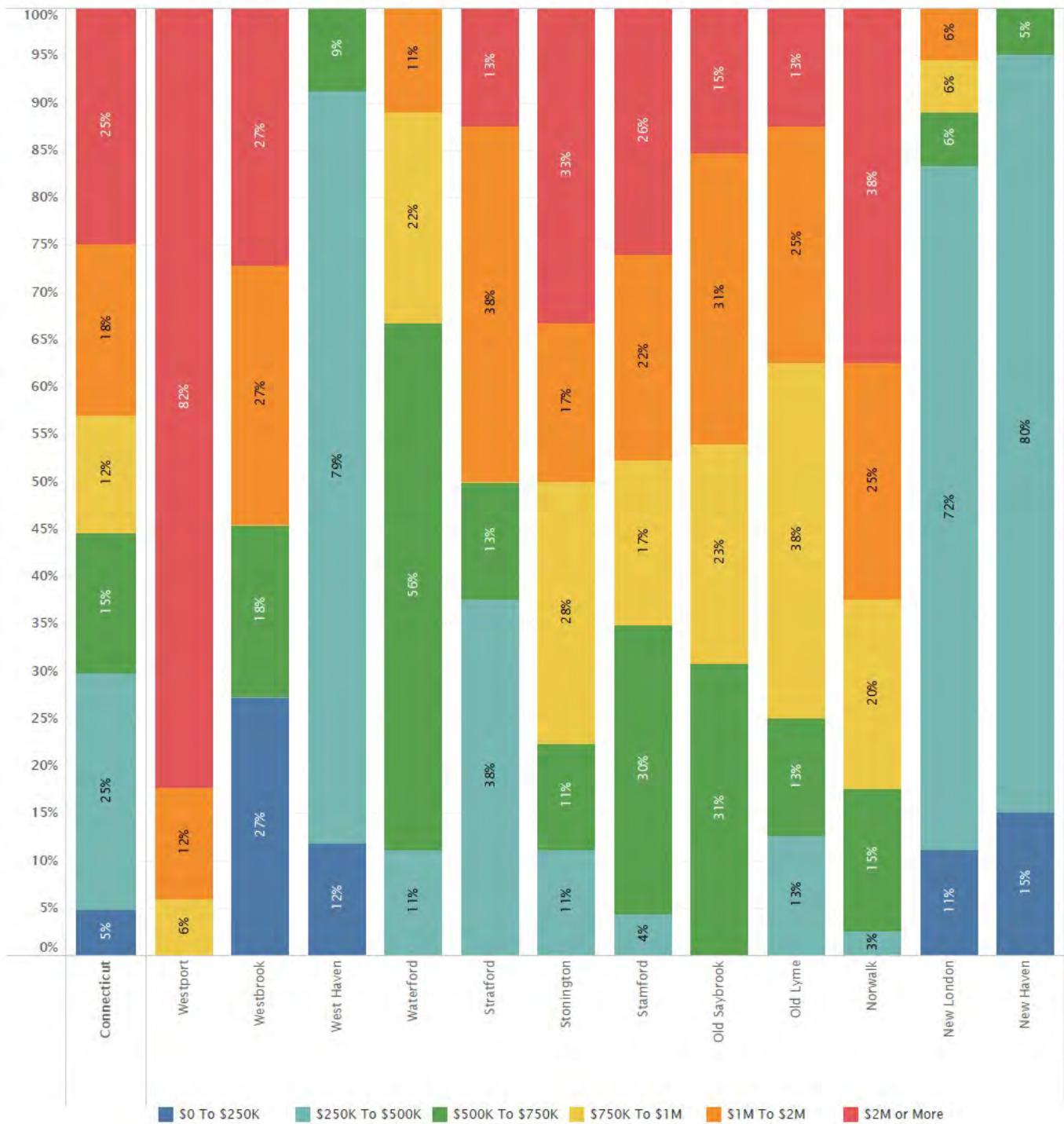
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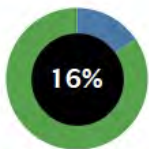
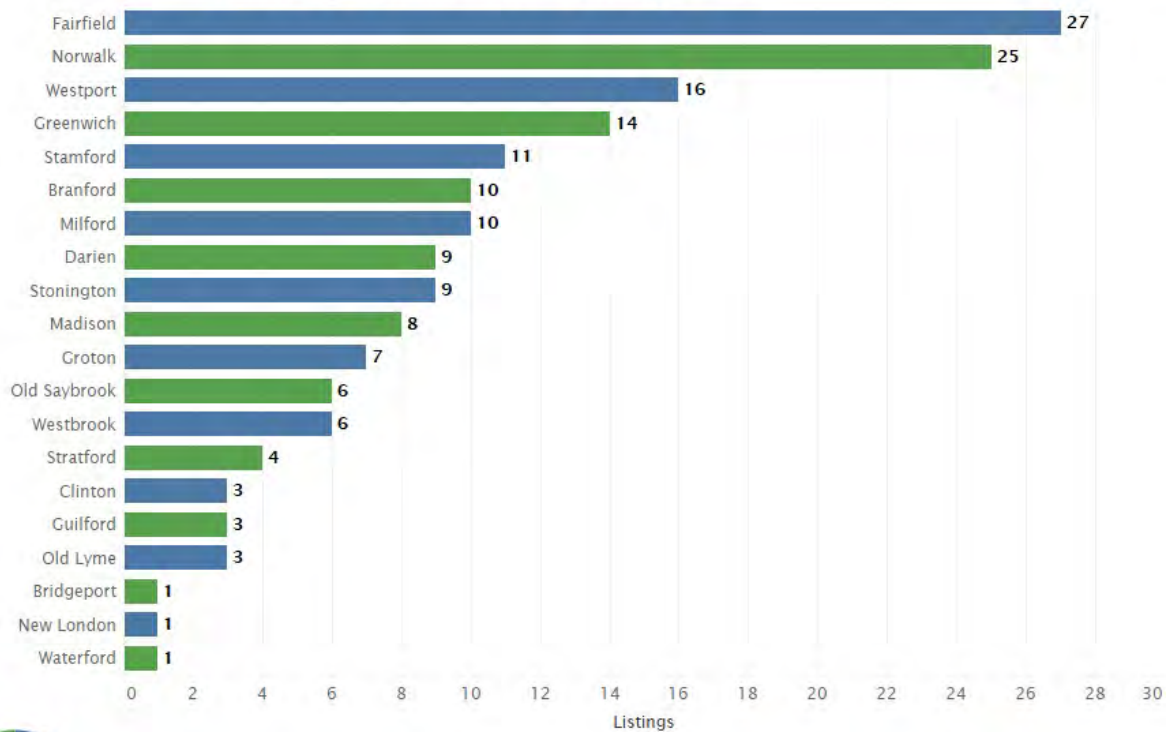
\*\* This figure represents the average list price specific to each market.

\*\*\* 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 2025Q1



### Where Are The Million-Dollar Listings? 2025Q1

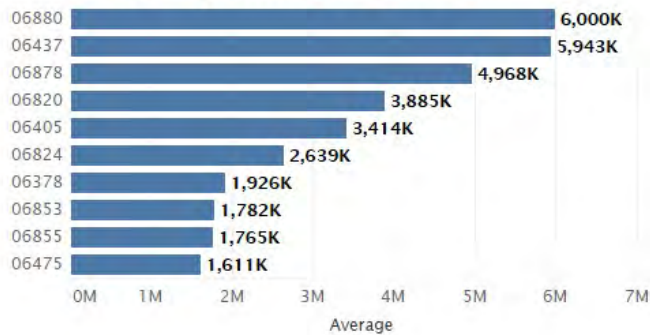


of \$1M+ Homes in Connecticut are on Fairfield

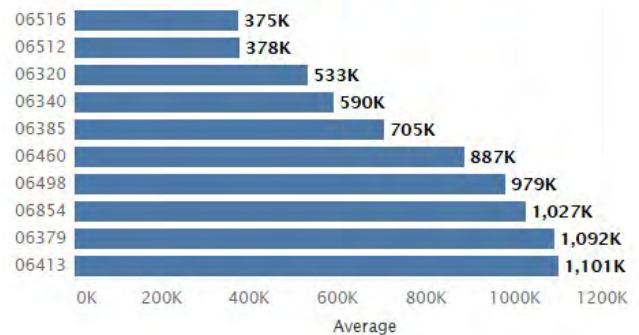
Total Number of \$1M+ Homes

174

### Most Expensive ZIP Codes 2025Q1



### Most Affordable ZIP Codes 2025Q1



Who's Shopping CT Beach Real Estate

How are shoppers connecting 2025Q1

Male/Female Visitors 2025Q1



New Market. Data Not Yet Available.

New York, NY

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

Number 2-10 metros are:

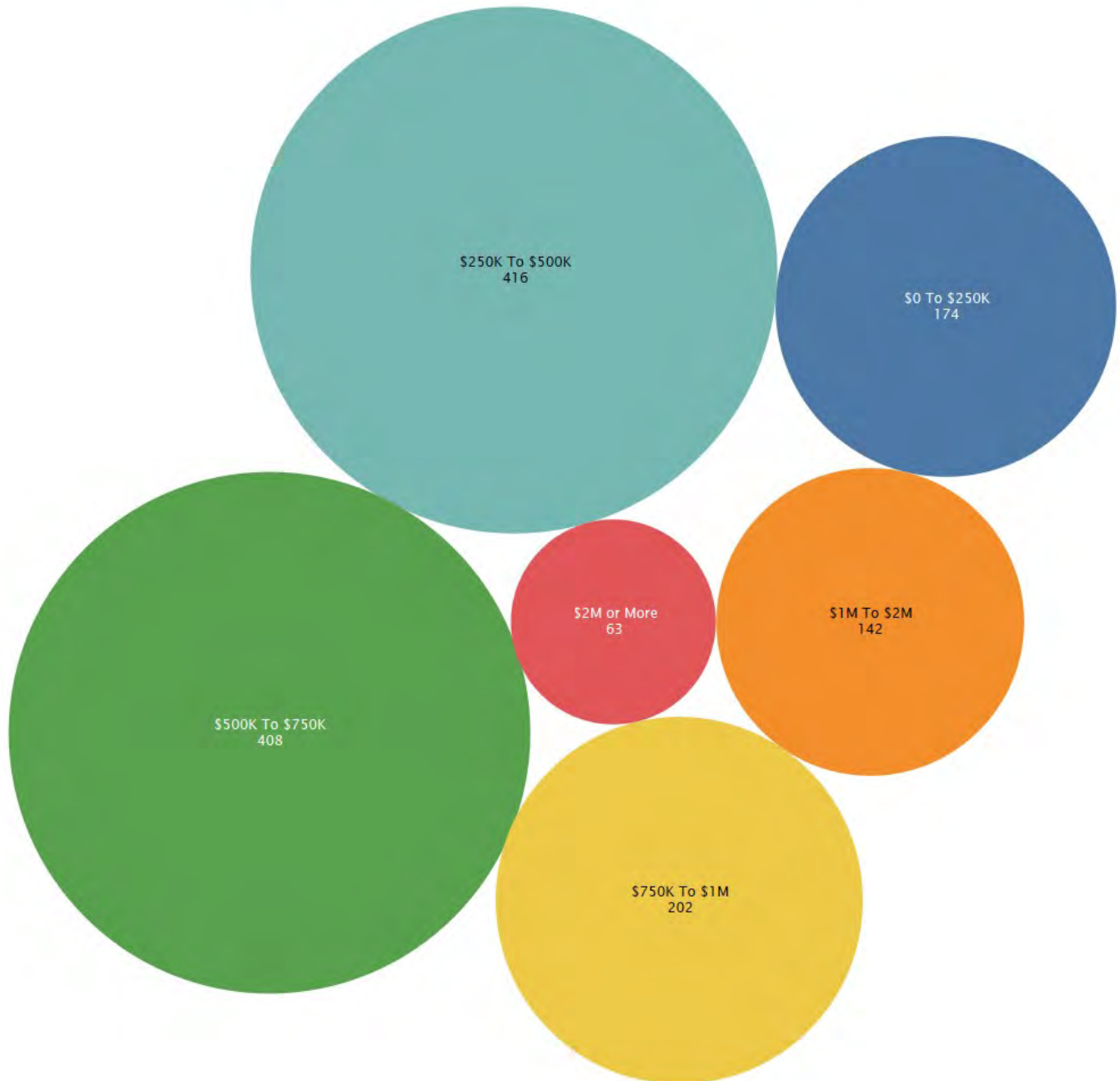
- Boston, MA
- Norristown, PA
- Dallas, TX
- Williams, AZ
- Lido Beach, NY
- Westford, MA
- South Hadley, MA
- Austin, TX
- Ashburn, VA

New Market. Data Not Yet Available.



## DELAWARE

Price Breakdown by Number of Homes in the Delaware Market 2025Q1



# Delaware

The total Delaware market slightly rose from \$1 billion in winter 2024 to \$1.7 billion resulting in a \$700 million increase.

## Largest Markets

1	Rehoboth Beach	\$264,496,560	22.7%	6	Angola	\$62,968,939	5.4%
2	Bethany Beach	\$258,515,650	22.2%	7	Dewey Beach	\$50,211,400	4.3%
3	Lewes	\$157,672,165	13.5%	8	Middletown	\$49,136,736	4.2%
4	Long Neck	\$119,910,859	10.3%	9	Milford	\$40,784,123	3.5%
5	Ocean City	\$82,463,371	7.1%	10	Fenwick Island	\$33,438,482	2.9%
Total Delaware Market:						\$1,166,966,693	

## Largest Home Markets

1	Rehoboth Beach	\$247,426,660	24.0%
2	Bethany Beach	\$215,116,050	20.8%
3	Lewes	\$137,881,265	13.4%
4	Long Neck	\$106,740,460	10.3%
5	Ocean City	\$70,104,971	6.8%
6	Angola	\$61,754,050	6.0%
7	Middletown	\$48,301,736	4.7%
8	Dewey Beach	\$45,211,400	4.4%
9	Fenwick Island	\$32,788,482	3.2%
10	Wilmington	\$27,007,001	2.6%

Total Delaware Home Market: \$1,032,007,707

## Largest Land Markets

1	Bethany Beach	\$43,399,600	32.2%
2	Lewes	\$19,790,900	14.7%
3	Rehoboth Beach	\$17,069,900	12.6%
4	Milford	\$16,647,100	12.3%
5	Long Neck	\$13,170,399	9.8%
6	Ocean City	\$12,358,400	9.2%
7	Dewey Beach	\$5,000,000	3.7%
8	Dover	\$3,093,299	2.3%
9	Wilmington	\$1,729,499	1.3%
10	Angola	\$1,214,889	0.9%

Total Delaware Land/Lot Market: \$134,958,986

## Most Expensive Home Markets\*\*

1	Dewey Beach	\$1,883,808
2	Rehoboth Beach	\$1,094,808
3	Lewes	\$937,968
4	Bethany Beach	\$843,592
5	Ocean City	\$824,764

## Most Affordable Home Markets\*\*

1	Dover	\$323,721
2	Long Neck	\$395,335
3	Wilmington	\$397,162
4	Middletown	\$536,686
5	Angola	\$561,400

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

\*\* This figure represents the average list price specific to each market.

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

### Most Listings

1	Long Neck	293	18.8%	6	Ocean City	99	6.3%
2	Bethany Beach	283	18.1%	7	Middletown	95	6.1%
3	Rehoboth Beach	243	15.6%	8	Wilmington	75	4.8%
4	Lewes	165	10.6%	9	Dover	66	4.2%
5	Angola	114	7.3%	10	Milford	56	3.6%

Total Delaware Listings:

1,562

### Most Listings

1	Long Neck	270	19.2%
2	Bethany Beach	255	18.1%
3	Rehoboth Beach	226	16.1%
4	Lewes	147	10.5%
5	Angola	110	7.8%
6	Middletown	90	6.4%
7	Ocean City	85	6.0%
8	Wilmington	68	4.8%
9	Dover	48	3.4%
10	Fenwick Island	46	3.3%

Total Delaware Home Listings:

1,405

### Most Listings

1	Bethany Beach	28	17.8%
2	Long Neck	23	14.6%
3	Milford	20	12.7%
4	Dover	18	11.5%
5	Lewes	18	11.5%
6	Rehoboth Beach	17	10.8%
7	Ocean City	14	8.9%
8	Wilmington	7	4.5%
9	Middletown	5	3.2%
10	Angola	4	2.5%

Total Delaware Lots:

157

### Most Expensive Land Per Acre

#### Listings of Less Than 10 Acres

1	Ocean City, DE	\$3,269,418
2	Rehoboth Beach, DE	\$1,740,051
3	Lewes, DE	\$845,020
4	Long Neck, DE	\$451,525
5	Milford, DE	\$339,303
6	Bethany Beach, DE	\$213,969
7	Dover, DE	\$59,263

#### Listings of 10 Acres or More

\*\*\*

### Most Affordable Land per Acre

#### Listings of Less Than 10 Acres

1	Dover, DE	\$59,263
2	Bethany Beach, DE	\$213,969
3	Milford, DE	\$339,303
4	Long Neck, DE	\$451,525
5	Lewes, DE	\$845,020
6	Rehoboth Beach, DE	\$1,740,051
7	Ocean City, DE	\$3,269,418

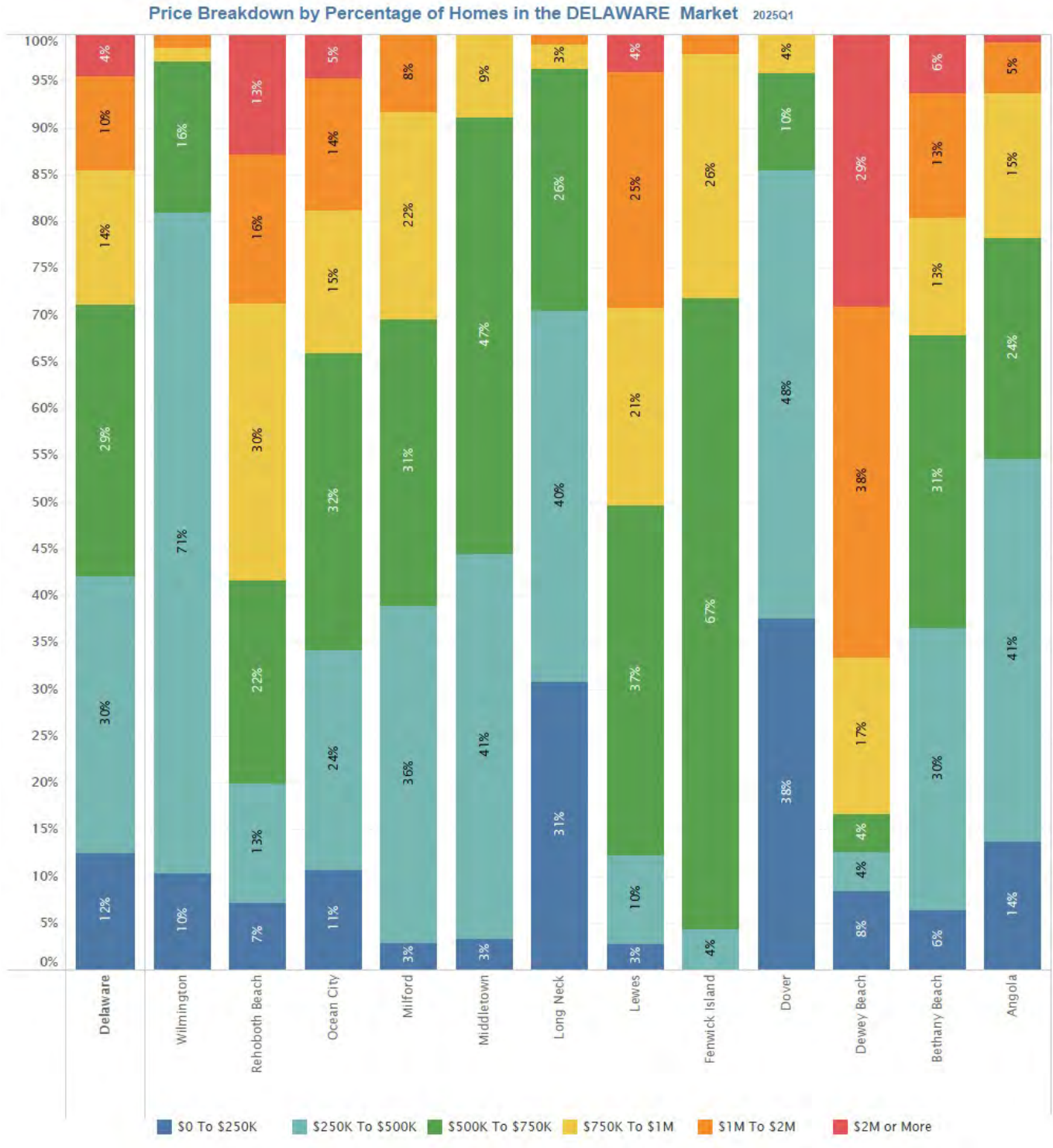
#### Listings of 10 Acres or More

\*\*\*

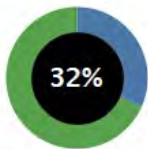
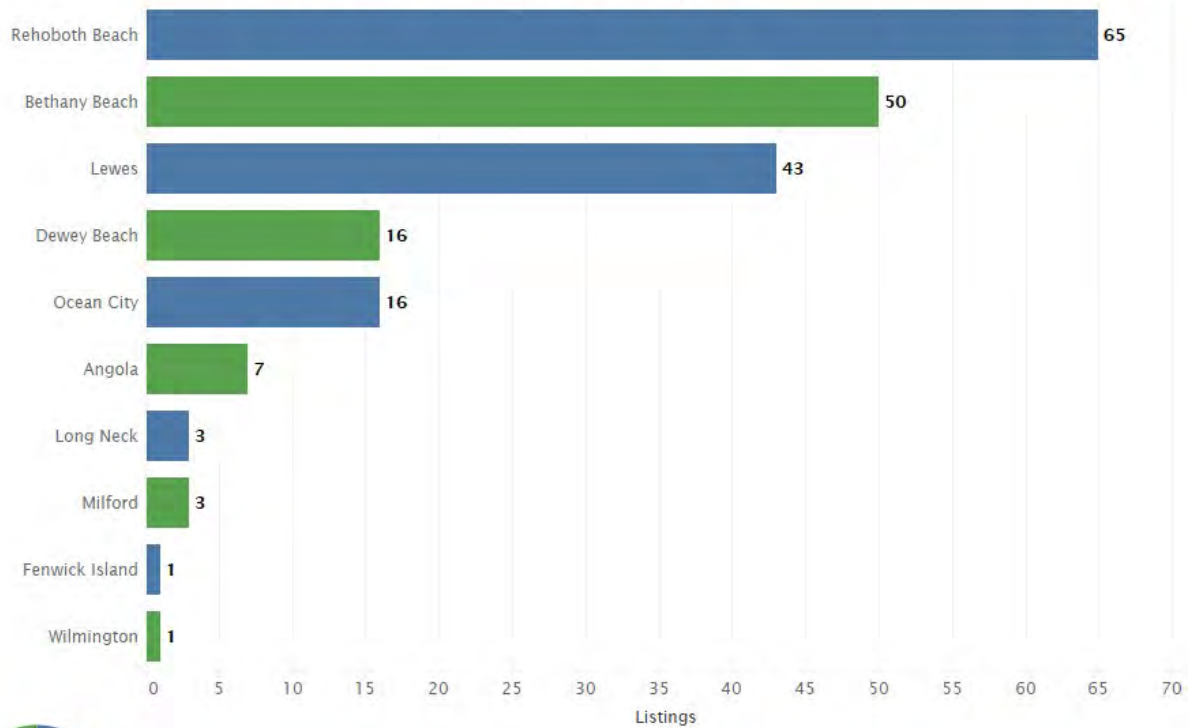
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### Where Are The Million-Dollar Listings? 2025Q1

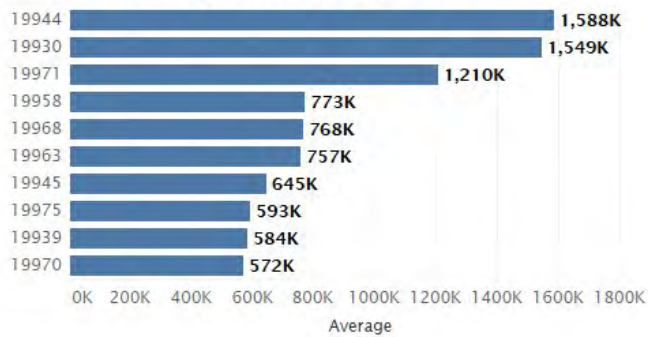


of \$1M+ Homes in Delaware are on Rehoboth Beach

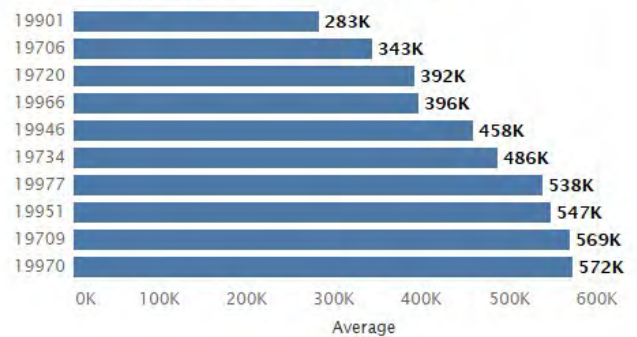
Total Number of \$1M+ Homes

205

### Most Expensive ZIP Codes 2025Q1



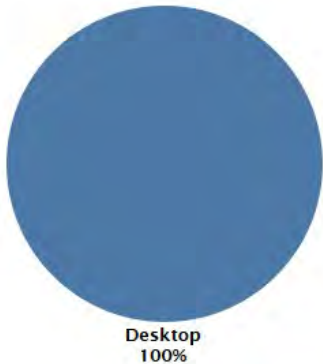
### Most Affordable ZIP Codes 2025Q1



## Who's Shopping DE Beach Real Estate

How are shoppers connecting 2025Q1

Male/Female Visitors 2025Q1



**New Market. Data Not Yet Available.**

### New York, NY

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

#### Number 2-10 metros are:

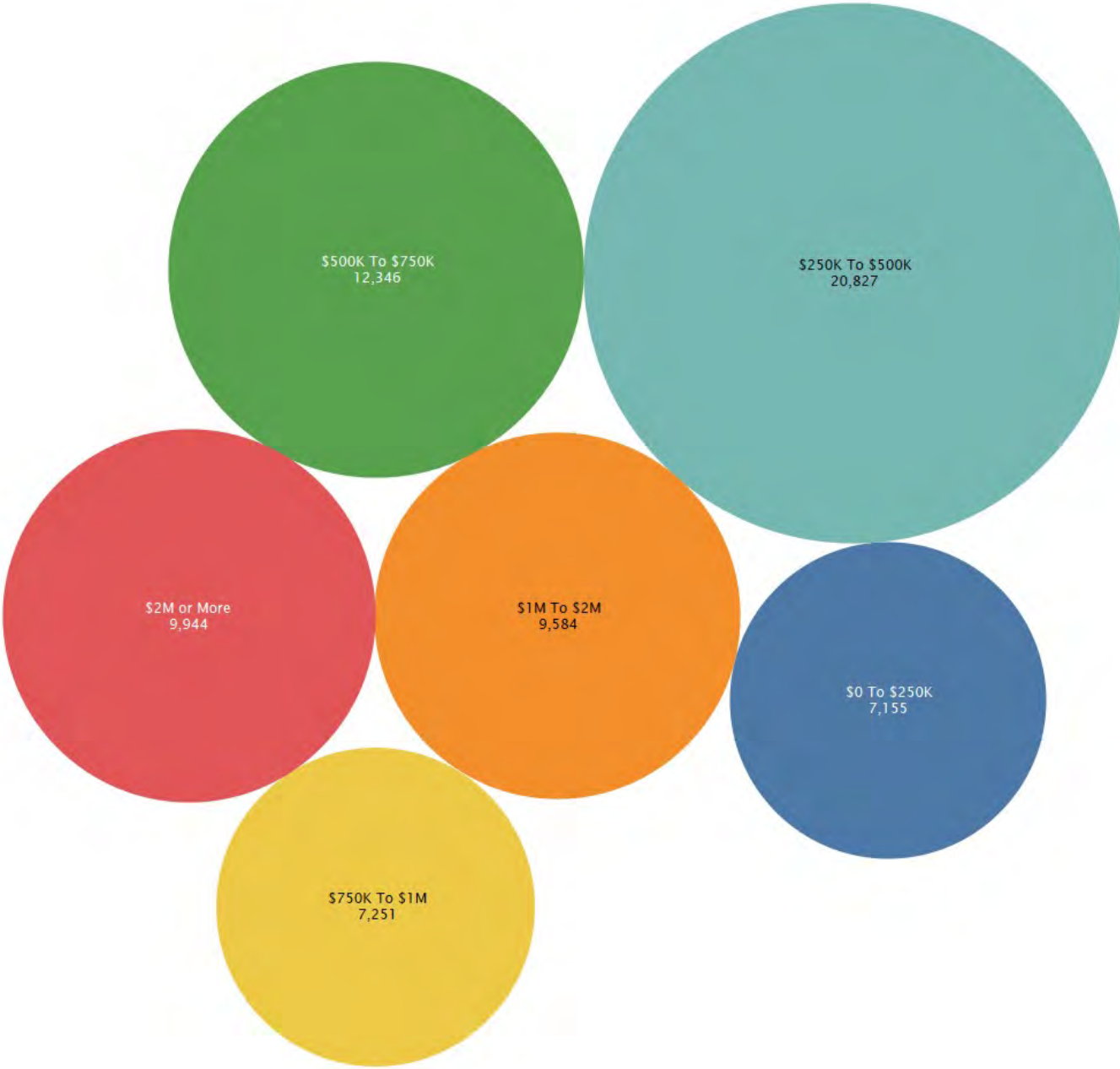
Ashburn, VA  
Charlotte, NC  
Reston, VA  
Damascus, MD  
Perry Hall, MD  
Ranson, WV  
Lumberton, NJ  
Atlanta, GA  
Frederick, MD

**New Market. Data Not Yet Available.**



FLORIDA

Price Breakdown by Number of Homes in the Florida Market 2025Q1



# Florida

The total Florida market rose from \$89 billion in winter 2024 to \$104 billion resulting in a \$15 billion increase.

## Largest Markets

1	Naples	\$7,751,497,227	7.5%	6	Sunny Isles Beach	\$2,733,806,389	2.6%
2	Fort Lauderdale	\$4,536,771,236	4.4%	7	Boca Raton	\$2,680,353,866	2.6%
3	Palm Beach	\$3,627,041,774	3.5%	8	North Naples	\$2,679,765,886	2.6%
4	Tittabawasee River	\$3,515,562,706	3.4%	9	Miami - Surfside	\$2,444,598,862	2.4%
5	Miami - South Miami	\$3,141,801,624	3.0%	10	Sarasota	\$2,302,781,012	2.2%
Total Florida Market:						\$103,945,327,200	

## Largest Home Markets

1	Naples	\$7,238,733,425	7.5%
2	Fort Lauderdale	\$4,323,373,098	4.5%
3	Tittabawasee River	\$3,347,761,457	3.5%
4	Palm Beach	\$3,309,796,774	3.4%
5	Miami - South Miami	\$2,942,796,329	3.1%
6	Sunny Isles Beach	\$2,722,441,339	2.8%
7	Boca Raton	\$2,642,260,866	2.8%
8	North Naples	\$2,553,126,187	2.7%
9	Miami - Surfside	\$2,204,579,862	2.3%
10	Sarasota	\$2,173,519,985	2.3%
Total Florida Home Market:		\$96,080,040,024	

## Largest Land Markets

1	Naples	\$512,763,802	6.5%
2	Palm Beach	\$317,245,000	4.0%
3	Fort Myers Beach	\$275,710,786	3.5%
4	Cape Coral	\$245,176,215	3.1%
5	Miami - Surfside	\$240,019,000	3.1%
6	Fort Lauderdale	\$213,398,138	2.7%
7	Tampa	\$205,450,488	2.6%
8	Miami - South Miami	\$199,005,295	2.5%
9	Santa Rosa Beach	\$182,262,309	2.3%
10	Marco Island	\$175,258,295	2.2%
Total Florida Land/Lot Market:		\$7,865,287,176	

## Most Expensive Home Markets\*\*

1	Manalapan	\$64,971,750
2	Miami - Palm Island	\$30,343,615
3	Miami - Hibiscus Island	\$17,849,993
4	Miami - Fisher Island	\$15,836,800
5	Jupiter Island	\$11,591,997

## Most Affordable Home Markets\*\*

1	Holiday	\$295,662
2	New Port Richey	\$309,390
3	Titusville	\$312,116
4	Palm Bay	\$312,285
5	North Fort Myers	\$371,522

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

\*\* This figure represents the average list price specific to each market.

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

### Most Listings

1	Cape Coral	3,984	5.2%	6	Tampa	1,673	2.2%
2	St. Petersburg	2,665	3.5%	7	Port Charlotte	1,671	2.2%
3	Naples	2,447	3.2%	8	Sarasota	1,540	2.0%
4	Punta Gorda	2,257	3.0%	9	Bradenton	1,493	2.0%
5	Fort Lauderdale	1,890	2.5%	10	Aventura	1,443	1.9%
Total Florida Listings:						76,297	

### Most Listings

1	Cape Coral	2,850	4.2%
2	St. Petersburg	2,512	3.7%
3	Naples	2,156	3.2%
4	Fort Lauderdale	1,850	2.8%
5	Tampa	1,540	2.3%
6	Sarasota	1,455	2.2%
7	Bradenton	1,436	2.1%
8	Punta Gorda	1,434	2.1%
9	Aventura	1,420	2.1%
10	Tittabawasee River	1,405	2.1%

Total Florida Home Listings:

67,081

### Most Listings

1	Cape Coral	1,134	12.3%
2	Port Charlotte	841	9.1%
3	Punta Gorda	823	8.9%
4	Naples	291	3.2%
5	Pine Island	289	3.1%
6	Santa Rosa Beach	252	2.7%
7	Milton	227	2.5%
8	Rotonda West	194	2.1%
9	Englewood	175	1.9%
10	Palm Coast	172	1.9%

Total Florida Lots:

9,216

### Most Expensive Land Per Acre

#### Listings of Less Than 10 Acres

1	Miami - Miami Beach, FL	\$25,649,714
2	Fort Lauderdale, FL	\$18,306,275
3	Alys Beach, FL	\$14,551,974
4	Lido Key, FL	\$11,614,679
5	Hollywood, FL	\$11,353,957
6	Watersound, FL	\$10,565,432
7	Anna Maria, FL	\$10,152,000
8	Indian Rocks Beach, FL	\$9,365,913

#### Listings of 10 Acres or More

1	Key Largo, FL	207,304
2	Santa Rosa Beach, FL	200,044
3	Port Charlotte, FL	182,386
4	Freeport, FL	144,326
5	Miami - Homestead, FL	136,470
6	Sugarloaf Key, FL	69,891
7	Islamorada, FL	69,825
8	Pine Island, FL	61,364

### Most Affordable Land per Acre

#### Listings of Less Than 10 Acres

1	Cedar Key, FL	\$60,930
2	Homosassa, FL	\$90,381
3	Carrabelle, FL	\$97,262
4	Milton, FL	\$107,888
5	Oak Hill, FL	\$138,380
6	Cocoa, FL	\$160,173
7	Fish Creek, FL	\$161,953
8	Gibsonton, FL	\$195,398

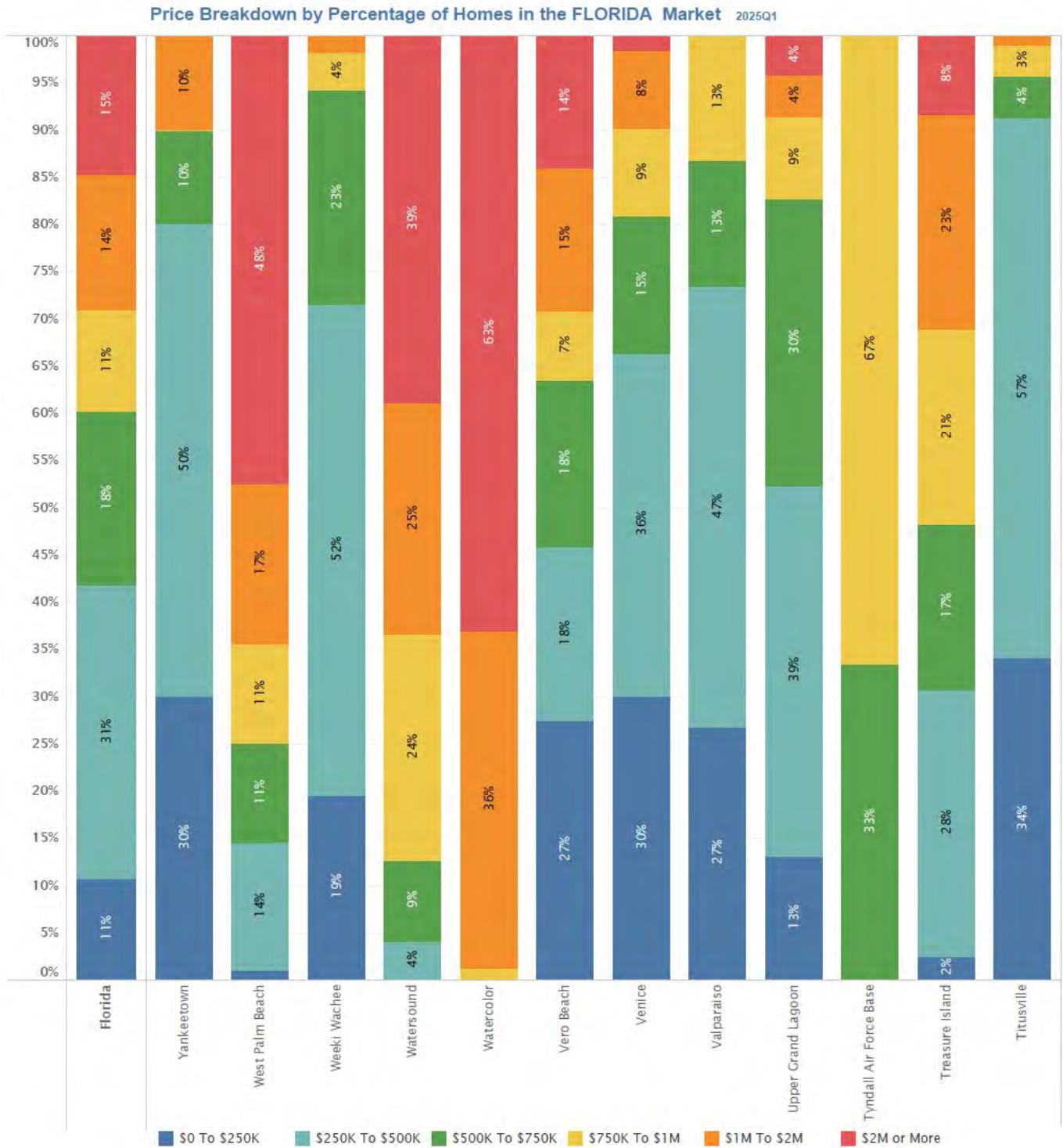
#### Listings of 10 Acres or More

1	Cedar Key, FL	\$9,604
2	Milton, FL	\$16,881
3	Marathon, FL	\$25,879
4	Cudjoe Key, FL	\$37,646
5	Big Pine Key, FL	\$41,594

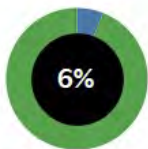
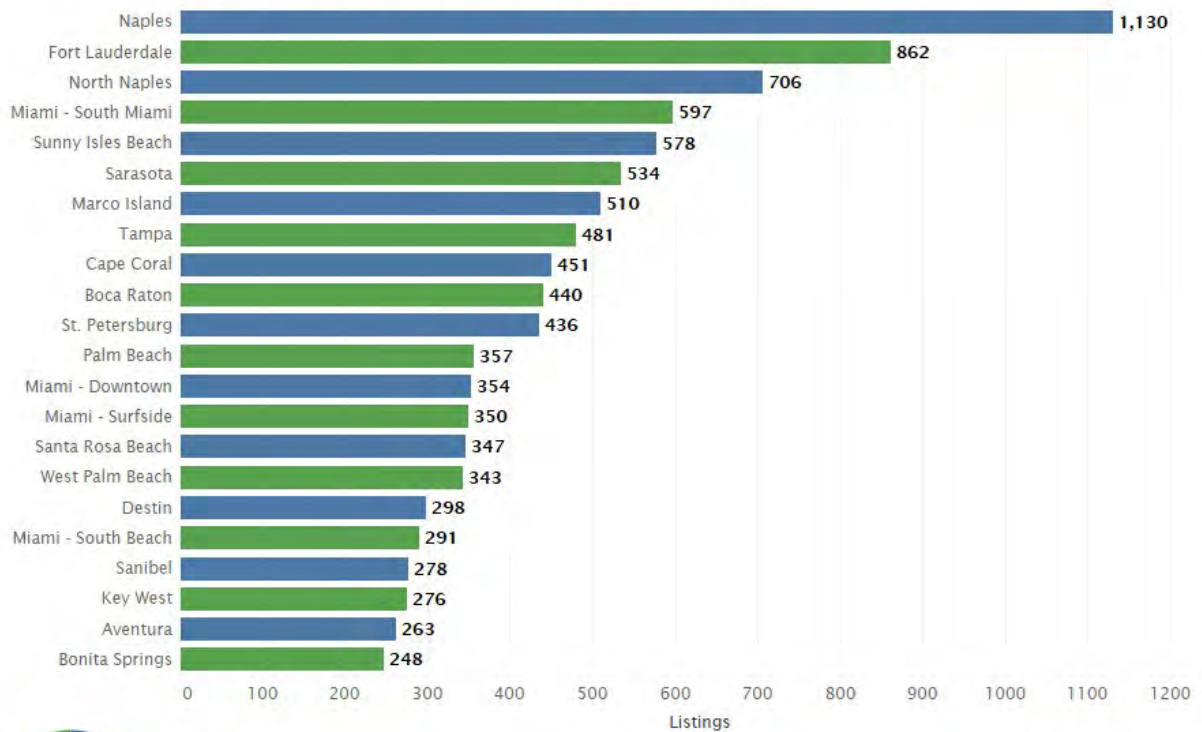
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### Where Are The Million-Dollar Listings? 2025Q1

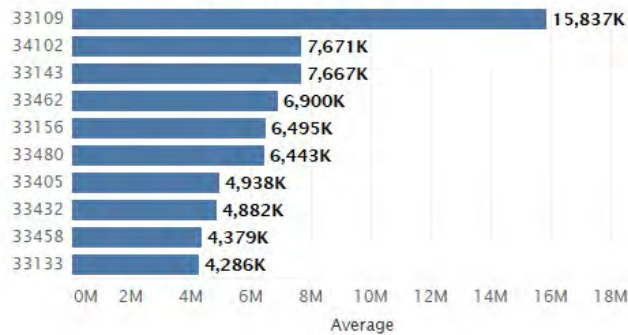


of \$1M+ Homes in Florida are on Naples

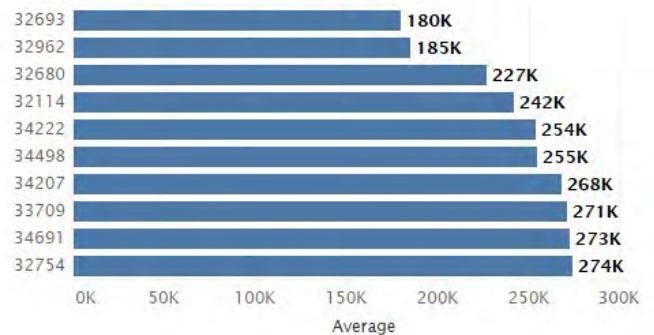
Total Number of \$1M+ Homes

18,907

### Most Expensive ZIP Codes 2025Q1

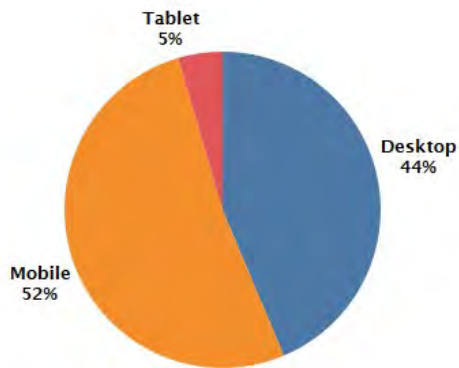


### Most Affordable ZIP Codes 2025Q1

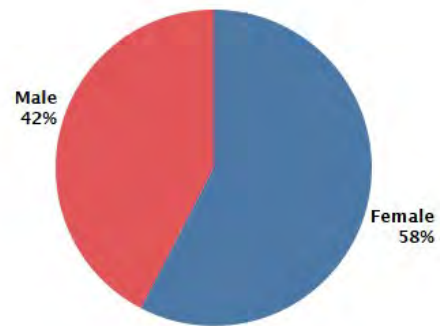


## Who's Shopping GA Beach Real Estate

How are shoppers connecting 2025Q1



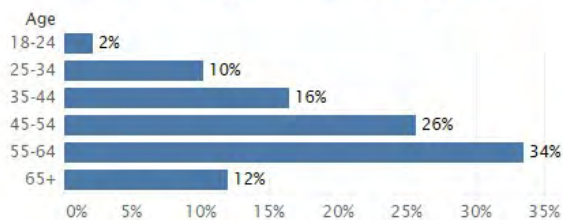
Male/Female Visitors 2025Q1



### New York, NY

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

What Age Groups are Shopping 2025Q1



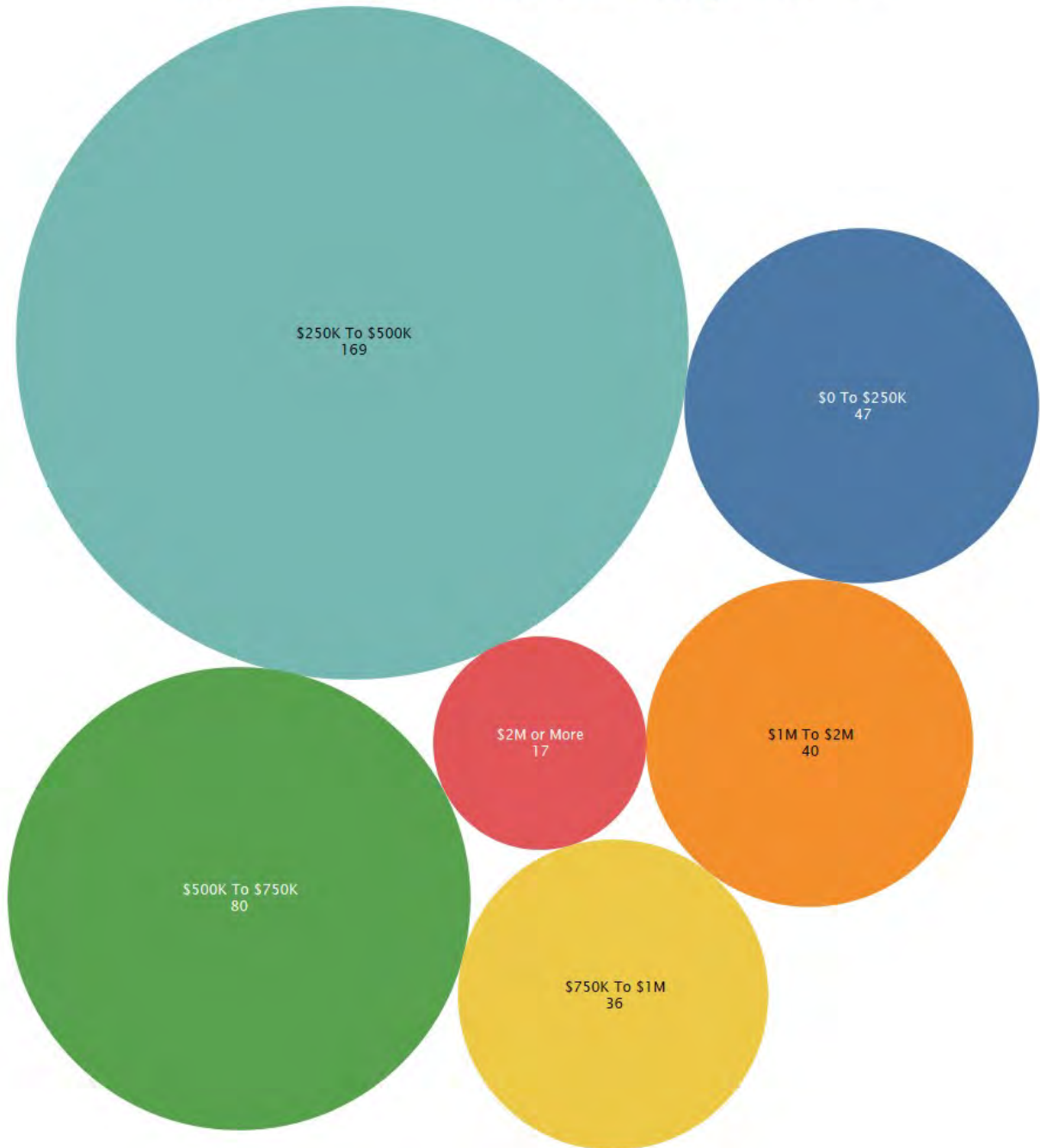
### Number 2-10 metros are:

Ashburn, VA  
Boston, MA  
Chicago, IL  
Miami, FL  
Dallas, TX  
Minneapolis, MN  
Jacksonville, FL  
Columbus, OH  
South Ogden, UT



## GEORGIA

Price Breakdown by Number of Homes in the Georgia Market 2025Q1



# Georgia

The total Georgia market slightly declined from \$332 million in winter 2024 to \$314 million resulting in a \$18 million decrease.

## Largest Markets

1	St. Simons Island	\$169,325,339	53.8%	6	Tybee Island	\$5,257,399	1.7%
2	St. Marys	\$43,499,341	13.8%	7	Jekyll Island	\$3,174,000	1.1%
3	Brunswick	\$41,301,545	13.1%	8	Sea Island	\$1,803,900	0.6%
4	Savannah	\$34,225,710	10.9%	9	Sapelo Island	\$400,000	1.6%
5	Darien	\$15,905,959	5.1%				

Total Georgia Market: \$314,893,193

## Largest Home Markets

1	St. Simons Island	\$167,544,239	57.8%
2	Brunswick	\$36,349,445	12.5%
3	St. Marys	\$34,388,651	11.9%
4	Savannah	\$30,966,310	10.7%
5	Darien	\$11,198,959	3.9%
6	Tybee Island	\$4,457,400	1.5%
7	Jekyll Island	\$3,174,000	1.1%
8	Sea Island	\$1,803,900	0.6%

Total Georgia Home Market: \$289,882,904

## Largest Land Markets

1	St. Marys	\$9,110,690	36.4%
2	Brunswick	\$4,952,100	19.8%
3	Darien	\$4,707,000	18.8%
4	Savannah	\$3,259,400	13.0%
5	St. Simons Island	\$1,781,100	7.1%
6	Tybee Island	\$799,999	3.2%
7	Sapelo Island	\$400,000	1.6%

Total Georgia Land/Lot Market: \$25,010,289

## Most Expensive Home Markets\*\*

1	St. Simons Island	\$1,727,260
2	St. Marys	\$563,748
3	Savannah	\$563,024
4	Darien	\$418,422
5	Brunswick	\$383,666

## Most Affordable Home Markets\*\*

1	Brunswick	\$383,666
2	Darien	\$418,422
3	Savannah	\$563,024
4	St. Marys	\$563,748
5	St. Simons Island	\$1,727,260

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

\*\* This figure represents the average list price specific to each market.

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

## Most Listings

1	St. Marys	138	27.6%	6	Tybee Island	10	2.0%
2	Brunswick	122	24.4%	7	Jekyll Island	5	1.4%
3	St. Simons Island	109	21.8%	8	Sea Island	3	0.8%
4	Savannah	62	12.4%	9	Sapelo Island	2	1.4%
5	Darien	49	9.8%				

Total Georgia Listings:

500

## Most Listings

1	St. Simons Island	97	27.5%
2	Brunswick	96	27.2%
3	St. Marys	61	17.3%
4	Savannah	55	15.6%
5	Darien	28	7.9%
6	Tybee Island	8	2.3%
7	Jekyll Island	5	1.4%
8	Sea Island	3	0.8%

## Most Listings

1	St. Marys	77	52.4%
2	Brunswick	26	17.7%
3	Darien	21	14.3%
4	St. Simons Island	12	8.2%
5	Savannah	7	4.8%
6	Sapelo Island	2	1.4%
7	Tybee Island	2	1.4%

Total Georgia Home Listings:

353

Total Georgia Lots:

147

## Most Expensive Land Per Acre

### Listings of Less Than 10 Acres

1	St. Simons Island, GA	\$863,773
2	St. Marys, GA	\$224,440
3	Shellman Bluff, GA	\$142,243
4	Brunswick, GA	\$68,591
5	Darien, GA	\$42,235

### Listings of 10 Acres or More

\*\*\*

## Most Affordable Land per Acre

### Listings of Less Than 10 Acres

1	Darien, GA	\$42,235
2	Brunswick, GA	\$68,591
3	Shellman Bluff, GA	\$142,243
4	St. Marys, GA	\$224,440
5	St. Simons Island, GA	\$863,773

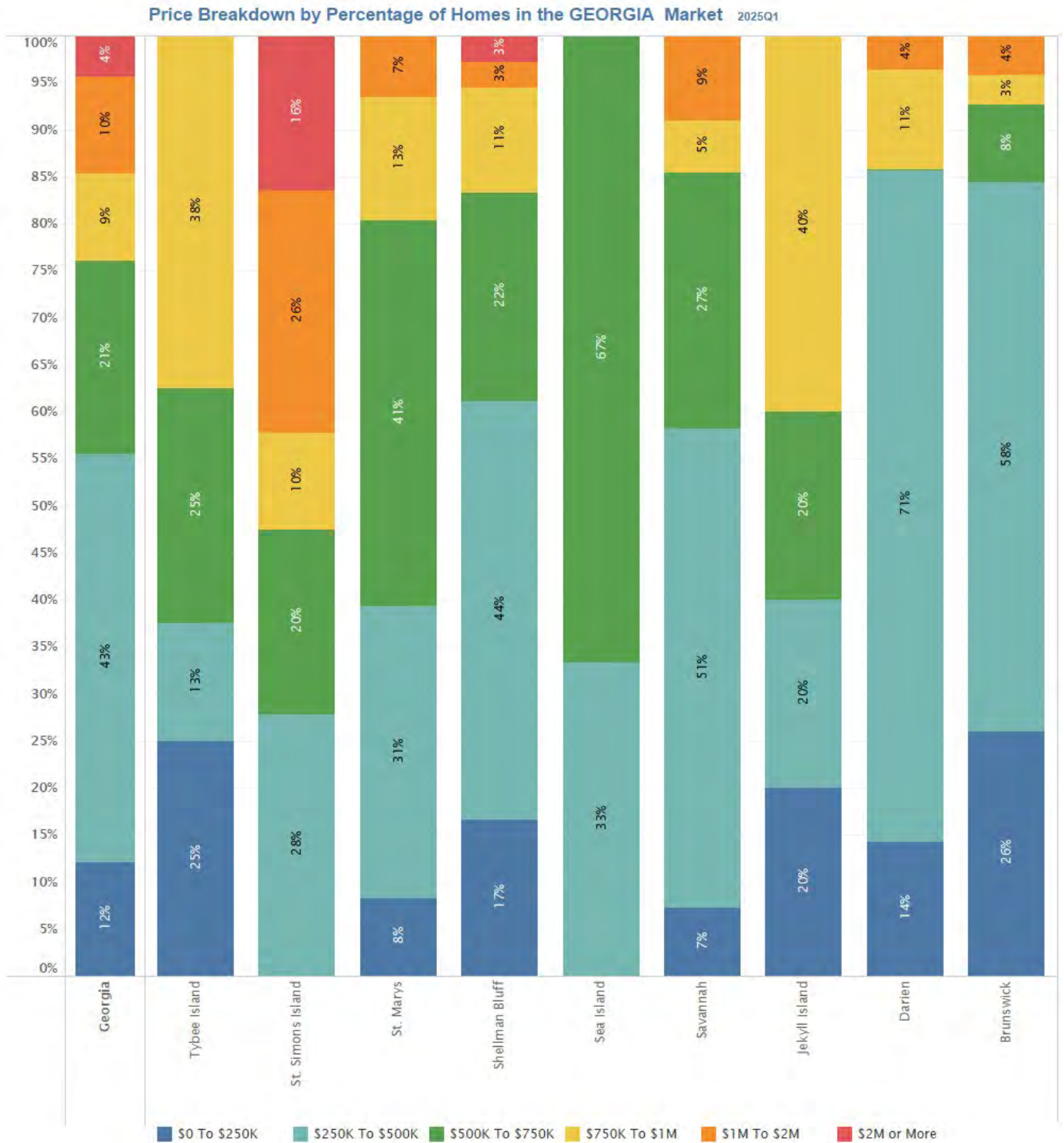
### Listings of 10 Acres or More

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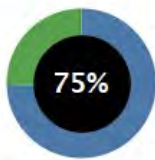
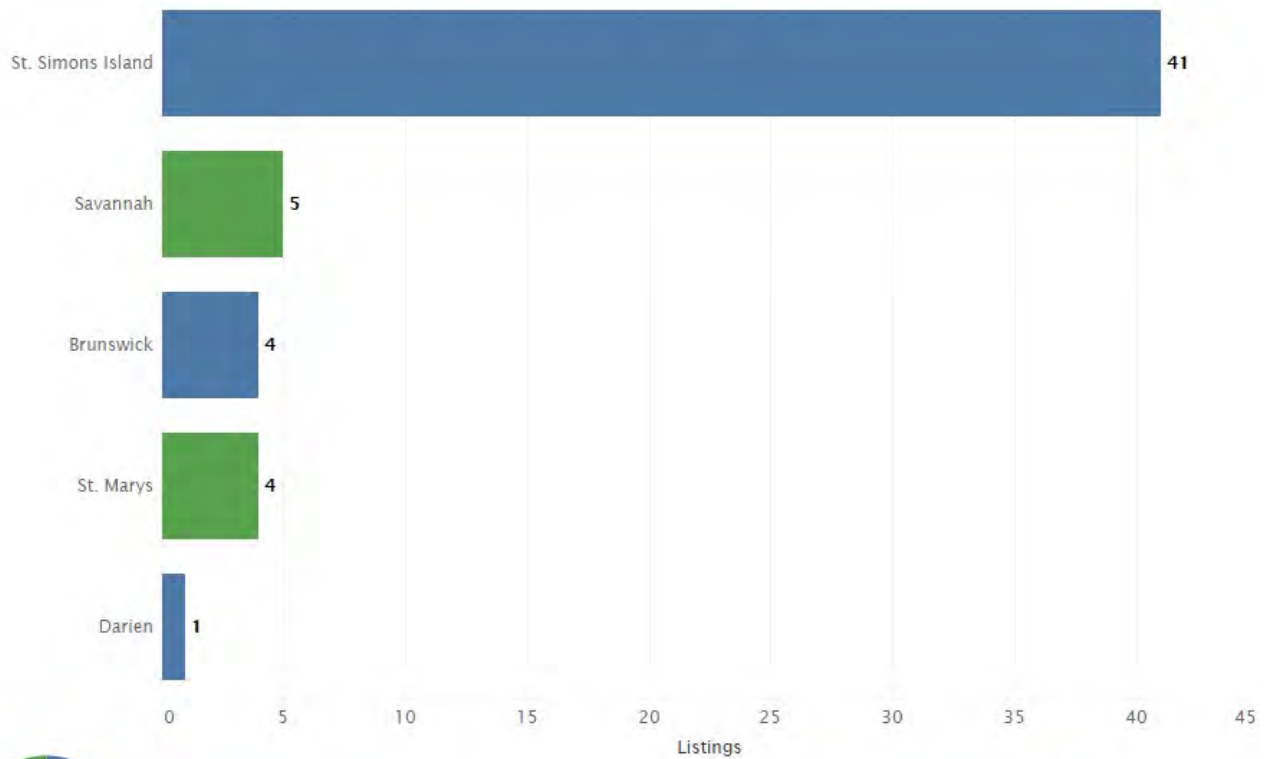
\* Markets that start with "Other" (such as "Other Atlantic Coast") are the total properties not yet associated with a known, named beach.

\*\* This figure represents the average list price specific to each market.

\*\*\* 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? 2025Q1

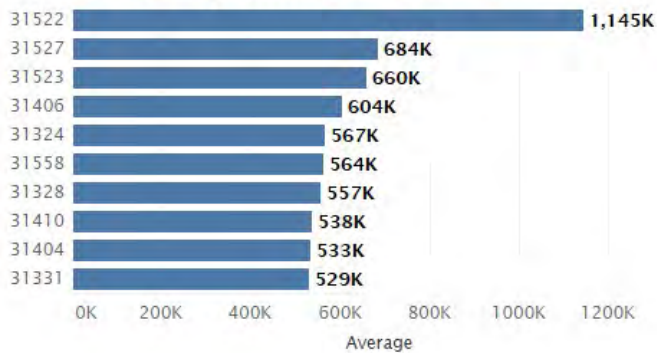


of \$1M+ Homes in Georgia are on St. Simons Island

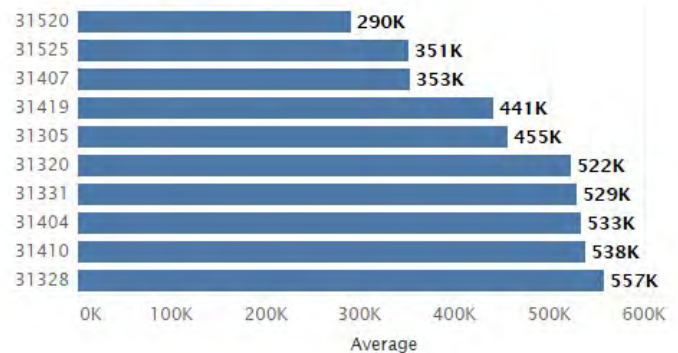
Total Number of \$1M+ Homes

55

### Most Expensive ZIP Codes 2025Q1

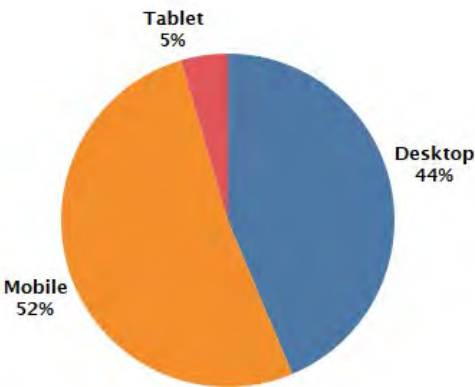


### Most Affordable ZIP Codes 2025Q1



Who's Shopping GA Beach Real Estate

How are shoppers connecting 2025Q1



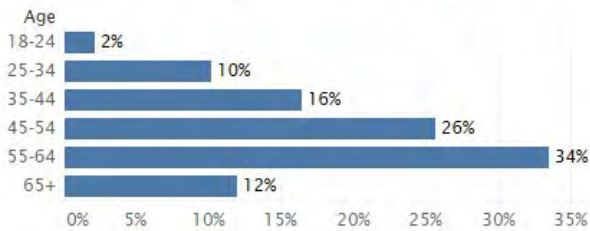
Male/Female Visitors 2025Q1

New Market. Data Not Yet Available.

New York, NY

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

What Age Groups are Shopping 2025Q1



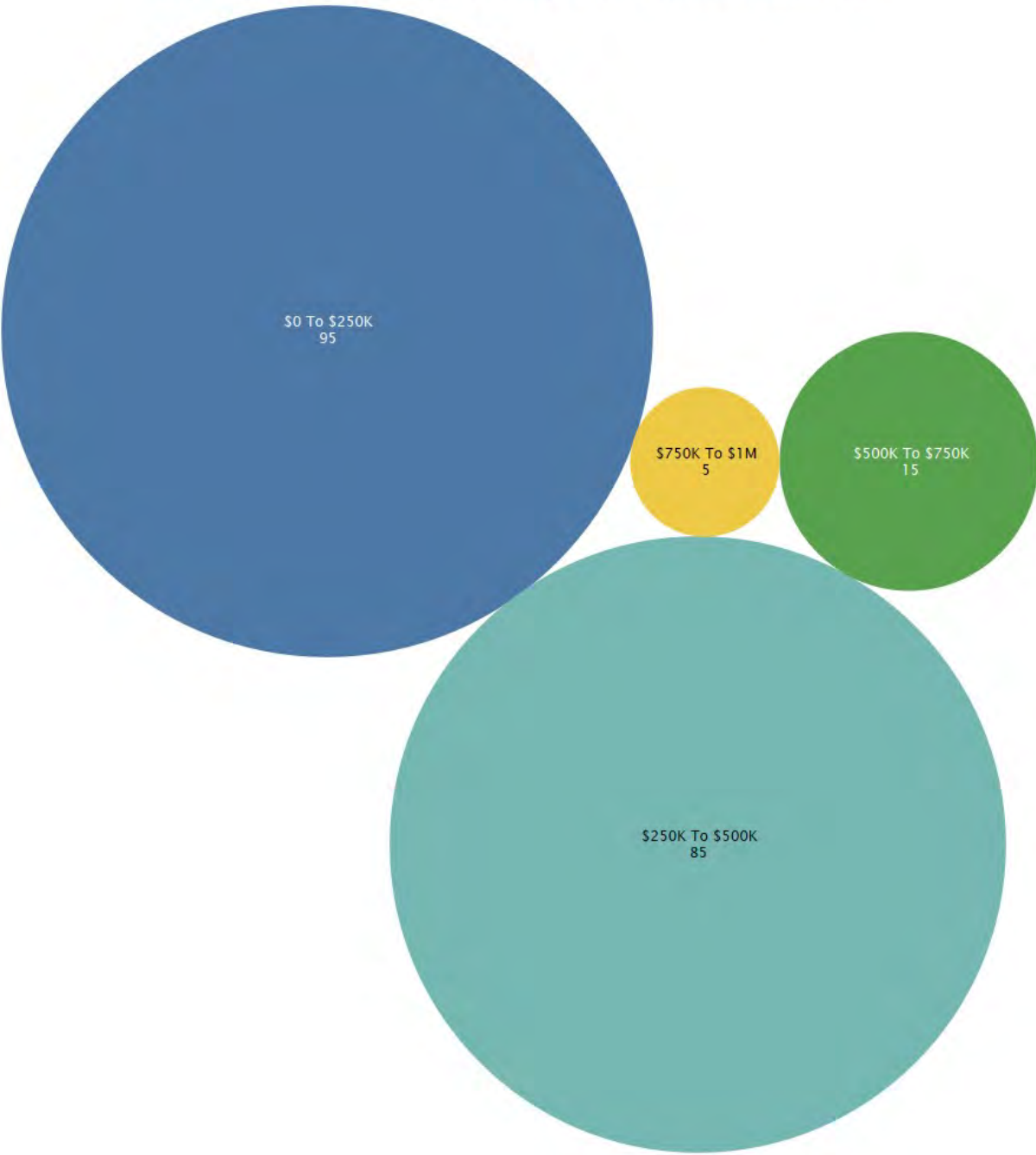
Number 2-10 metros are:

- Ashburn, VA
- Boston, MA
- Chicago, IL
- Miami, FL
- Dallas, TX
- Minneapolis, MN
- Jacksonville, FL
- Columbus, OH
- South Ogden, UT



LOUISIANA

Price Breakdown by Number of Homes in the Louisiana Market 2025Q1



# Louisiana

The Louisiana market had no significant change from winter 2024 to spring 2025.

## Largest Markets

1	New Orleans	\$29,720,599	28.0%	6	Larose	\$3,259,800	3.1%
2	Houma	\$27,517,745	25.9%	7	Grand Isle	\$2,114,800	2.0%
3	Port Sulfur	\$19,477,296	18.3%				
4	Lafitte	\$14,038,300	13.2%				
5	Cameron	\$10,113,600	9.5%				

Total Louisiana Market: \$106,242,140

## Largest Home Markets

1	New Orleans	\$16,678,299	29.1%
2	Port Sulfur	\$13,867,798	24.2%
3	Lafitte	\$11,286,600	19.7%
4	Houma	\$5,394,150	9.4%
5	Cameron	\$5,331,600	9.3%
6	Larose	\$2,797,800	4.9%
7	Grand Isle	\$1,964,800	3.4%

Total Louisiana Home Market: \$57,321,047

## Largest Land Markets

1	Houma	\$22,123,595	45.2%
2	New Orleans	\$13,042,300	26.7%
3	Port Sulfur	\$5,609,498	11.5%
4	Cameron	\$4,782,000	9.8%
5	Lafitte	\$2,751,700	5.6%
6	Larose	\$462,000	0.9%
7	Grand Isle	\$150,000	0.3%

Total Louisiana Land/Lot Market: \$48,921,093

## Most Expensive Home Markets\*\*

1	Cameron	\$355,440
2	Lafitte	\$322,474
3	Port Sulfur	\$315,177
4	New Orleans	\$273,415
5	Larose	\$233,150

## Most Affordable Home Markets\*\*

1	Houma	\$207,467
2	Larose	\$233,150
3	New Orleans	\$273,415
4	Port Sulfur	\$315,177
5	Lafitte	\$322,474

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

\*\* This figure represents the average list price specific to each market.

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

## Most Listings

1	New Orleans	201	39.7%	6	Larose	24	4.7%
2	Port Sulfur	103	20.4%	7	Grand Isle	9	1.8%
3	Lafitte	71	14.0%				
4	Cameron	55	10.9%				
5	Houma	43	8.5%				

Total Louisiana Listings:

506

## Most Listings

1	New Orleans	61	30.5%
2	Port Sulfur	44	22.0%
3	Lafitte	35	17.5%
4	Houma	26	13.0%
5	Cameron	15	7.5%
6	Larose	12	6.0%
7	Grand Isle	7	3.5%

## Most Listings

1	New Orleans	140	45.8%
2	Port Sulfur	59	19.3%
3	Cameron	40	13.1%
4	Lafitte	36	11.8%
5	Houma	17	5.6%
6	Larose	12	3.9%
7	Grand Isle	2	0.7%

Total Louisiana Home Listings:

200

Total Louisiana Lots:

306

## Most Expensive Land Per Acre

### Listings of Less Than 10 Acres

1	Houma, LA	\$371,899
2	Cameron, LA	\$364,594
3	New Orleans, LA	\$68,694
4	Port Sulfur, LA	\$51,559
5	Lafitte, LA	\$50,250

### Listings of 10 Acres or More

1	New Orleans, LA	4,403
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## Most Affordable Land per Acre

### Listings of Less Than 10 Acres

1	Lafitte, LA	\$50,250
2	Port Sulfur, LA	\$51,559
3	New Orleans, LA	\$68,694
4	Cameron, LA	\$364,594
5	Houma, LA	\$371,899

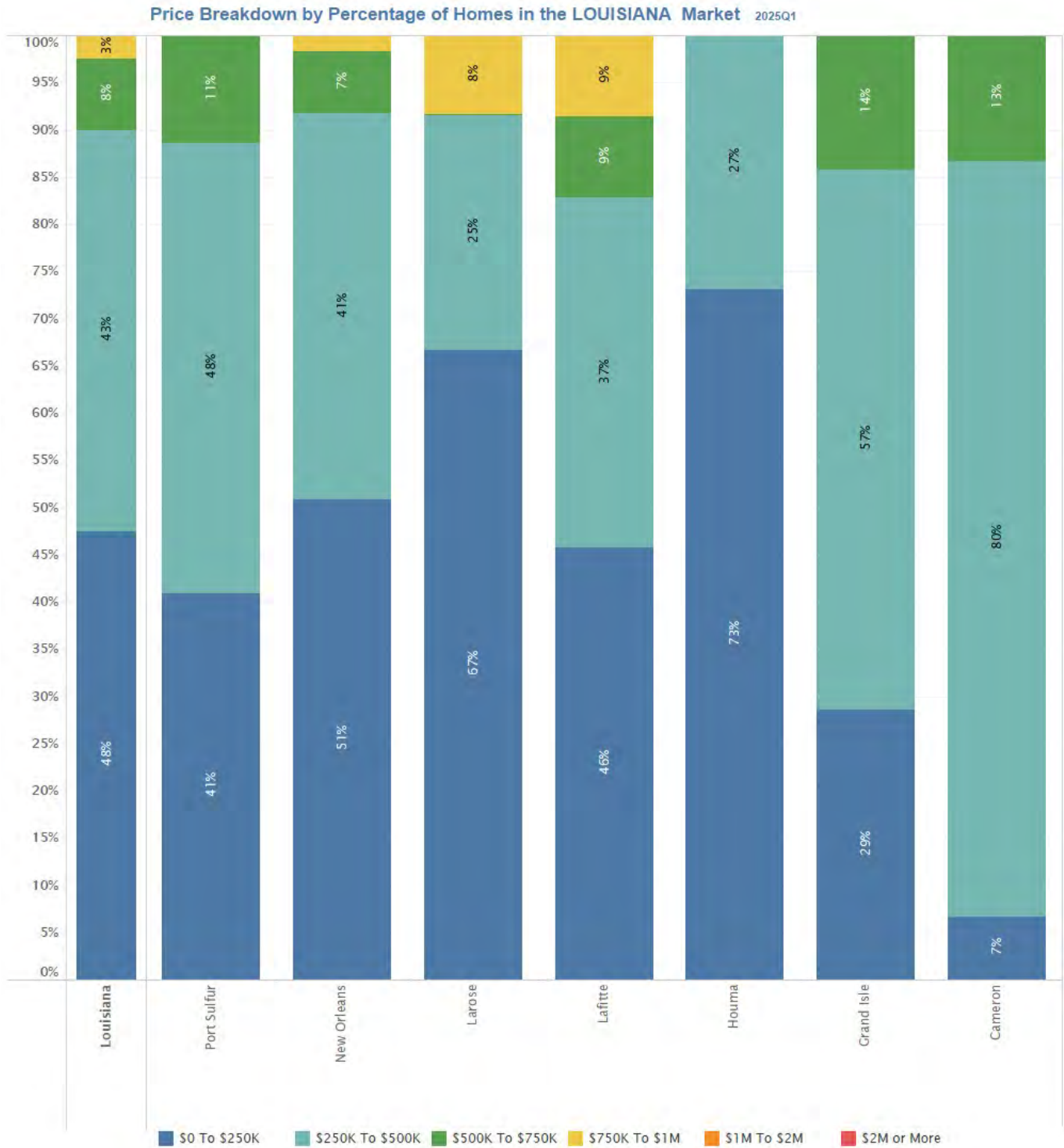
### Listings of 10 Acres or More

1	New Orleans, LA	\$4,403
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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.

\*\* This figure represents the average list price specific to each market.

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

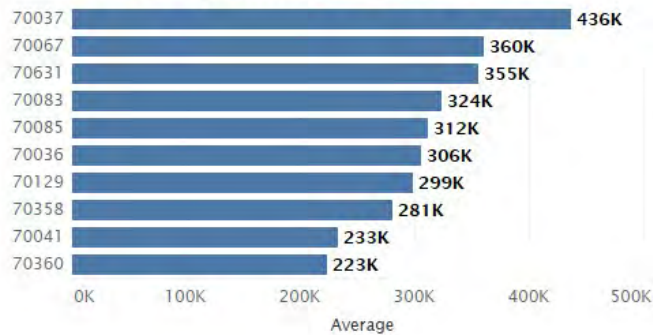


### Where Are The Million-Dollar Listings? 2025Q1

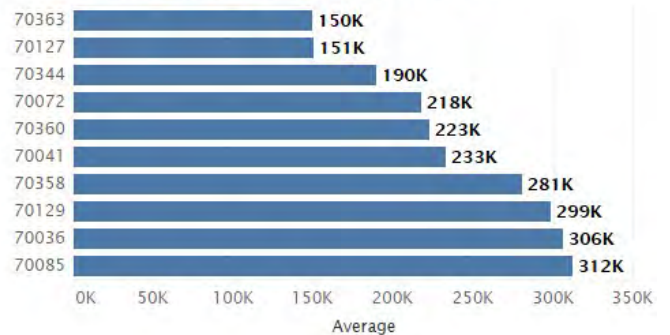


Total Number of \$1M+ Homes

#### Most Expensive ZIP Codes 2025Q1



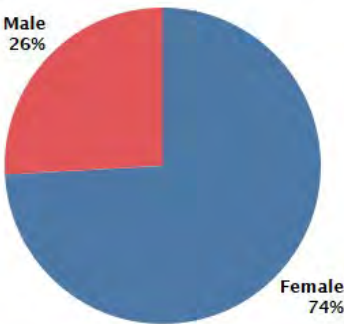
#### Most Affordable ZIP Codes 2025Q1



Who's Shopping LA Beach Real Estate

How are shoppers connecting 2025Q1

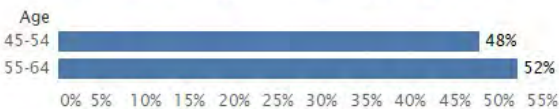
Male/Female Visitors 2025Q1



Indianapolis, IN

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

What Age Groups are Shopping 2025Q1

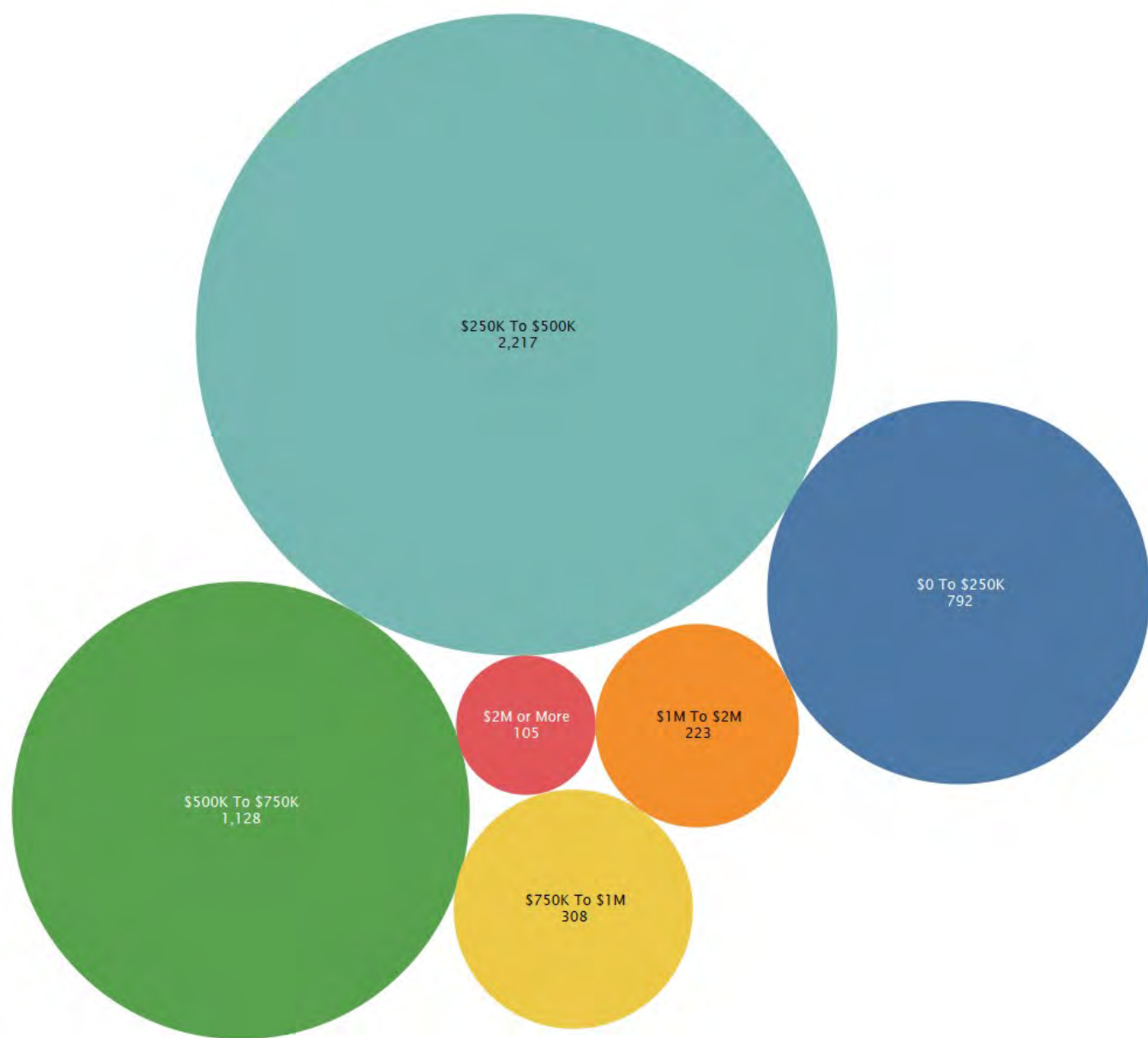


Number 2-10 metros are:

- Dallas, TX
- Atlanta, GA
- Stillwater, NY
- Strongsville, OH
- Adams, WI
- Englewood, CO
- West Plains, MO
- Chicago, IL
- Rainbow City, AL

MARYLAND

Price Breakdown by Number of Homes in the Maryland Market 2025Q1



# Maryland

The total Maryland market rose from \$2.6 billion in winter 2024 to \$2.8 billion resulting in a \$200 million increase.

## Largest Markets

1	Ocean City	\$298,339,101	10.7%
2	Baltimore	\$291,516,237	10.5%
3	Annapolis	\$281,688,729	10.1%
4	Pasadena	\$132,646,684	4.8%
5	Glen Burnie	\$117,154,191	4.2%

Total Maryland Market: \$2,786,176,380

## Most Listings

1	Baltimore	693	13.1%
2	Ocean City	555	10.5%
3	Annapolis	297	5.6%
4	Glen Burnie	247	4.7%
5	Pasadena	196	3.7%

Total Maryland Listings: 5,299

## Largest Home Markets

1	Ocean City	\$292,318,201	11.8%
2	Baltimore	\$264,614,190	10.7%
3	Annapolis	\$258,778,229	10.4%
4	Pasadena	\$125,763,035	5.1%
5	Glen Burnie	\$110,396,491	4.5%

Total Maryland Home Market: \$2,480,022,750

## Most Listings

1	Baltimore	676	15.2%
2	Ocean City	549	12.3%
3	Annapolis	272	6.1%
4	Glen Burnie	230	5.2%
5	Pasadena	180	4.0%

Total Maryland Home Listings: 4,453

## Largest Land Markets

1	Huntingtown	\$37,697,500	12.3%
2	Baltimore	\$26,902,047	8.8%
3	Annapolis	\$22,910,500	7.5%
4	North East	\$16,634,599	5.4%
5	Snow Hill	\$13,880,800	4.5%

Total Maryland Land/Lot Market: \$306,153,630

## Most Listings

1	Lusby	56	6.6%
2	Worton	56	6.6%
3	Cambridge	48	5.7%
4	Severna Park	45	5.3%
5	Crisfield	33	3.9%

Total Maryland Lots: 846

## Most Expensive Home Markets\*\*

1	Oxford	\$3,331,750
2	Royal Oak	\$2,812,745
3	Leonardtown	\$2,498,354
4	Bishopville	\$1,962,725
5	St Michaels	\$1,600,107

## Average Land Price Per Acre

### Listings of Less Than 10 Acres

1	Baltimore, MD	\$1,383,896
2	Annapolis, MD	\$602,591
3	Ocean Pines, MD	\$571,604
4	Huntingtown, MD	\$484,443
5	Stevensville, MD	\$449,640

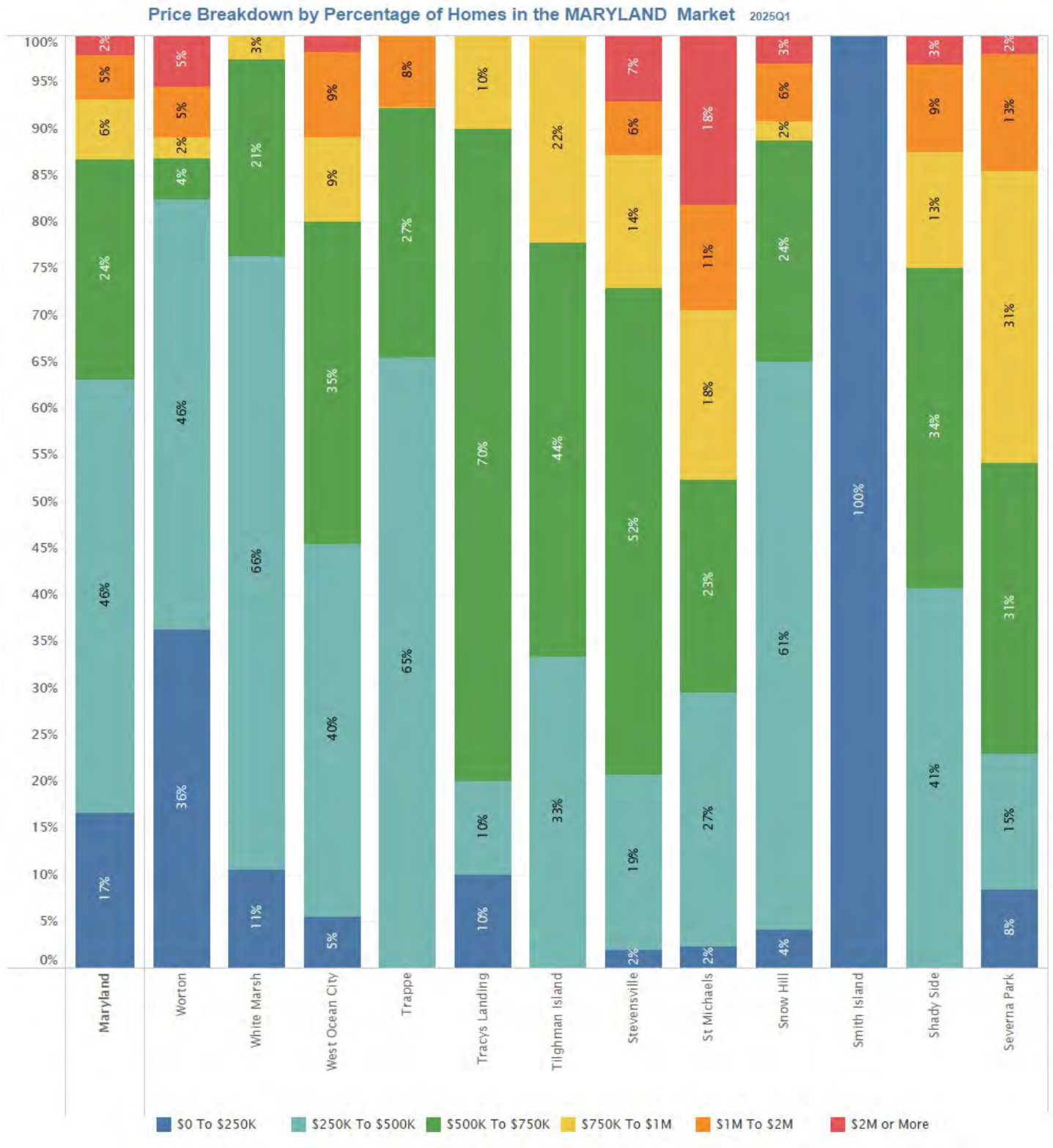
### Listings of 10 Acres or More

1	Huntingtown, MD	\$38,732
2	North East, MD	\$37,039
3	Lexington Park, MD	\$33,152
4	Elkton, MD	\$31,591
5	Cambridge, MD	\$26,979

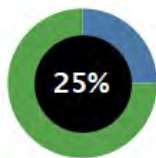
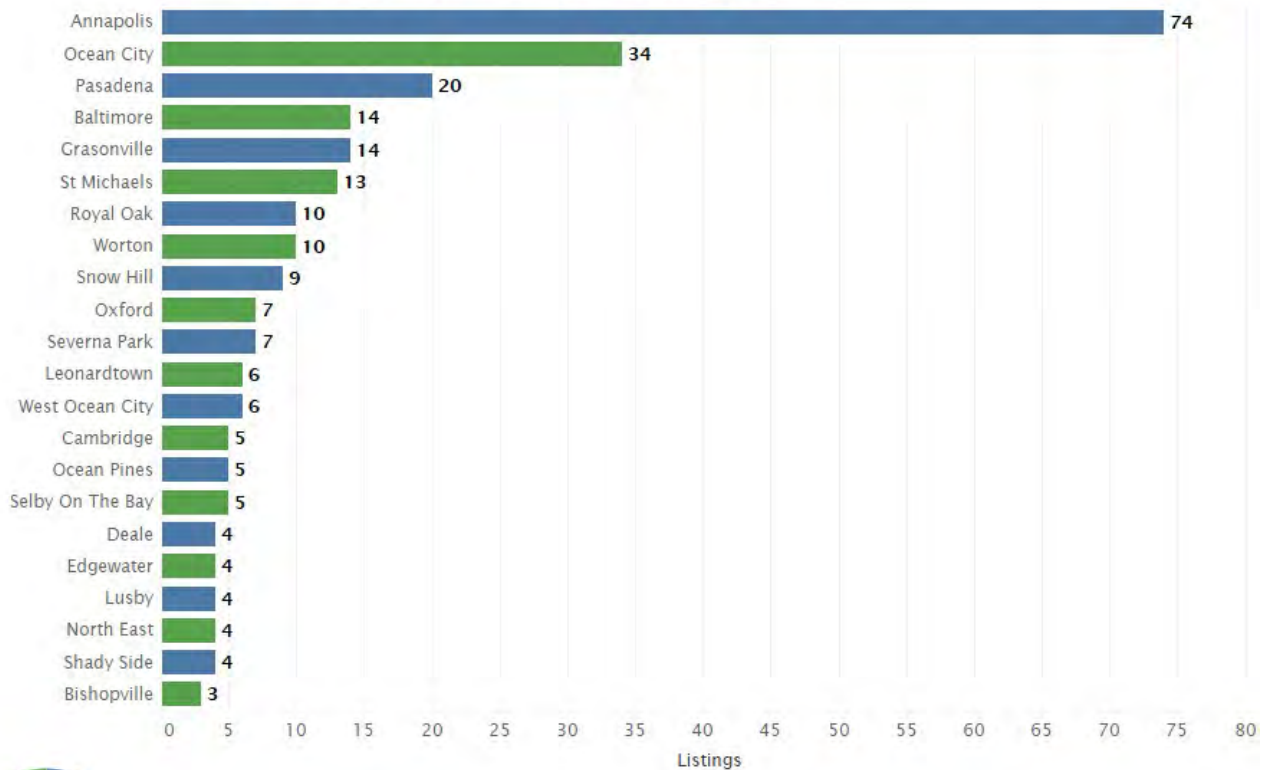
\* Markets that start with "Other" (such as "Other Atlantic Coast") are the total properties not yet associated with a known, named beach.

\*\* This figure represents the average list price specific to each market.

\*\*\* 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? 2025Q1

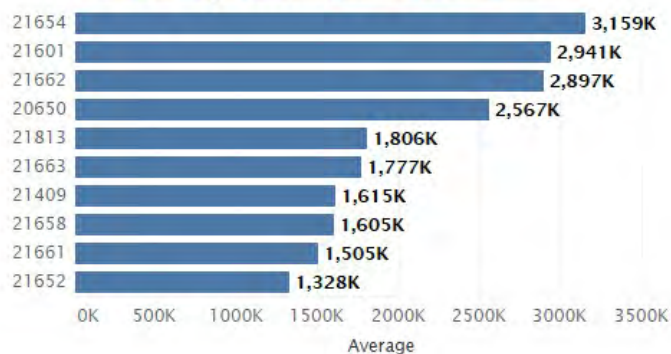


of \$1M+ Homes in Maryland are on Annapolis

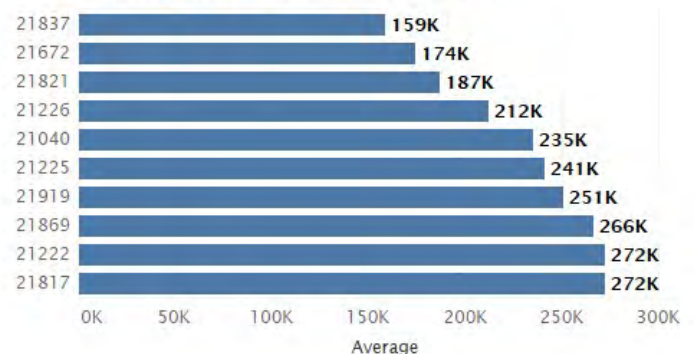
Total Number of \$1M+ Homes

296

### Most Expensive ZIP Codes 2025Q1

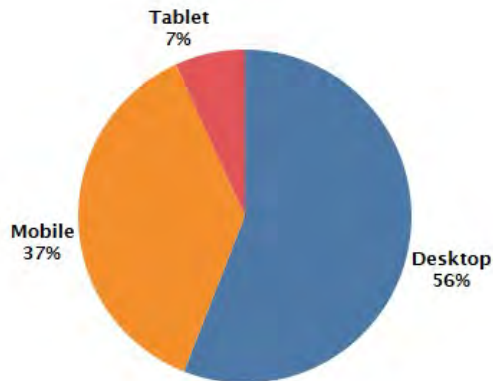


### Most Affordable ZIP Codes 2025Q1

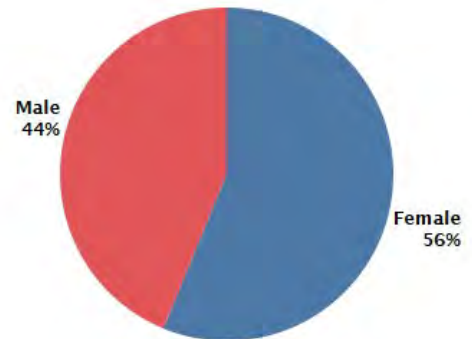


## Who's Shopping MD Beach Real Estate

How are shoppers connecting 2025Q1



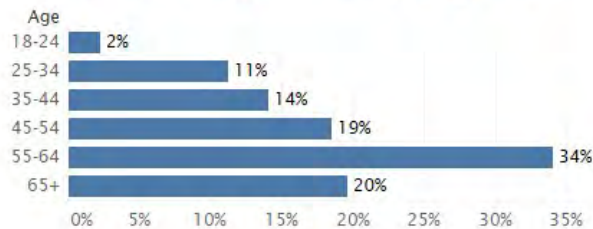
Male/Female Visitors 2025Q1



### Ashburn, VA

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

What Age Groups are Shopping 2025Q1



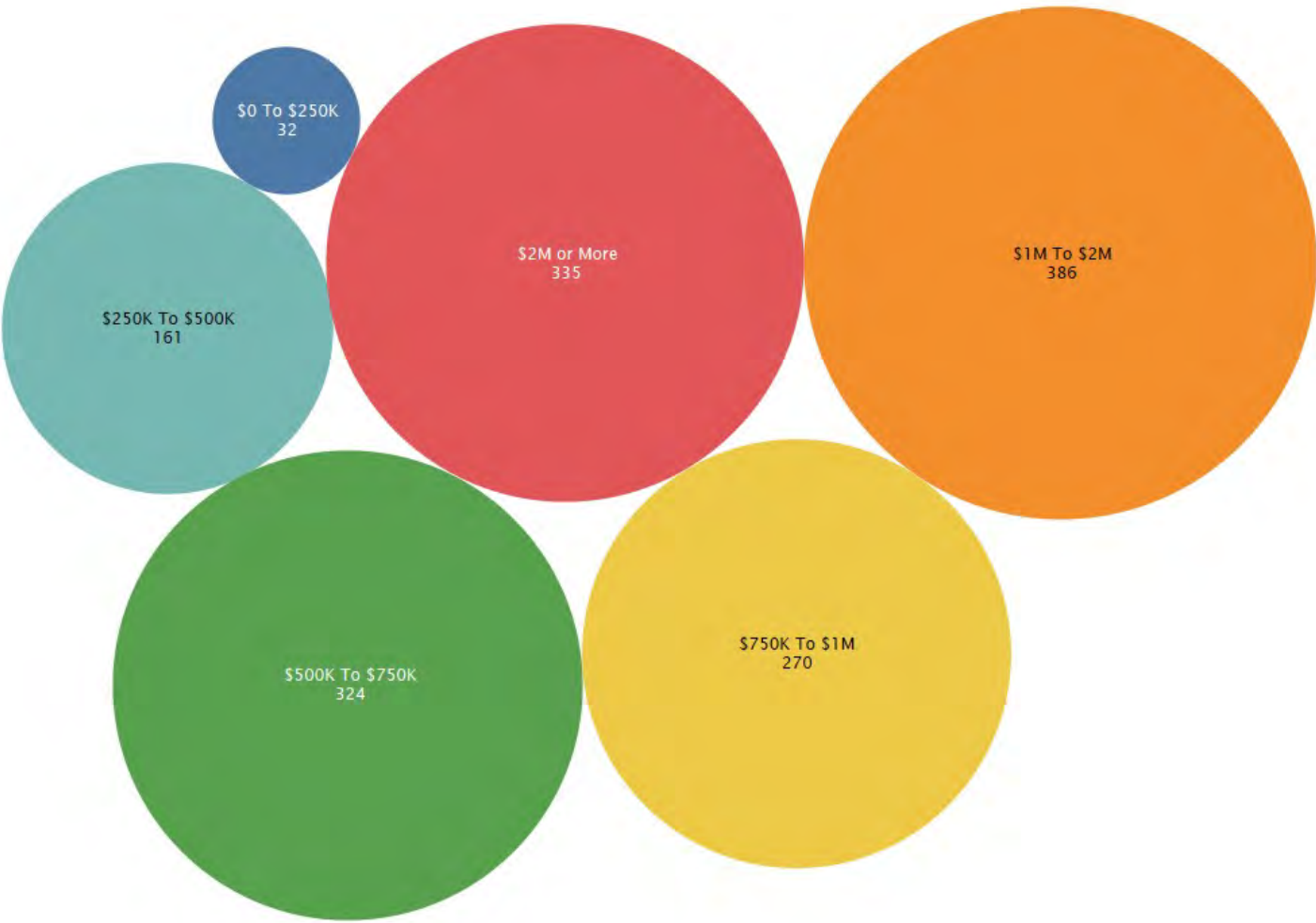
### Number 2-10 metros are:

New York, NY  
Boston, MA  
Washington, Unknown  
Philadelphia, PA  
Phoenix, AZ  
Reston, VA  
Atlanta, GA  
Annandale, VA  
Los Angeles, CA



MASSACHUSETTS

Price Breakdown by Number of Homes in the Massachusetts Market 2025Q1



# Massachusetts

The total Massachusetts market rose from \$2.5 billion in winter 2024 to \$2.6 billion resulting in a \$100 million (4%) increase.

## Largest Markets

1	Boston	\$909,173,165	34.6%
2	Winthrop	\$155,041,031	5.9%
3	Barnstable	\$150,965,699	5.7%
4	Falmouth	\$114,668,350	4.4%
5	Scituate	\$101,409,700	3.9%

Total Massachusetts Market: \$2,630,166,338

## Most Listings

1	Boston	407	25.2%
2	Winthrop	153	9.5%
3	Plymouth	82	5.1%
4	Falmouth	78	4.8%
5	Bourne	63	3.9%

Total Massachusetts Listings: 1,614

## Largest Home Markets

1	Boston	\$871,355,265	35.0%
2	Winthrop	\$148,442,031	6.0%
3	Barnstable	\$134,341,699	5.4%
4	Falmouth	\$112,735,450	4.5%
5	Scituate	\$89,972,300	3.6%

Total Massachusetts Home Market: \$2,490,225,036

## Most Listings

1	Boston	400	26.8%
2	Winthrop	151	10.1%
3	Plymouth	75	5.0%
4	Falmouth	74	5.0%
5	Bourne	59	4.0%

Total Massachusetts Home Listings: 1,493

## Largest Land Markets

1	Boston	\$37,817,900	27.0%
2	Barnstable	\$16,624,000	11.9%
3	Scituate	\$11,437,400	8.2%
4	Cohasset	\$7,043,000	5.0%
5	Winthrop	\$6,599,000	4.7%

Total Massachusetts Land/Lot Market: \$139,941,302

## Most Listings

1	Fairhaven	10	8.3%
2	Mattapoisett	9	7.4%
3	Scituate	9	7.4%
4	Barnstable	7	5.8%
5	Boston	7	5.8%

Total Massachusetts Lots: 121

## Most Expensive Home Markets\*\*

1	Edgartown	\$6,252,077
2	Orleans	\$2,908,923
3	Barnstable	\$2,858,334
4	Manchester-by-the-Sea	\$2,604,364
5	Chatham	\$2,455,130

## Average Land Price Per Acre

### Listings of Less Than 10 Acres

\*\*\*

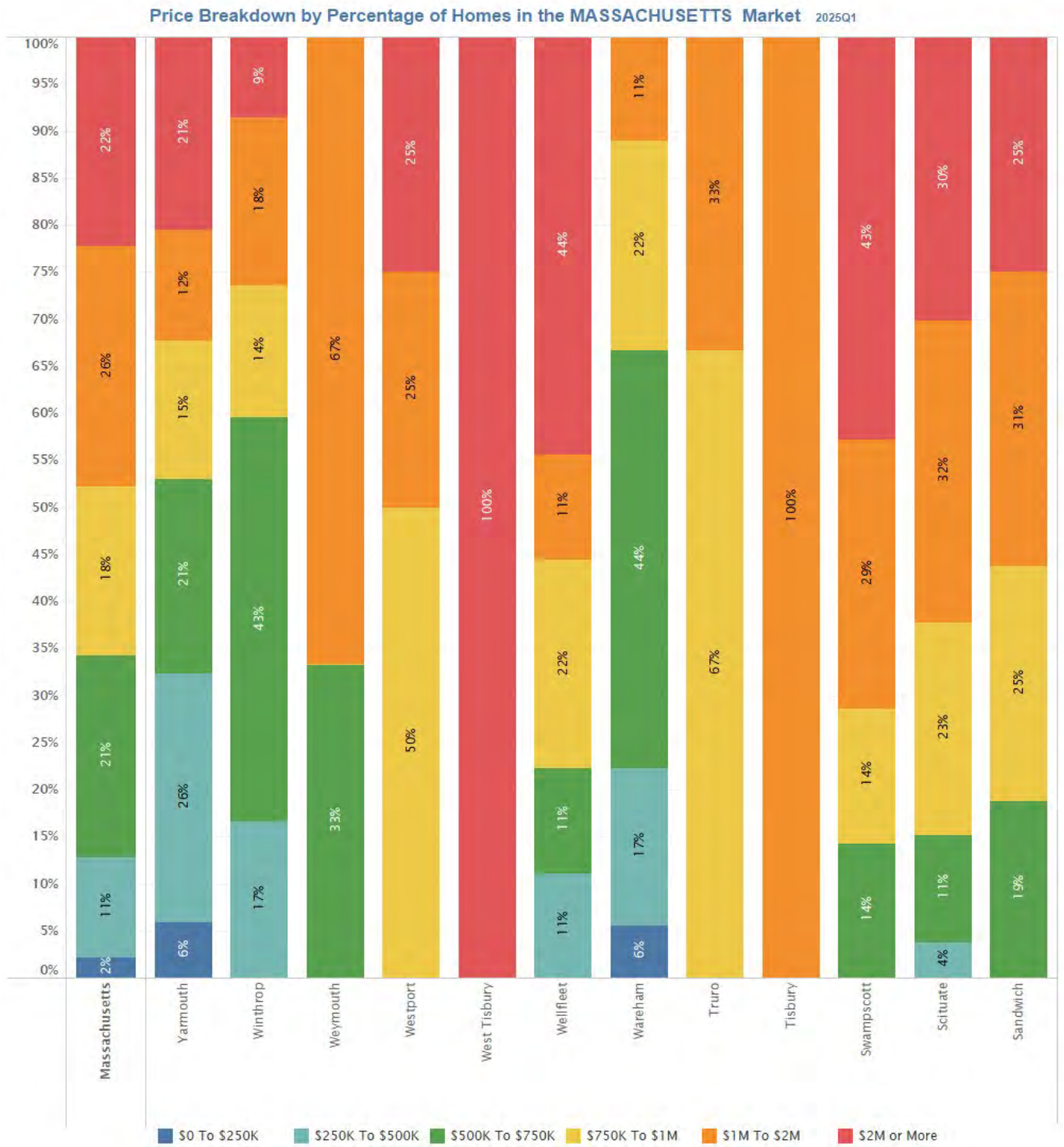
### Listings of 10 Acres or More

\*\*\*

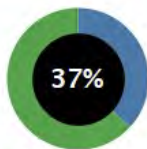
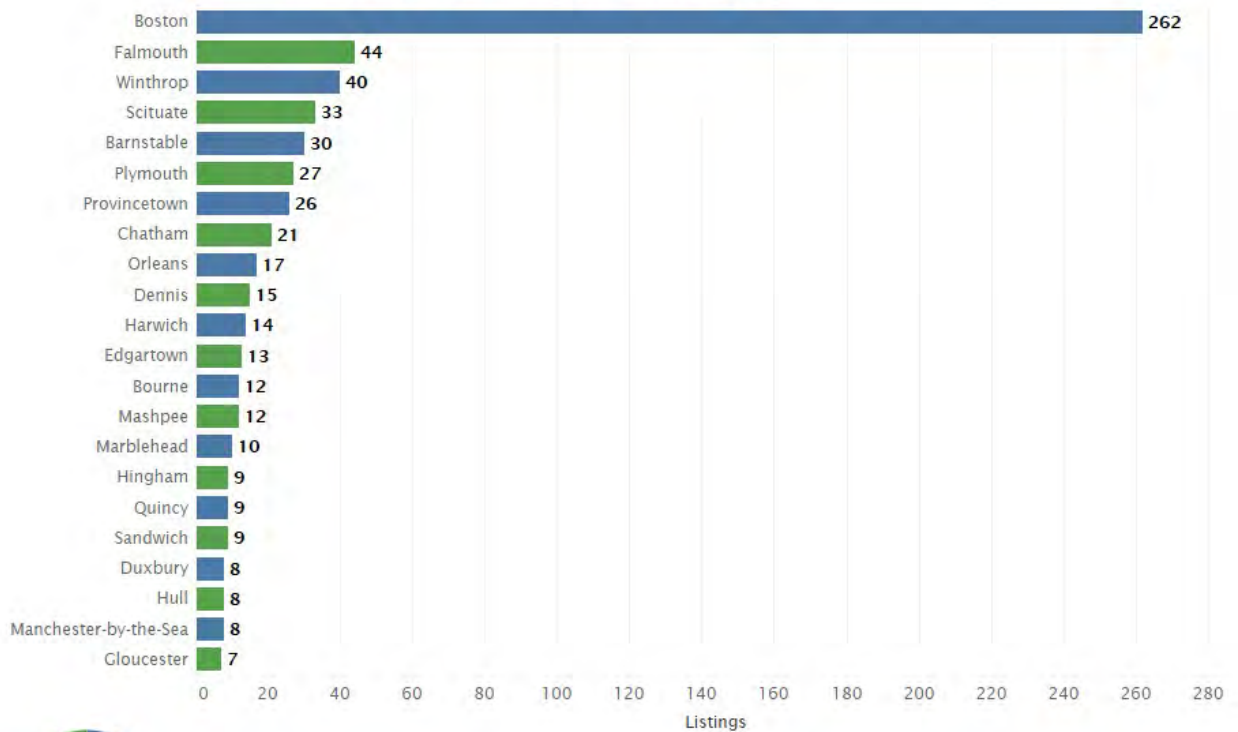
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### Where Are The Million-Dollar Listings? 2025Q1

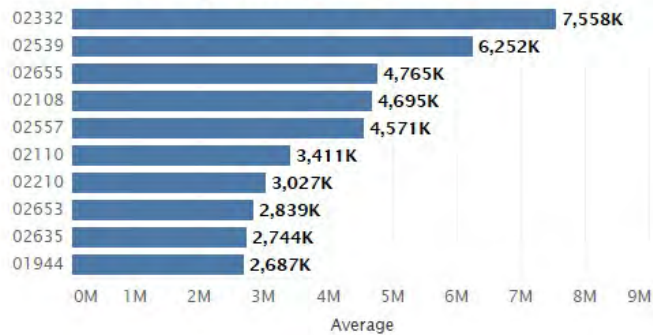


37% of \$1M+ Homes in Massachusetts are on Boston

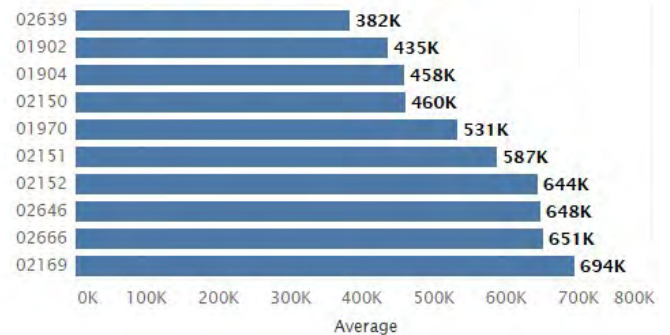
Total Number of \$1M+ Homes

710

### Most Expensive ZIP Codes 2025Q1

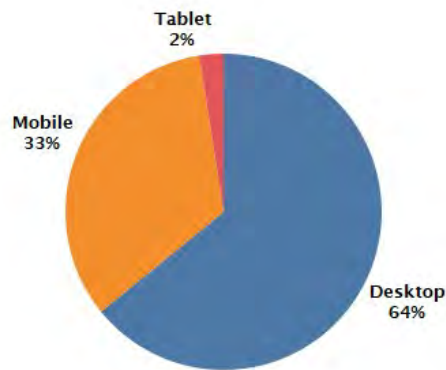


### Most Affordable ZIP Codes 2025Q1

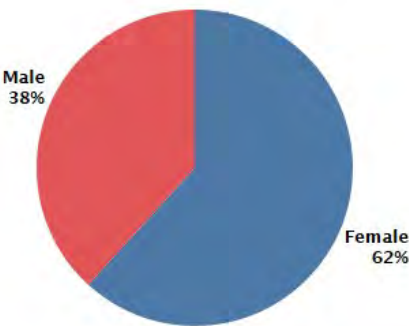


Who's Shopping MA Beach Real Estate

How are shoppers connecting 2025Q1



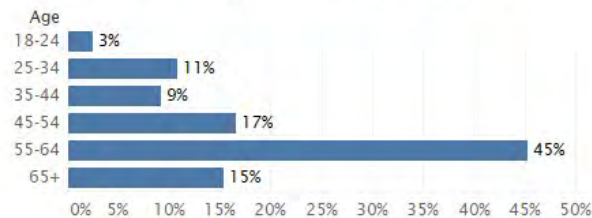
Male/Female Visitors 2025Q1



New York, NY

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

What Age Groups are Shopping 2025Q1



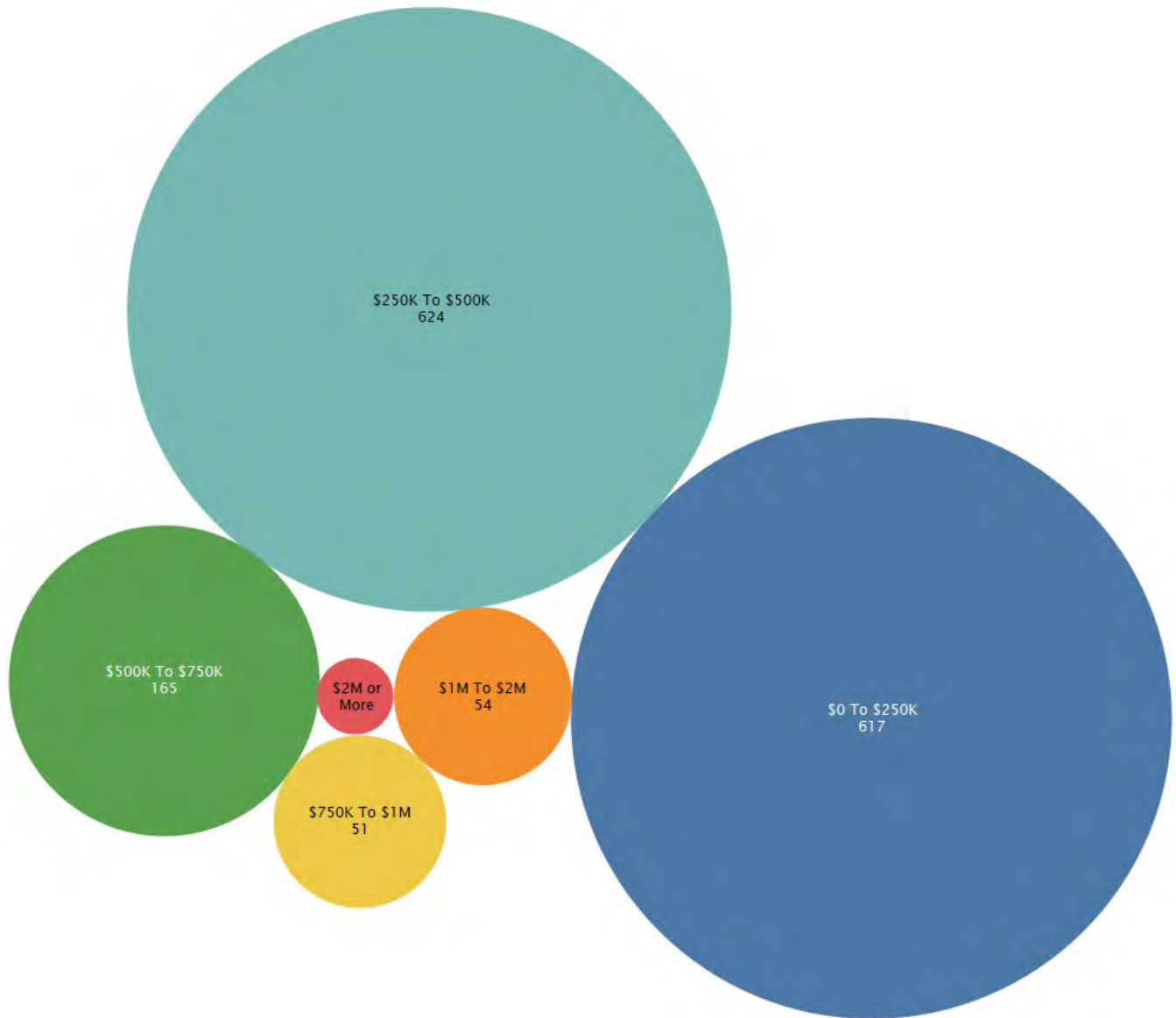
Number 2-10 metros are:

- Ashburn, VA
- Miami, FL
- Chicago, IL
- Los Angeles, CA
- Dallas, TX
- Atlanta, GA
- Nashua, NH
- San Jose, CA
- Houston, TX



## MISSISSIPPI

Price Breakdown by Number of Homes in the Mississippi Market 2025Q1



# Mississippi

The total Mississippi market slightly declined from \$868 million in winter 2024 to \$858 million resulting in a \$10 million decrease.

## Largest Markets

1	Biloxi	\$168,956,346	19.7%
2	Bay St. Louis	\$128,624,079	15.0%
3	Pass Christian	\$121,468,133	14.2%
4	Ocean Springs	\$116,094,792	13.5%
5	Diamondhead	\$101,663,667	11.8%

Total Mississippi Market: \$858,212,441

## Most Listings

1	Bay St. Louis	553	20.2%
2	Biloxi	513	18.7%
3	Gulfport	309	11.3%
4	Ocean Springs	294	10.7%
5	Pass Christian	281	10.2%

Total Mississippi Listings: 2,742

## Largest Home Markets

1	Biloxi	\$109,646,422	19.2%
2	Ocean Springs	\$98,564,459	17.2%
3	Bay St. Louis	\$85,796,582	15.0%
4	Pass Christian	\$74,484,020	13.0%
5	Gulfport	\$69,338,934	12.1%

Total Mississippi Home Market: \$571,505,010

## Most Listings

1	Biloxi	302	19.9%
2	Gulfport	228	15.0%
3	Ocean Springs	214	14.1%
4	Bay St. Louis	198	13.0%
5	Pass Christian	121	8.0%

Total Mississippi Home Listings: 1,521

## Largest Land Markets

1	Diamondhead	\$68,042,233	23.7%
2	Biloxi	\$59,309,924	20.7%
3	Pass Christian	\$46,984,113	16.4%
4	Bay St. Louis	\$42,827,497	14.9%
5	Gulfport	\$23,859,173	8.3%

Total Mississippi Land/Lot Market: \$286,707,431

## Most Listings

1	Bay St. Louis	355	29.1%
2	Biloxi	211	17.3%
3	Pass Christian	160	13.1%
4	Waveland	99	8.1%
5	Gulfport	81	6.6%

Total Mississippi Lots: 1,221

## Most Expensive Home Markets\*\*

1	Pass Christian	\$619,575
2	Ocean Springs	\$463,328
3	Bay St. Louis	\$436,463
4	Long Beach	\$366,024
5	Biloxi	\$363,068

## Average Land Price Per Acre

### Listings of Less Than 10 Acres

1	Gulfport, MS	\$299,196
2	Biloxi, MS	\$268,786
3	Ocean Springs, MS	\$207,047
4	Long Beach, MS	\$179,707
5	Diamondhead, MS	\$168,630

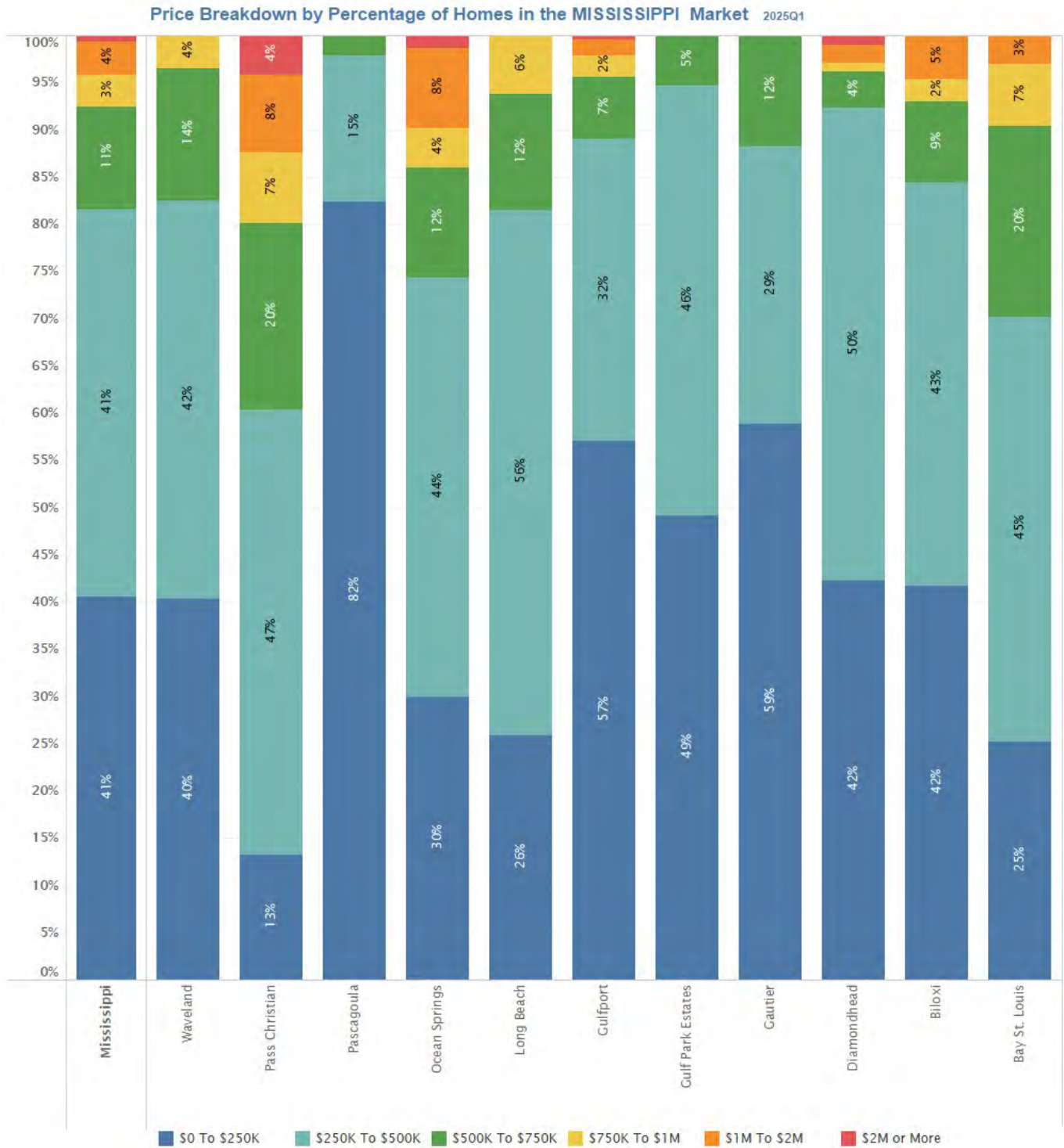
### Listings of 10 Acres or More

1	Pass Christian, MS	\$48,702
2	Biloxi, MS	\$47,327
3	Bay St. Louis, MS	\$10,595
4	Pascagoula, MS	\$4,218

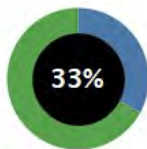
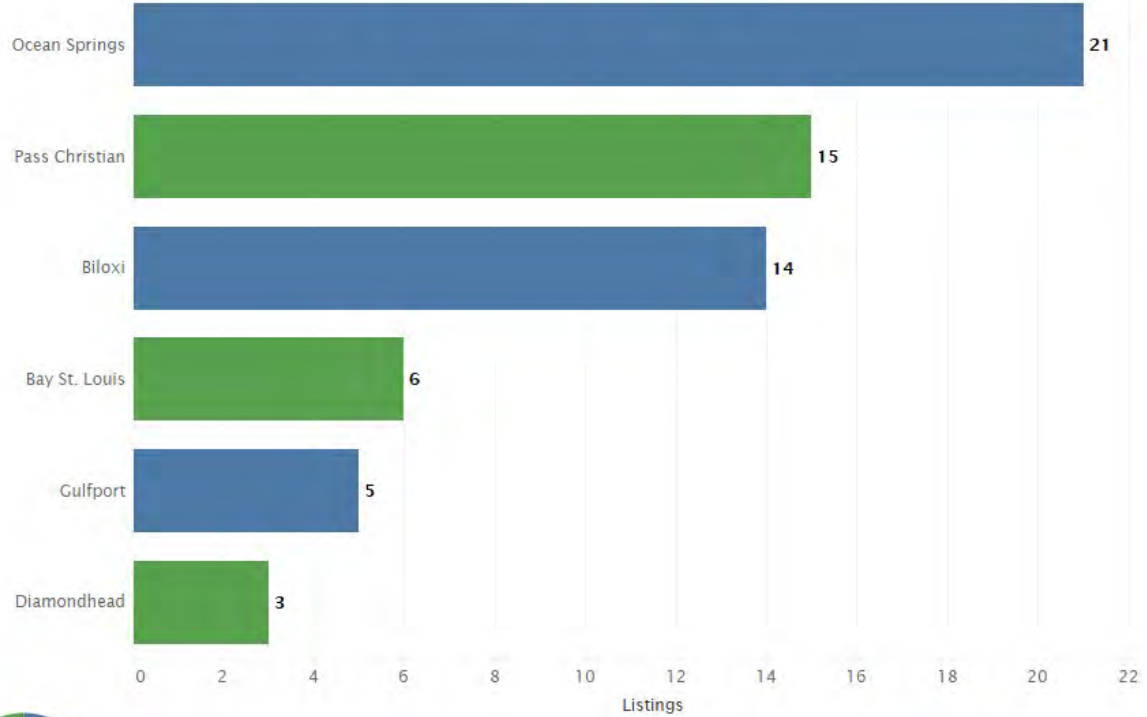
\* Markets that start with "Other" (such as "Other Atlantic Coast") are the total properties not yet associated with a known, named beach.

\*\* This figure represents the average list price specific to each market.

\*\*\* 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? 2025Q1

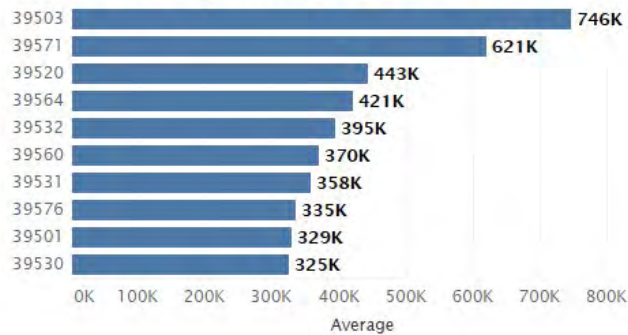


33% of \$1M+ Homes in Mississippi are on Ocean Springs

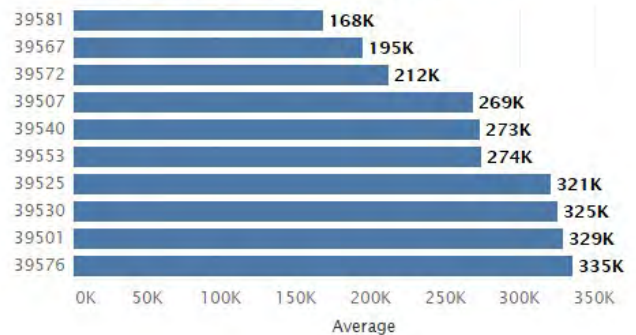
Total Number of \$1M+ Homes

64

### Most Expensive ZIP Codes 2025Q1



### Most Affordable ZIP Codes 2025Q1



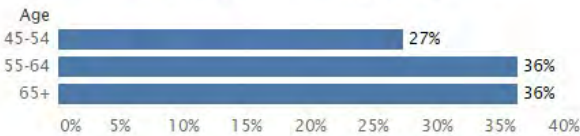
Who's Shopping MS Beach Real Estate

How are shoppers connecting 2025Q1

Male/Female Visitors 2025Q1

New Market. Data Not Yet Available.

What Age Groups are Shopping 2025Q1



Dallas, TX

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

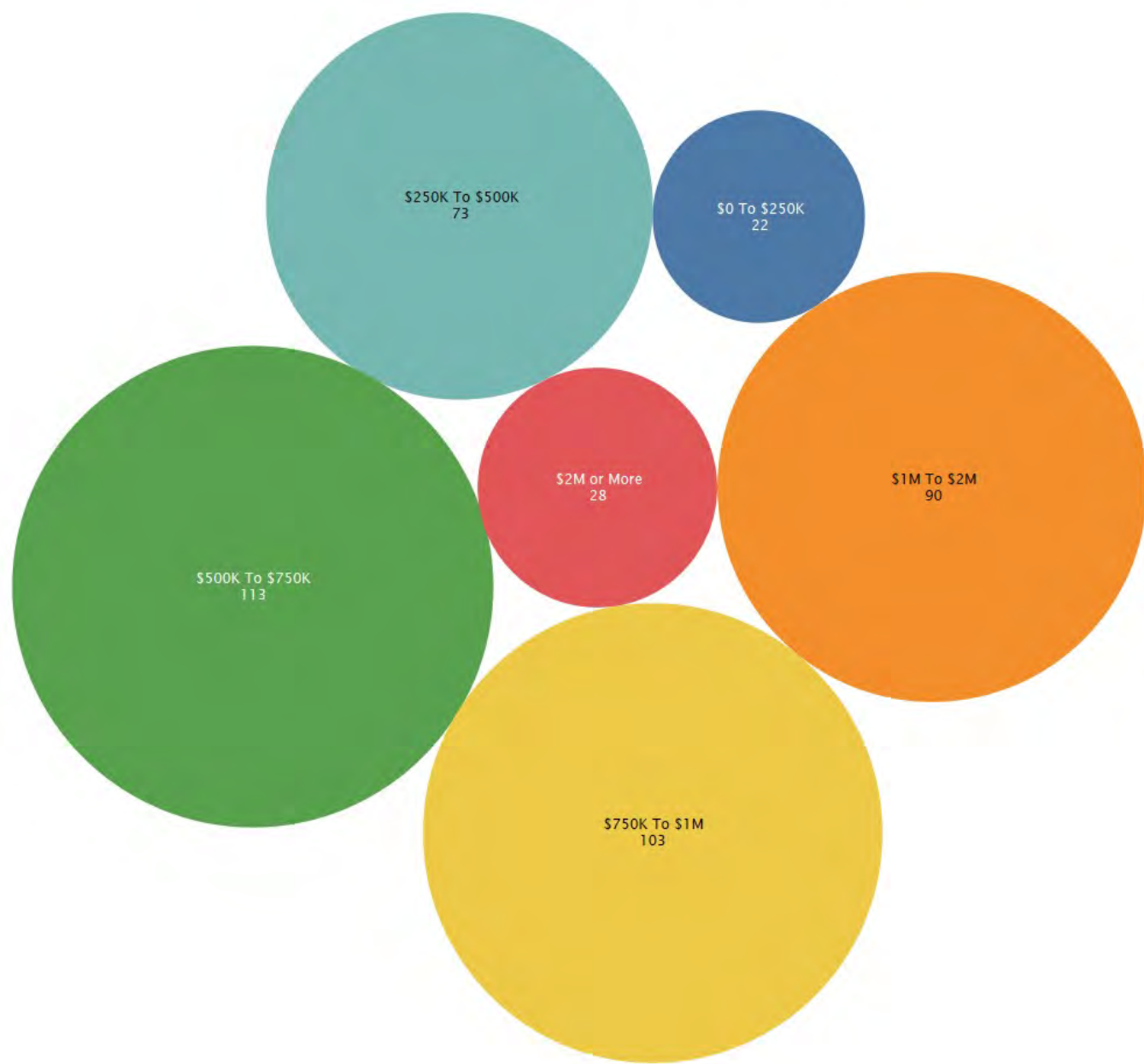
Number 2-10 metros are:

- Chicago, IL
- Ashburn, VA
- Clarksville, TN
- Atlanta, GA
- Miami, FL
- Indianapolis, IN
- Marion, OH
- Western Springs, IL
- Durant, OK



NEW HAMPSHIRE

Price Breakdown by Number of Homes in the New Hampshire Market 2025Q1



# New Hampshire

The total New Hampshire market rose from \$455 million in winter 2024 to \$499 million resulting in a \$44 million increase.

## Largest Markets

1	Portsmouth	\$193,442,023	31.0%	6	North Hampton	\$40,273,700	6.5%
2	Rye	\$85,172,899	13.7%	7	Stratham	\$25,240,700	4.1%
3	Dover	\$79,365,850	12.7%	8	Seabrook	\$22,011,297	3.5%
4	Hampton	\$66,145,686	10.6%	9	Durham	\$21,413,900	3.4%
5	Greenland	\$42,095,260	7.2%	10	Rollinsford	\$19,495,000	3.1%
Total New Hampshire Market:						\$494,867,946	

## Largest Home Markets

1	Portsmouth	\$158,032,623	34.4%
2	Dover	\$67,331,250	14.7%
3	Rye	\$59,579,899	13.0%
4	Hampton	\$38,920,116	8.5%
5	North Hampton	\$37,538,800	8.2%
6	Greenland	\$35,185,260	7.7%
7	Stratham	\$19,845,700	4.3%
8	Seabrook	\$15,287,298	3.3%
9	Durham	\$7,781,000	1.7%
10	Newmarket	\$7,453,100	1.6%
Total New Hampshire Home Market:		\$459,216,746	

## Largest Land Markets

1	Rye	\$12,248,000	34.4%
2	Dover	\$5,899,800	16.5%
3	Portsmouth	\$4,712,500	13.2%
4	Hampton	\$4,708,000	13.2%
5	Seabrook	\$2,599,000	7.3%
6	Durham	\$2,483,900	7.0%
7	North Hampton	\$1,750,000	4.9%
8	Rollinsford	\$1,175,000	3.3%
9	Stratham	\$75,000	0.2%
Total New Hampshire Land/Lot Market:		\$35,651,200	

## Most Expensive Home Markets\*\*

1	Rye	\$2,127,854
2	Portsmouth	\$1,165,576
3	Stratham	\$1,102,539
4	Dover	\$893,150
5	Seabrook	\$883,967

## Most Affordable Home Markets\*\*

1	Newmarket	\$549,092
2	Hampton	\$734,342
3	Greenland	\$879,632
4	Seabrook	\$883,967
5	Dover	\$893,150

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

\*\* This figure represents the average list price specific to each market.

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

### Most Listings

1	Portsmouth	157	30.1%	6	Seabrook	29	5.6%
2	Dover	93	17.8%	7	Stratham	21	4.0%
3	Hampton	70	13.4%	8	Durham	19	3.6%
4	Greenland	45	9.3%	9	Newmarket	17	3.5%
5	Rye	37	7.1%	10	North Hampton	17	3.3%

Total New Hampshire Listings:

464

### Most Listings

1	Portsmouth	138	32.3%
2	Dover	77	18.0%
3	Hampton	53	12.4%
4	Greenland	40	9.4%
5	Rye	28	6.6%
6	Seabrook	25	5.9%
7	Stratham	18	4.2%
8	Newmarket	15	3.5%
9	North Hampton	13	3.0%
10	Durham	9	2.1%

Total New Hampshire Home Listings:

427

### Most Listings

1	Dover	8	21.6%
2	Durham	7	18.9%
3	Hampton	6	16.2%
4	Rye	6	16.2%
5	Portsmouth	3	8.1%
6	North Hampton	2	5.4%
7	Rollinsford	2	5.4%
8	Seabrook	2	5.4%
9	Stratham	1	2.7%

Total New Hampshire Lots:

37

### 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

\*\*\*

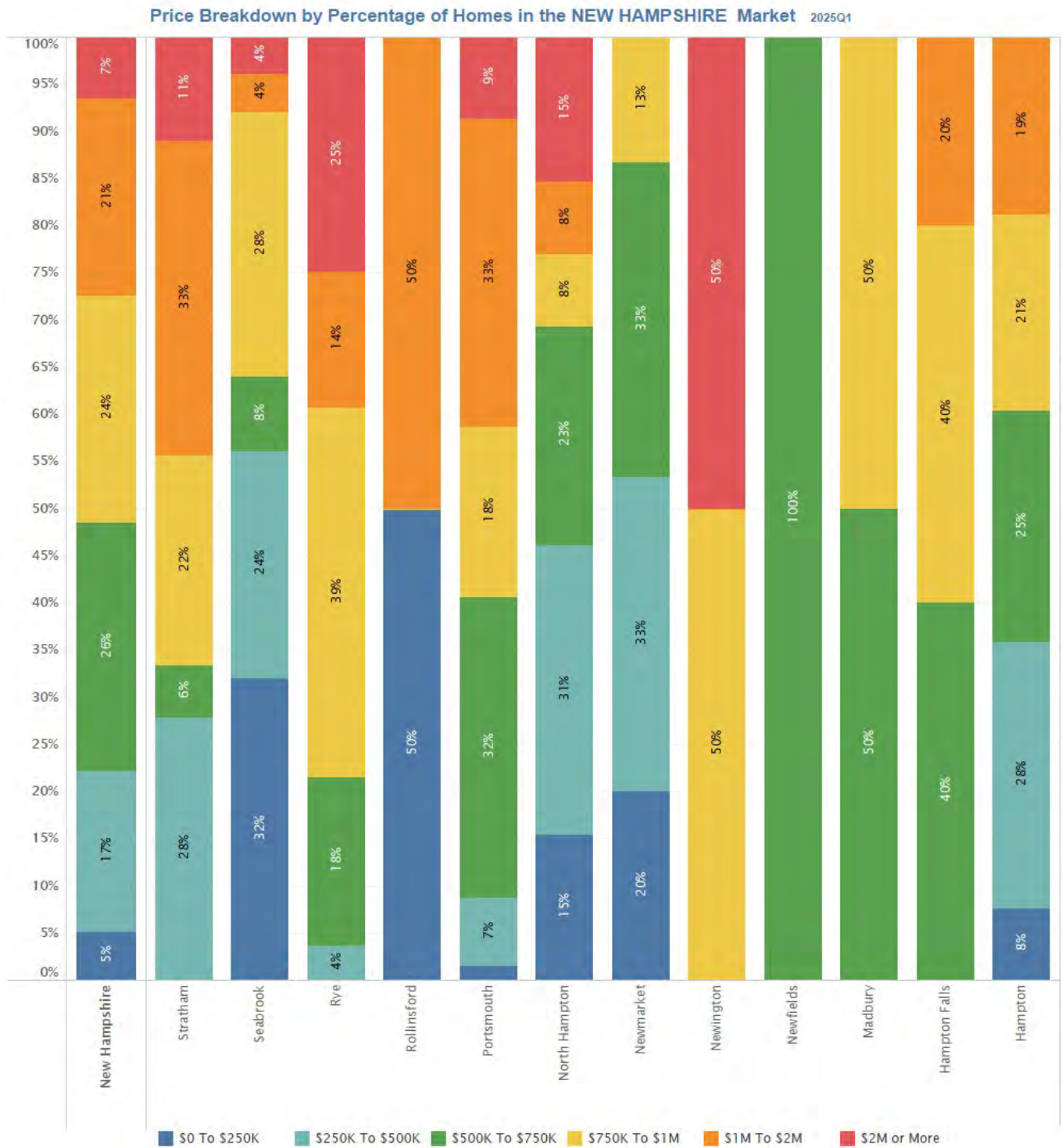
#### Listings of 10 Acres or More

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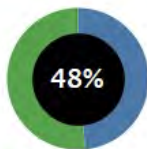
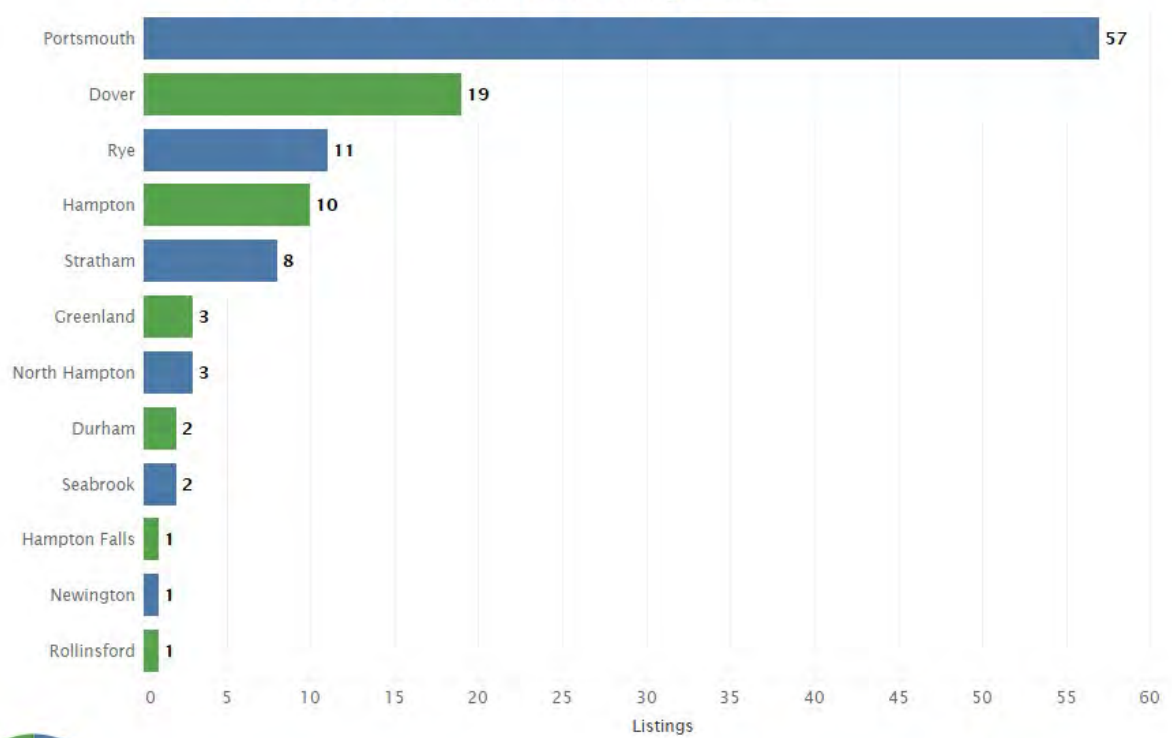
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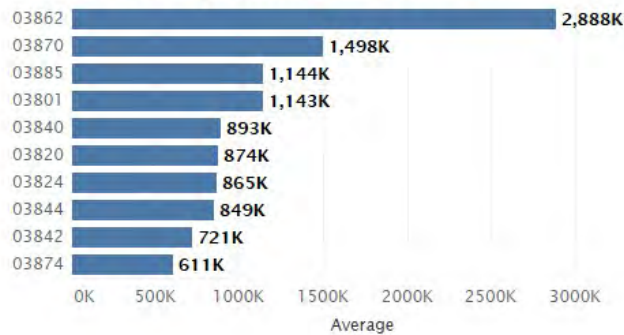
### Where Are The Million-Dollar Listings? 2025Q1



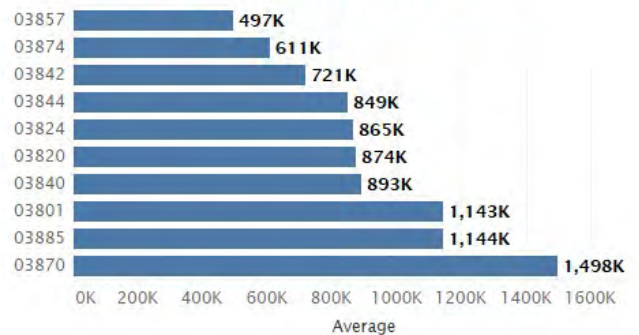
48% of \$1M+ Homes in New Hampshire are on Portsmouth

Total Number of \$1M+ Homes **118**

### Most Expensive ZIP Codes 2025Q1

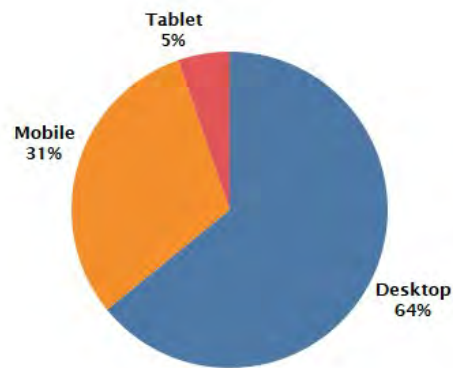


### Most Affordable ZIP Codes 2025Q1

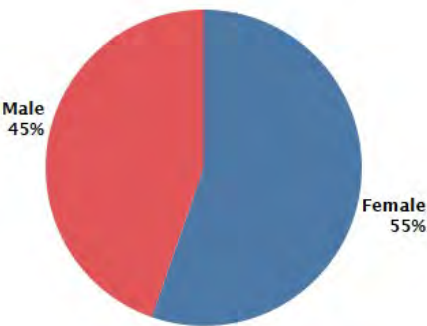


Who's Shopping NH Beach Real Estate

How are shoppers connecting 2025Q1



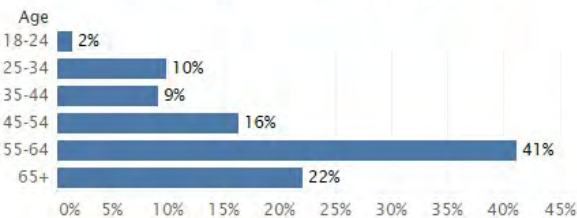
Male/Female Visitors 2025Q1



Boston, MA

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

What Age Groups are Shopping 2025Q1



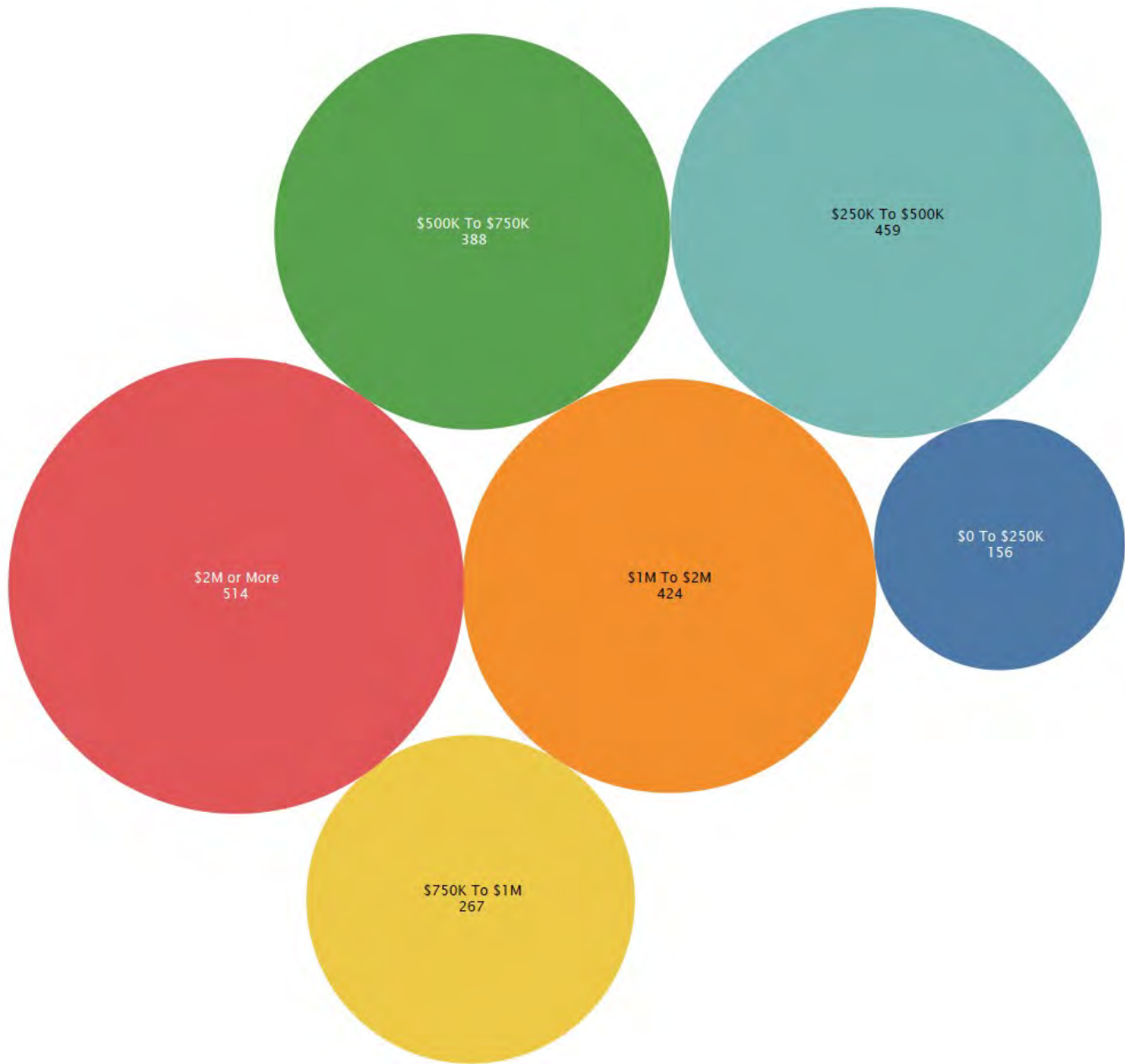
Number 2-10 metros are:

- New York, NY
- Ashburn, VA
- Miami, FL
- Los Angeles, CA
- Atlanta, GA
- Chicago, IL
- Lowell, MA
- Andover, MA
- Worcester, MA



NEW JERSEY

Price Breakdown by Number of Homes in the New Jersey Market 2025Q1



# New Jersey

The total New Jersey market rose from \$3.3 billion in winter 2024 to \$3.5 billion resulting in a \$200 million increase.

## Largest Markets

1	Avalon Beach	\$310,217,293	9.3%	6	Cape May	\$121,531,466	3.5%
2	Long Branch Beach	\$236,622,816	6.7%	7	Shrewsbury Bay	\$119,500,825	3.4%
3	Stone Harbor Beach	\$215,977,800	6.5%	8	North Beach Haven	\$118,456,492	3.4%
4	Navesink River	\$183,943,011	5.2%	9	Spring Lake	\$110,445,689	3.1%
5	Mandoloking	\$121,676,546	3.5%	10	North Long Beach	\$102,304,998	2.9%
Total New Jersey Market:						\$3,508,120,529	

## Largest Home Markets

1	Avalon Beach	\$310,217,293	9.3%
2	Long Branch Beach	\$218,872,816	6.6%
3	Stone Harbor Beach	\$215,977,800	6.5%
4	Navesink River	\$180,243,011	5.4%
5	Cape May	\$120,381,466	3.6%
6	Shrewsbury Bay	\$116,706,825	3.5%
7	North Beach Haven	\$114,657,492	3.4%
8	Mandoloking	\$113,292,898	3.4%
9	Spring Lake	\$107,406,689	3.2%
10	North Long Beach	\$99,609,998	3.0%

Total New Jersey Home Market: \$3,330,602,189

## Largest Land Markets

1	Harvey Cedars	\$22,789,000	12.8%
2	Seaside Heights	\$20,420,699	11.5%
3	Long Branch Beach	\$17,750,000	10.0%
4	Wildwood Beach	\$17,340,000	9.8%
5	Point Pleasant Beach	\$16,873,900	9.5%
6	Mandoloking	\$8,383,648	4.7%
7	Belmar	\$7,793,000	4.4%
8	Penns Grove	\$5,699,899	3.2%
9	Sea Girt	\$5,200,000	2.9%
10	Keansburg	\$4,648,199	2.6%

Total New Jersey Land/Lot Market: \$177,518,340

## Most Expensive Home Markets\*\*

1	Deal	\$4,870,838
2	North Long Beach	\$4,743,333
3	North Beach	\$4,491,492
4	Stone Harbor Beach	\$4,407,710
5	Avalon Beach	\$3,649,615

## Most Affordable Home Markets\*\*

1	Port Norris	\$191,833
2	Penns Grove	\$233,504
3	Pennsville	\$256,727
4	Lawrence Harbor	\$381,950
5	Keansburg	\$405,834

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

\*\* This figure represents the average list price specific to each market.

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

### Most Listings

1 Wildwood Beach	126	5.3%	6 Long Branch Beach	103	4.4%
2 Lower Township	118	5.0%	7 Shrewsbury Bay	86	3.6%
3 Middle Township	113	4.8%	8 Avalon Beach	85	3.8%
4 Navesink River	111	4.7%	9 Keansburg	82	3.5%
5 North Wildwood Beach	111	4.7%	10 Atlantic City Beach	78	3.3%
Total New Jersey Listings:				2,363	

### Most Listings

1 Wildwood Beach	121	5.5%
2 Lower Township	116	5.3%
3 North Wildwood Beach	110	5.0%
4 Middle Township	108	4.9%
5 Navesink River	108	4.9%
6 Long Branch Beach	100	4.5%
7 Avalon Beach	85	3.8%
8 Shrewsbury Bay	82	3.7%
9 Wildwood Crest Beach	66	3.0%
10 Keansburg	64	2.9%

Total New Jersey Home Listings: 2,208

### Most Listings

1 Keansburg	18	11.6%
2 Atlantic City Beach	17	11.0%
3 Penns Grove	14	9.0%
4 Seaside Heights	11	7.1%
5 Mandoloking	8	5.2%
6 Point Pleasant Beach	7	4.5%
7 Union Beach	7	4.5%
8 Fortescue	6	3.9%
9 Port Monmouth	6	3.9%
10 Belmar	5	3.2%

Total New Jersey Lots: 155

### Most Expensive Land Per Acre

#### Listings of Less Than 10 Acres

1 Atlantic City Beach, NJ	\$2,515,789
2 Keansburg, NJ	\$1,471,845
3 Penns Grove, NJ	\$297,512

#### Listings of 10 Acres or More

\*\*\*

### Most Affordable Land per Acre

#### Listings of Less Than 10 Acres

1 Penns Grove, NJ	\$297,512
2 Keansburg, NJ	\$1,471,845
3 Atlantic City Beach, NJ	\$2,515,789

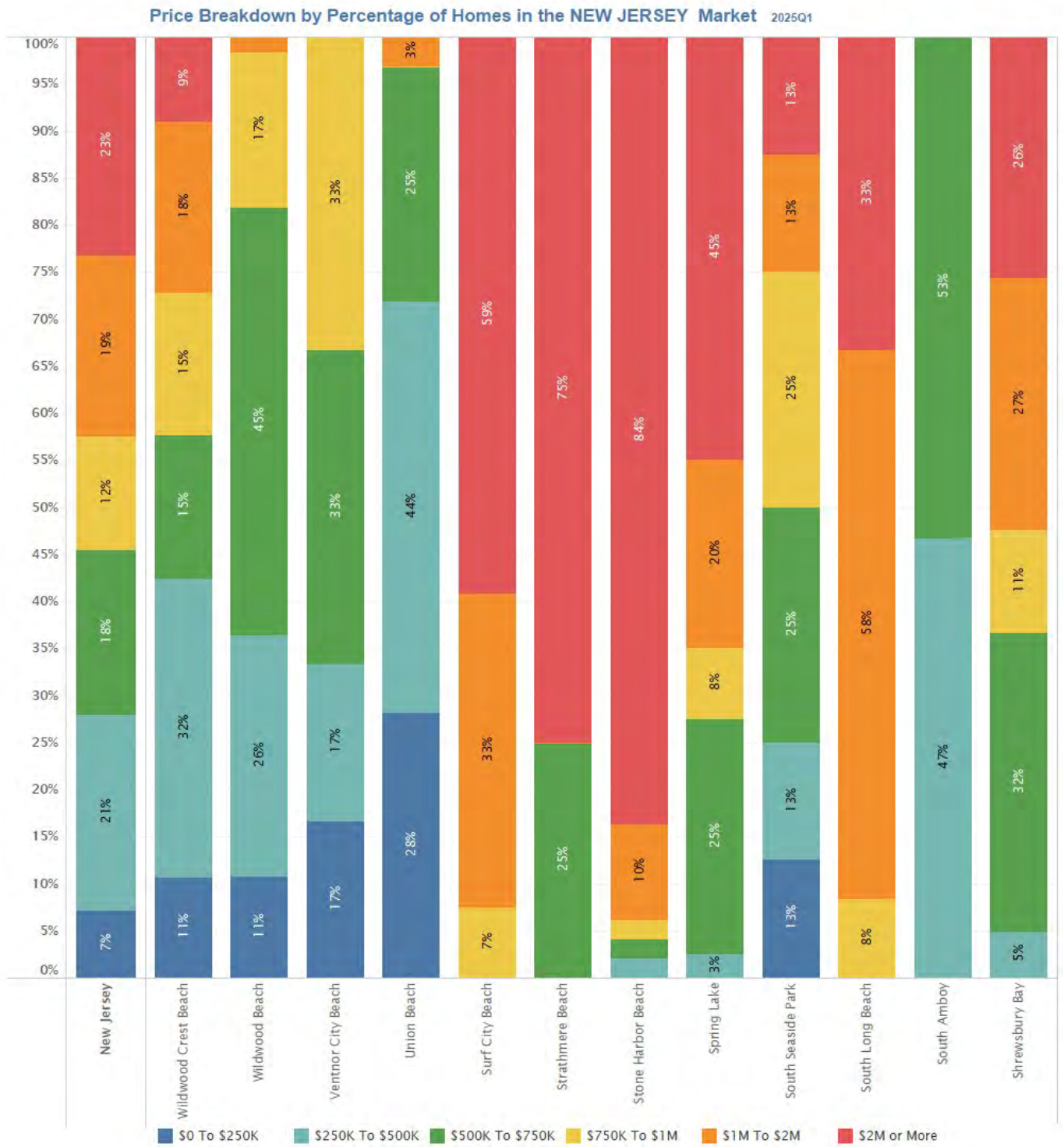
#### Listings of 10 Acres or More

\*\*\*

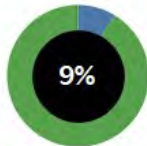
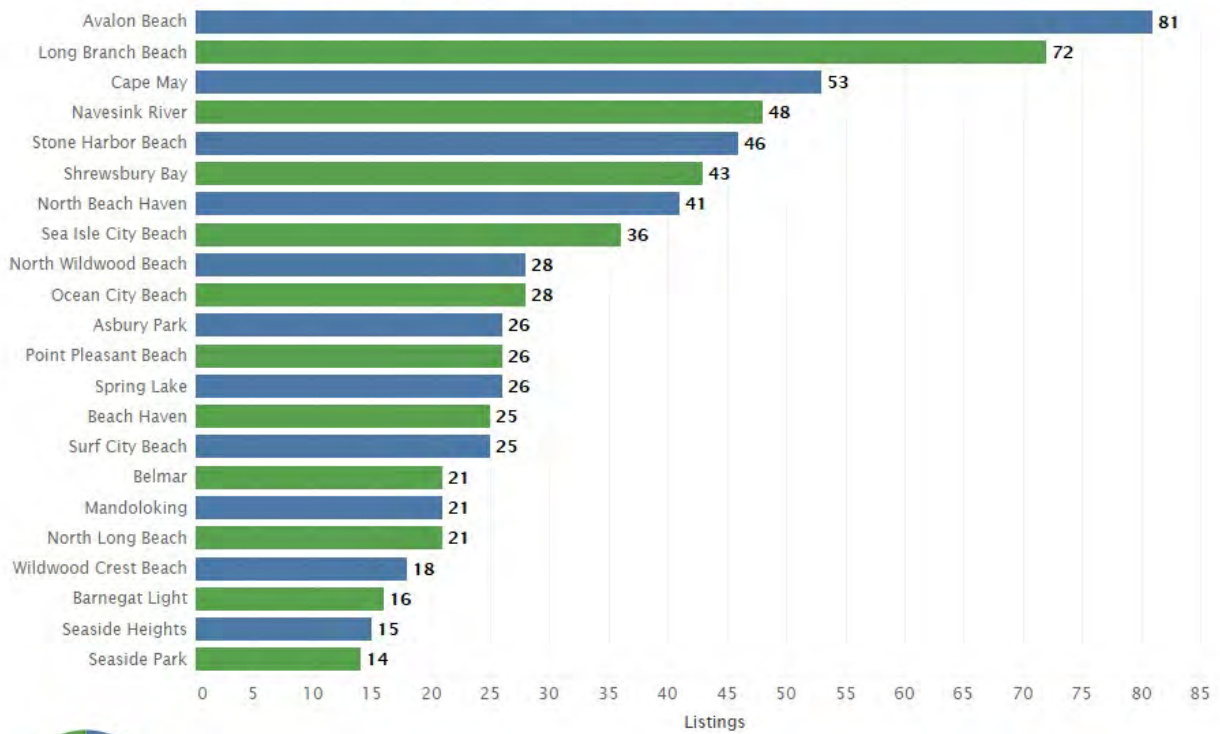
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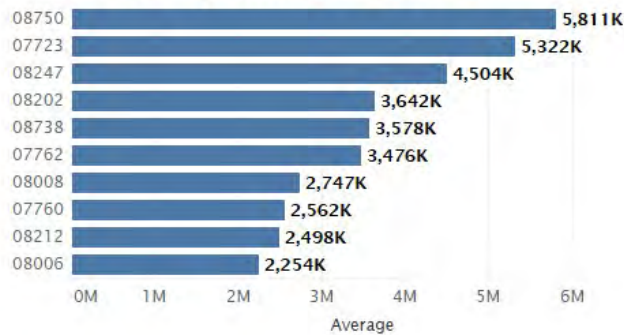
### Where Are The Million-Dollar Listings? 2025Q1



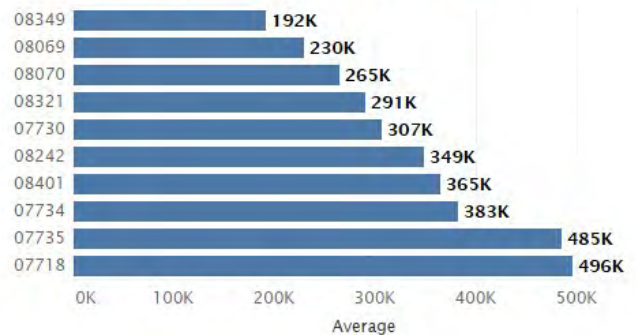
of \$1M+ Homes in New Jersey are on Avalon Beach

Total Number of \$1M+ Homes **938**

### Most Expensive ZIP Codes 2025Q1

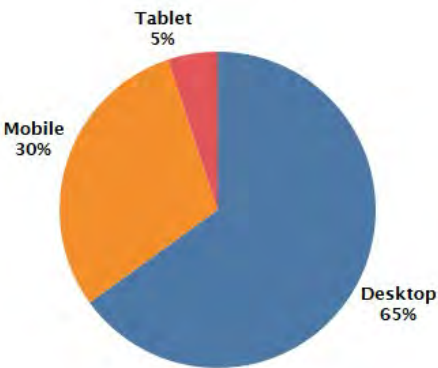


### Most Affordable ZIP Codes 2025Q1

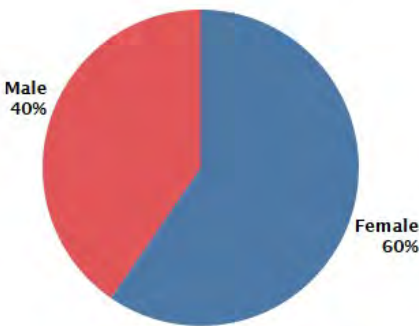


Who's Shopping NJ Beach Real Estate

How are shoppers connecting 2025Q1



Male/Female Visitors 2025Q1



New York, NY

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

Number 2-10 metros are:

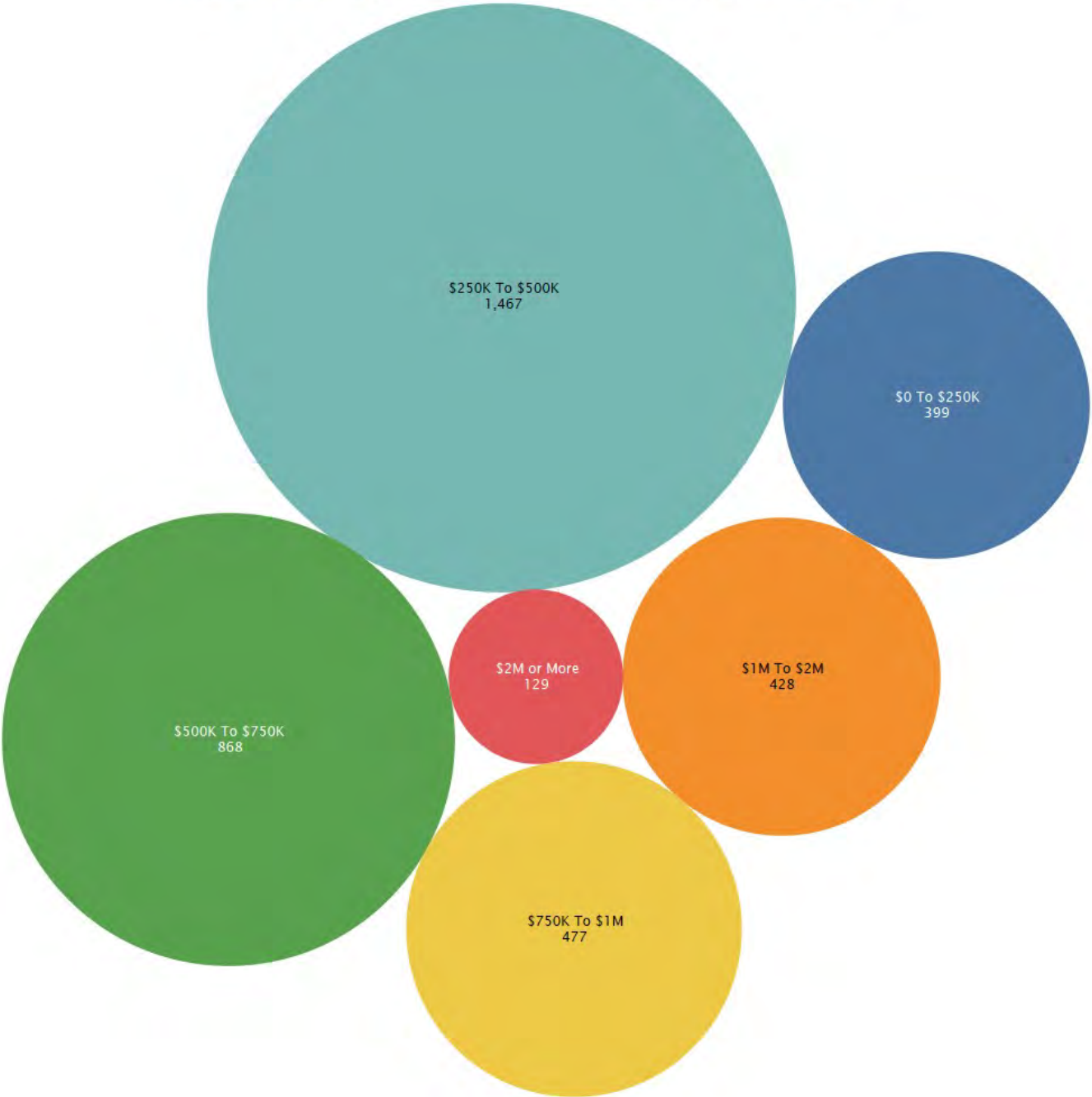
- Boston, MA
- Ashburn, VA
- Philadelphia, PA
- Miami, FL
- Reston, VA
- Lansdale, PA
- Chicago, IL
- Quakertown, PA
- Hockessin, DE

New Market. Data Not Yet Available.

50%

NORTH CAROLINA

Price Breakdown by Number of Homes in the North Carolina Market 2025Q1



# North Carolina

The total North Carolina market rose from \$3 billion in winter 2024 to \$3.26 billion resulting in a \$260 million increase.

## Largest Markets

1	Oak Island	\$304,981,236	9.4%	6	Beaufort	\$192,369,664	5.9%
2	Wilmington	\$239,054,768	7.3%	7	Bald Head Island	\$110,808,392	3.4%
3	Carolina Beach	\$236,312,764	7.2%	8	Emerald Isle	\$109,574,546	3.4%
4	North Topsail Beach	\$225,972,147	6.9%	9	Holden Beach	\$108,660,838	3.3%
5	Ocean Isle Beach	\$218,900,278	6.7%	10	Sunset Beach	\$100,009,422	3.1%
Total North Carolina Market:						\$3,261,552,788	

## Largest Home Markets

1	Oak Island	\$266,620,659	10.1%
2	Wilmington	\$206,848,368	7.8%
3	North Topsail Beach	\$202,311,168	7.7%
4	Carolina Beach	\$187,992,264	7.1%
5	Ocean Isle Beach	\$184,471,379	7.0%
6	Beaufort	\$116,989,264	4.4%
7	Emerald Isle	\$101,351,646	3.8%
8	Sunset Beach	\$89,430,023	3.4%
9	Holden Beach	\$89,010,438	3.4%
10	Bald Head Island	\$74,499,498	2.8%
Total North Carolina Home Market:		\$2,643,315,808	

## Largest Land Markets

1	Beaufort	\$75,380,400	12.2%
2	Carolina Beach	\$48,320,500	7.8%
3	Oak Island	\$38,360,577	6.2%
4	Bald Head Island	\$36,308,894	5.9%
5	Ocean Isle Beach	\$34,428,899	5.6%
6	Wilmington	\$32,206,400	5.2%
7	North Topsail Beach	\$23,660,979	3.8%
8	Holden Beach	\$19,650,400	3.2%
9	Cedar Point	\$19,380,500	3.1%
10	Currituck	\$18,918,579	3.1%
Total North Carolina Land/Lot Market:		\$618,236,980	

## Most Expensive Home Markets\*\*

1	Wrightsville Beach	\$2,294,036
2	Wilmington	\$2,101,769
3	Bald Head Island	\$1,619,554
4	Holly Ridge	\$1,277,773
5	Kure Beach	\$1,152,040

## Most Affordable Home Markets\*\*

1	Plymouth	\$153,442
2	Jacksonville	\$236,151
3	Columbia	\$254,894
4	New Bern	\$352,775
5	Fairfield Harbour	\$360,921

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

\*\* This figure represents the average list price specific to each market.

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

### Most Listings

1	Oak Island	410	7.2%	6	New Bern	247	4.3%
2	North Topsail Beach	395	6.9%	7	Sunset Beach	222	3.9%
3	Beaufort	278	4.9%	8	Holden Beach	199	3.5%
4	Carolina Beach	277	4.8%	9	Hertford	197	3.4%
5	Ocean Isle Beach	257	4.5%	10	Edenton	192	3.4%
Total North Carolina Listings:						5,722	

### Most Listings

1	Oak Island	335	8.9%
2	North Topsail Beach	277	7.4%
3	Carolina Beach	242	6.4%
4	New Bern	206	5.5%
5	Ocean Isle Beach	193	5.1%
6	Sunset Beach	171	4.5%
7	Beaufort	146	3.9%
8	Currituck	141	3.7%
9	Holden Beach	130	3.5%
10	James City	109	2.9%

Total North Carolina Home Listings: 3,767

### Most Listings

1	Beaufort	132	6.8%
2	Hertford	129	6.6%
3	North Topsail Beach	118	6.0%
4	Belhaven	108	5.5%
5	Edenton	90	4.6%
6	Minnesott Beach	80	4.1%
7	Oak Island	75	3.8%
8	Holden Beach	69	3.5%
9	Ocean Isle Beach	64	3.3%
10	Whortonsville	61	3.1%

Total North Carolina Lots: 1,955

### Most Expensive Land Per Acre

#### Listings of Less Than 10 Acres

1	Carolina Beach, NC	\$2,502,324
2	Bald Head Island, NC	\$1,555,651
3	Morehead City, NC	\$1,241,916
4	Wilmington, NC	\$1,221,493
5	Ocean Isle Beach, NC	\$1,003,571
6	Oak Island, NC	\$871,692
7	Emerald Isle, NC	\$693,331
8	Shallotte, NC	\$542,942

#### Listings of 10 Acres or More

1	Currituck, NC	27,844
2	Beaufort, NC	22,190
3	Chocowinity, NC	18,708
4	Elizabeth City, NC	17,996
5	Hertford, NC	12,996
6	Edenton, NC	5,152

### Most Affordable Land per Acre

#### Listings of Less Than 10 Acres

1	Vandemere, NC	\$24,802
2	Bayboro, NC	\$25,117
3	Chocowinity, NC	\$39,987
4	Hertford, NC	\$49,196
5	Havelock, NC	\$51,966
6	Belhaven, NC	\$54,070
7	Edenton, NC	\$73,343
8	Whortonsville, NC	\$77,998

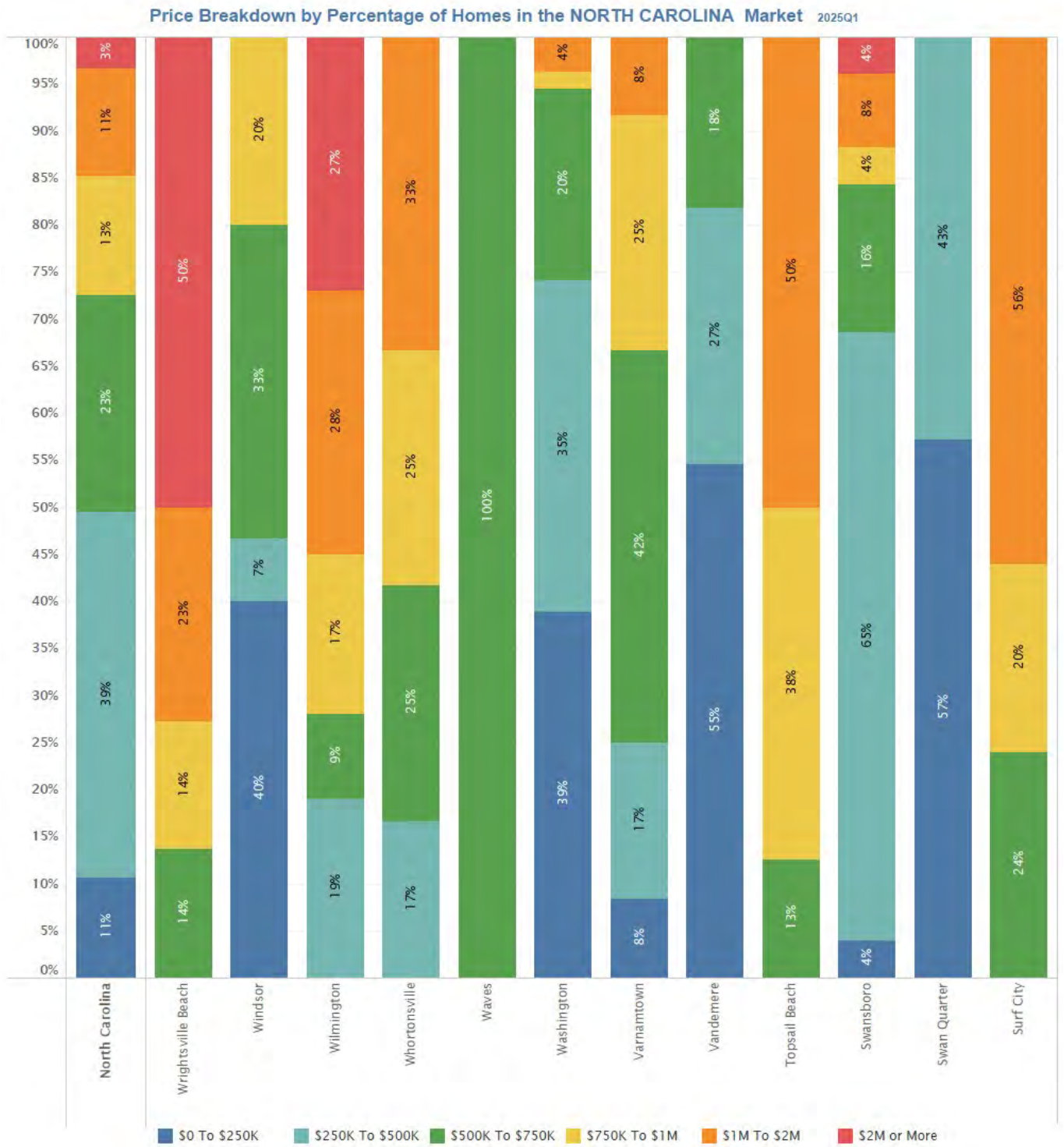
#### Listings of 10 Acres or More

1	Edenton, NC	\$5,152
2	Hertford, NC	\$12,996
3	Elizabeth City, NC	\$17,996
4	Chocowinity, NC	\$18,708
5	Beaufort, NC	\$22,190

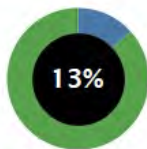
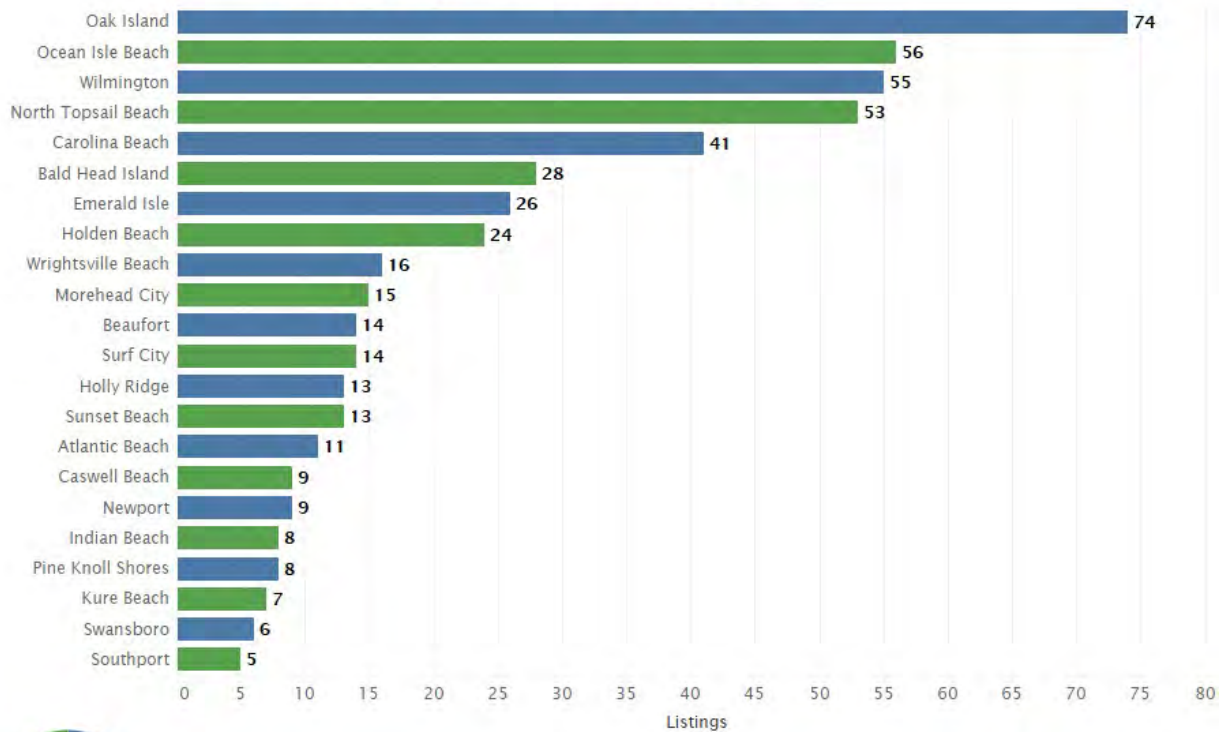
\* Markets that start with "Other" (such as "Other Atlantic Coast") are the total properties not yet associated with a known, named beach.

\*\* This figure represents the average list price specific to each market.

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



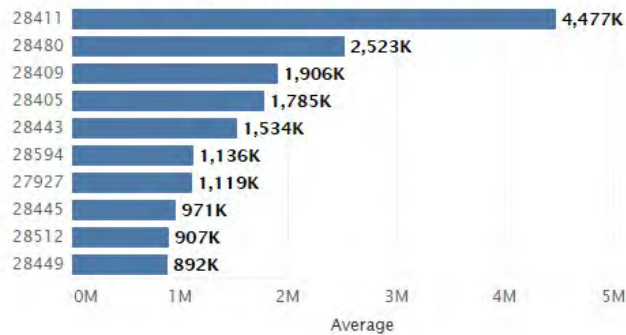
### Where Are The Million-Dollar Listings? 2025Q1



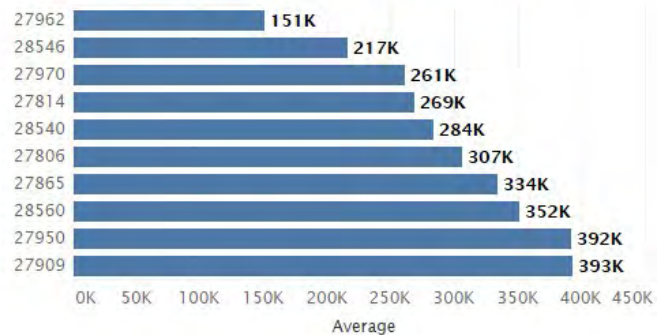
of \$1M+ Homes in North Carolina  
are on Oak Island

Total Number of \$1M+  
Homes **557**

### Most Expensive ZIP Codes 2025Q1

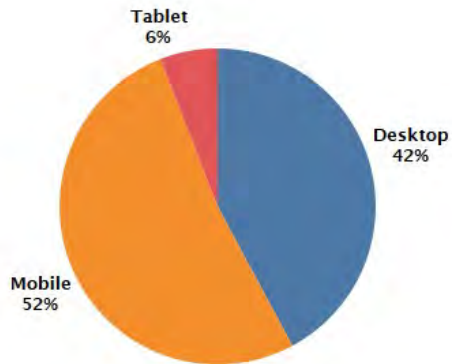


### Most Affordable ZIP Codes 2025Q1

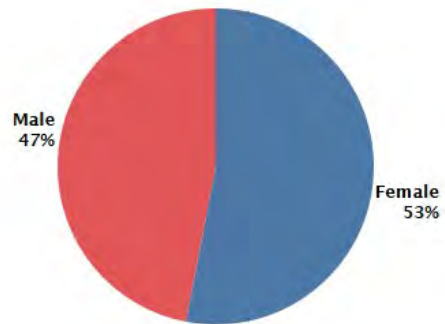


## Who's Shopping NC Beach Real Estate

How are shoppers connecting 2025Q1



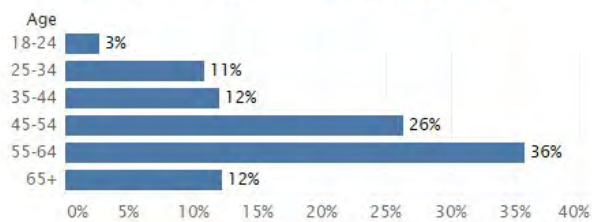
Male/Female Visitors 2025Q1



### Ashburn, VA

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

What Age Groups are Shopping 2025Q1



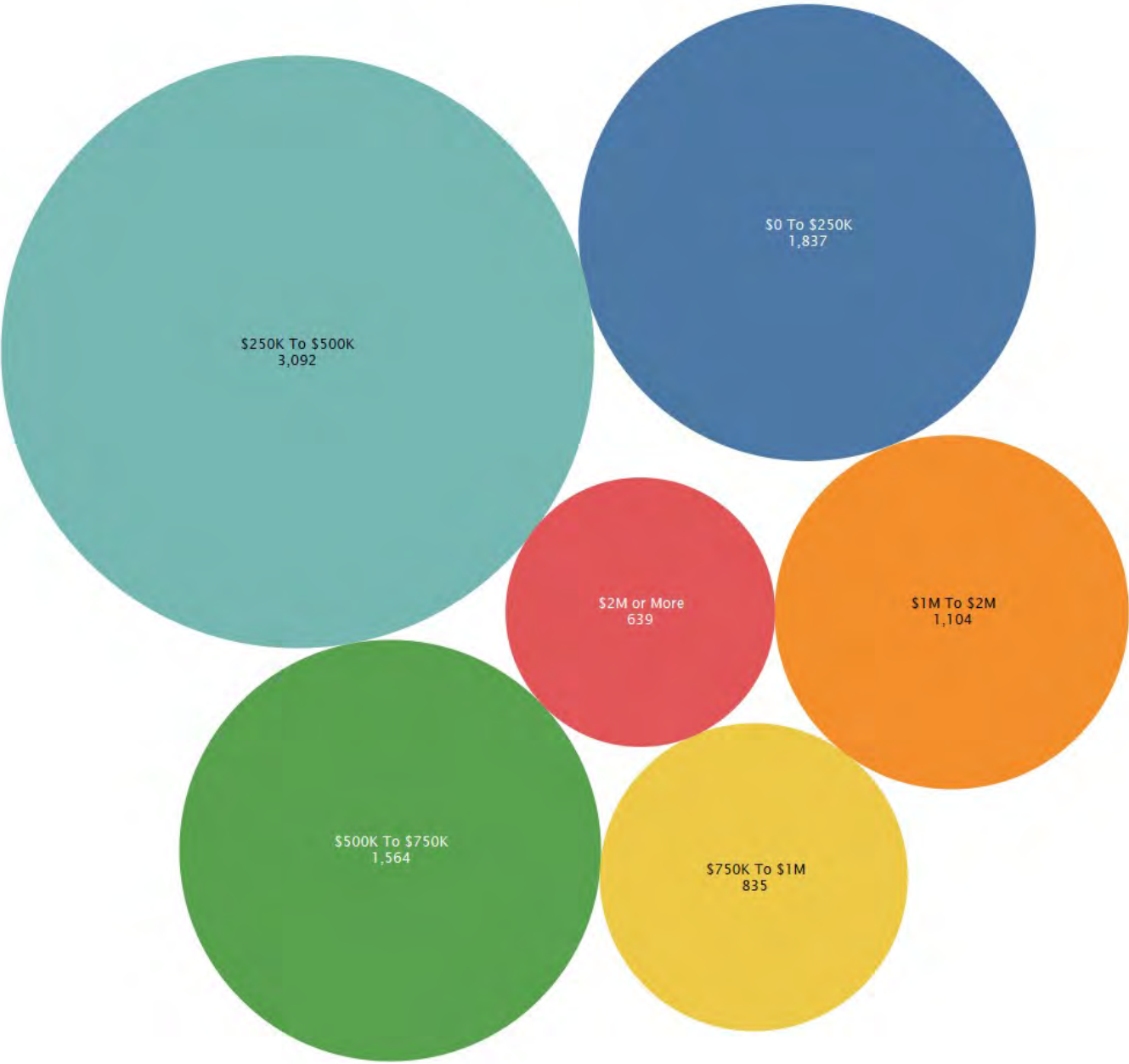
#### Number 2-10 metros are:

Atlanta, GA  
New York, NY  
Miami, FL  
Chicago, IL  
Boston, MA  
Columbus, OH  
Philadelphia, PA  
Kettering, OH  
Rainbow City, AL



SOUTH CAROLINA

Price Breakdown by Number of Homes in the South Carolina Market 2025Q1



# South Carolina

The total South Carolina market rose from \$6.9 billion in winter 2024 to \$7.7 billion resulting in a \$800 million increase.

## Largest Markets

1	Myrtle Beach	\$1,186,433,442	15.3%	6	Bluffton	\$535,314,324	6.9%
2	Hilton Head Island	\$923,605,621	11.9%	7	Charleston	\$524,067,306	6.8%
3	Mt Pleasant	\$867,512,705	11.2%	8	Okatie	\$389,299,468	5.0%
4	North Myrtle Beach	\$597,399,012	7.7%	9	Surfside Beach	\$223,316,510	2.9%
5	Johns Island	\$569,884,738	7.4%	10	Isle of Palms	\$212,529,749	2.7%
Total South Carolina Market:						\$7,732,205,329	

## Largest Home Markets

1	Myrtle Beach	\$1,119,212,143	15.9%
2	Hilton Head Island	\$885,230,529	12.5%
3	Mt Pleasant	\$801,116,967	11.4%
4	North Myrtle Beach	\$553,237,838	7.8%
5	Charleston	\$513,214,806	7.3%
6	Johns Island	\$483,709,732	6.9%
7	Bluffton	\$453,217,727	6.4%
8	Okatie	\$368,165,269	5.2%
9	Isle of Palms	\$207,550,849	2.9%
10	Surfside Beach	\$202,971,810	2.9%
Total South Carolina Home Market:		\$7,057,010,451	

## Largest Land Markets

1	Johns Island	\$86,175,006	12.8%
2	Bluffton	\$82,096,597	12.2%
3	Myrtle Beach	\$67,221,299	10.0%
4	Mt Pleasant	\$66,395,738	9.8%
5	Beaufort	\$44,371,999	6.6%
6	North Myrtle Beach	\$44,161,174	6.5%
7	Hilton Head Island	\$38,375,092	5.7%
8	Little River	\$27,964,149	4.1%
9	Edisto Island	\$25,599,295	3.8%
10	Okatie	\$21,134,199	3.1%
Total South Carolina Land/Lot Market:		\$675,194,878	

## Most Expensive Home Markets\*\*

1	Sullivan's Island	\$3,843,892
2	Isle of Palms	\$2,627,226
3	Charleston	\$1,682,671
4	Fripp Island	\$1,610,683
5	Hollywood	\$1,461,042

## Most Affordable Home Markets\*\*

1	Little River	\$369,682
2	Surfside Beach	\$405,944
3	Myrtle Beach	\$415,702
4	North Myrtle Beach	\$509,053
5	Murrells Inlet	\$557,043

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

\*\* This figure represents the average list price specific to each market.

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

### Most Listings

1	Myrtle Beach	2,817	27.5%	6	Johns Island	603	5.9%
2	North Myrtle Beach	1,151	11.3%	7	Surfside Beach	520	5.1%
3	Hilton Head Island	818	8.0%	8	Little River	488	4.8%
4	Mt Pleasant	658	6.4%	9	Okatie	339	3.3%
5	Bluffton	607	5.9%	10	Charleston	324	3.2%
Total South Carolina Listings:						10,229	

### Most Listings

1	Myrtle Beach	2,698	29.7%
2	North Myrtle Beach	1,093	12.0%
3	Hilton Head Island	735	8.1%
4	Mt Pleasant	583	6.4%
5	Bluffton	500	5.5%
6	Surfside Beach	500	5.5%
7	Johns Island	495	5.5%
8	Little River	447	4.9%
9	Charleston	305	3.4%
10	Okatie	278	3.1%

Total South Carolina Home Listings: 9,071

### Most Listings

1	Myrtle Beach	119	10.3%
2	Johns Island	108	9.3%
3	Bluffton	107	9.2%
4	Beaufort	100	8.6%
5	Hilton Head Island	83	7.2%
6	Mt Pleasant	75	6.5%
7	Okatie	61	5.3%
8	Daufuskie Island	59	5.1%
9	North Myrtle Beach	58	5.0%
10	Edisto Island	56	4.8%

Total South Carolina Lots: 1,158

### Most Expensive Land Per Acre

#### Listings of Less Than 10 Acres

1	Folly Beach, SC	\$4,668,333
2	Charleston, SC	\$4,110,795
3	Surfside Beach, SC	\$1,281,293
4	Seabrook Island, SC	\$1,183,283
5	North Myrtle Beach, SC	\$997,950
6	Myrtle Beach, SC	\$558,294
7	Murrells Inlet, SC	\$508,981
8	Mt Pleasant, SC	\$358,222

#### Listings of 10 Acres or More

1	Myrtle Beach, SC	68,996
2	Johns Island, SC	49,976
3	Edisto Island, SC	28,769
4	Beaufort, SC	12,720

### Most Affordable Land per Acre

#### Listings of Less Than 10 Acres

1	Hollywood, SC	\$101,281
2	Beaufort, SC	\$111,862
3	McClellanville, SC	\$114,597
4	Awendaw, SC	\$172,443
5	Edisto Island, SC	\$181,885
6	Little River, SC	\$212,456
7	Johns Island, SC	\$227,581
8	Charleston - James Island, SC	\$264,434

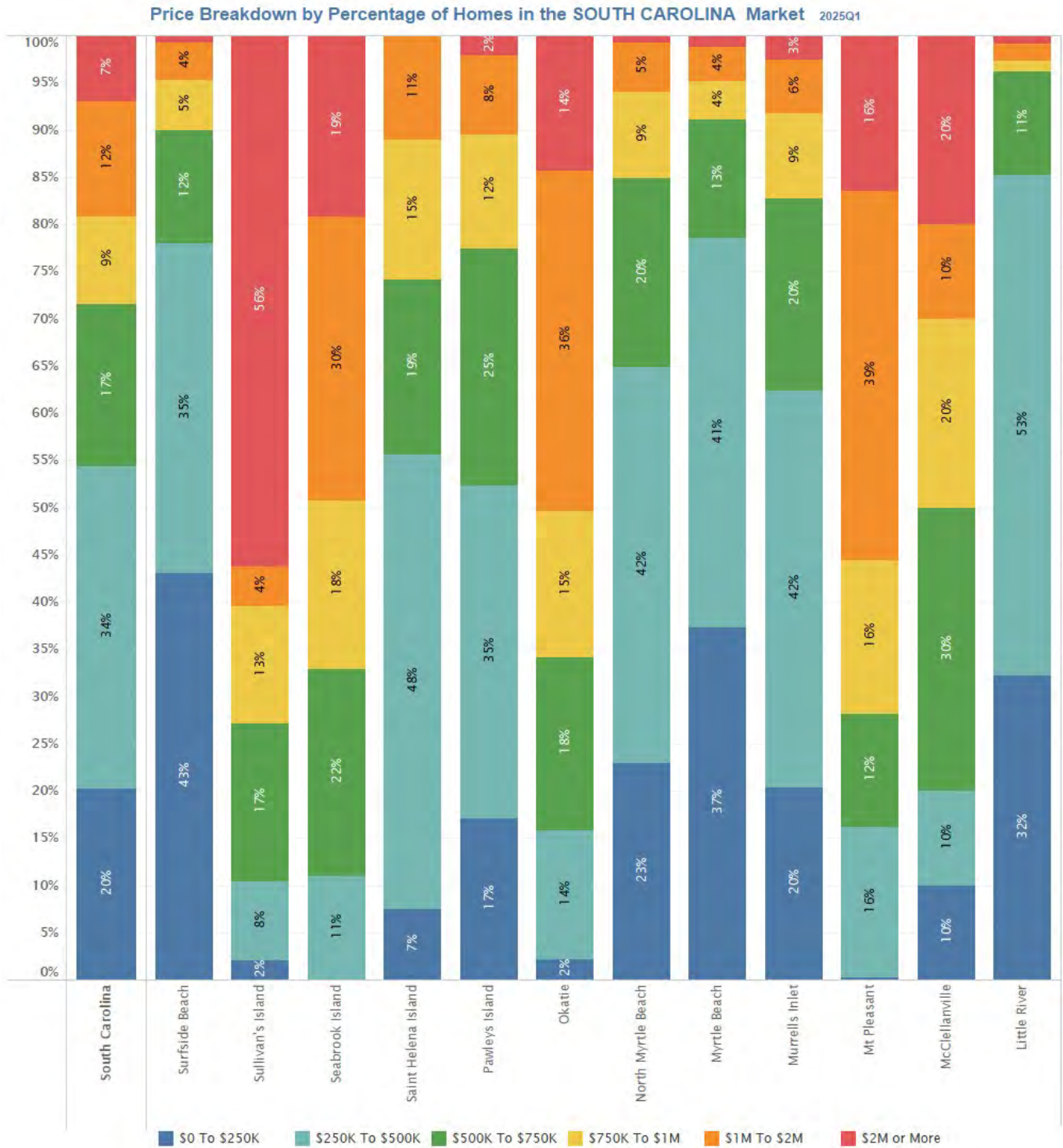
#### Listings of 10 Acres or More

1	Beaufort, SC	\$12,720
2	Edisto Island, SC	\$28,769
3	Johns Island, SC	\$49,976
4	Myrtle Beach, SC	\$68,996

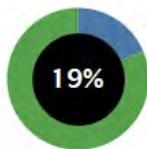
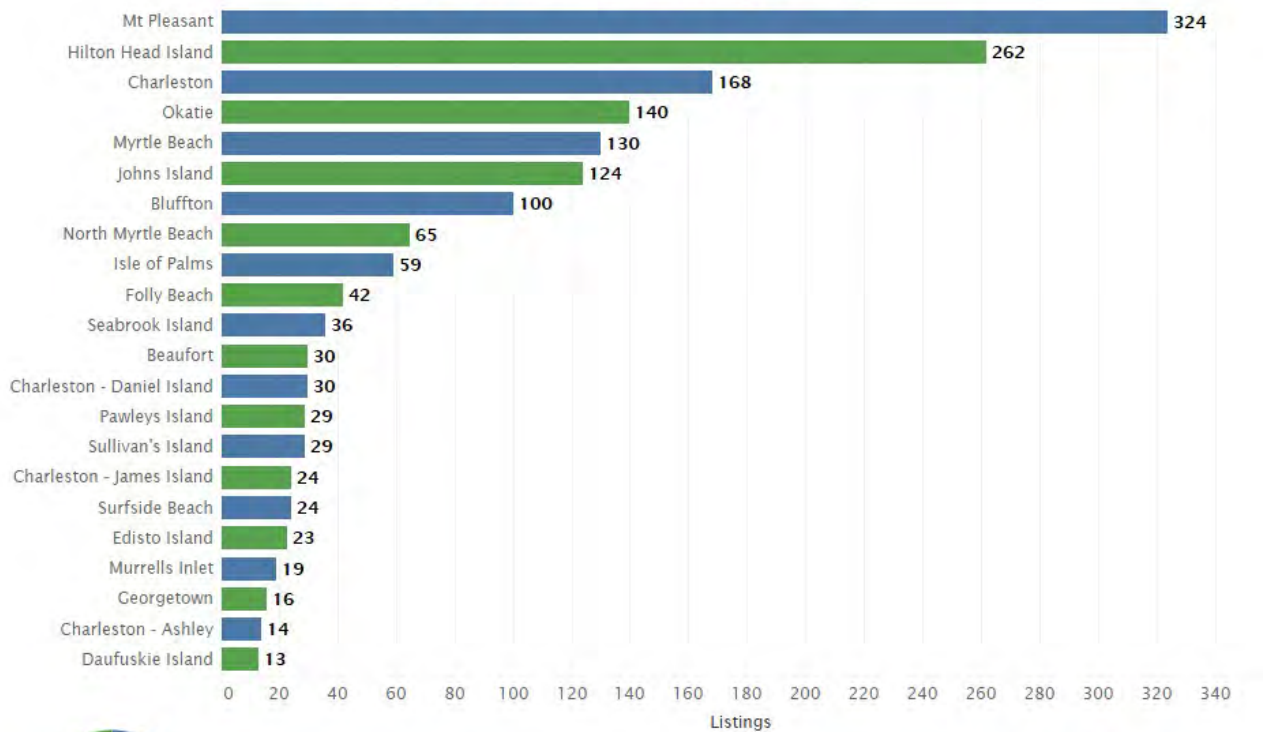
\* Markets that start with “Other” (such as “Other Atlantic Coast”) are the total properties not yet associated with a known, named beach.

\*\* This figure represents the average list price specific to each market.

\*\*\* 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? 2025Q1

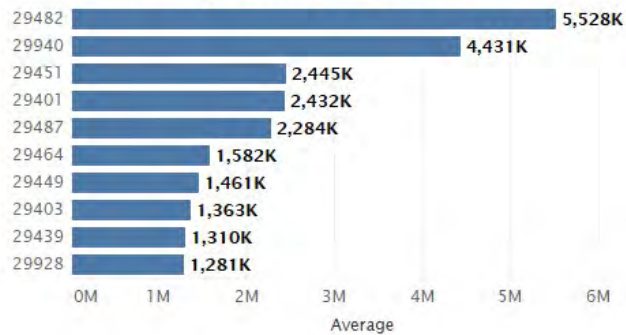


of \$1M+ Homes in South Carolina  
are on Mt Pleasant

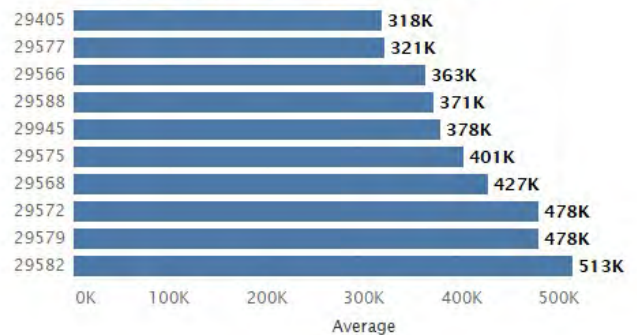
Total Number of \$1M+  
Homes

1,743

### Most Expensive ZIP Codes 2025Q1

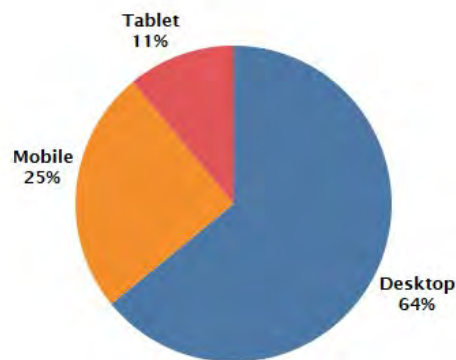


### Most Affordable ZIP Codes 2025Q1

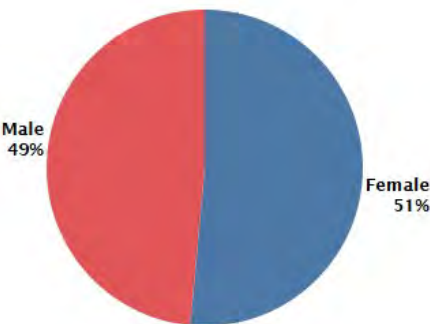


Who's Shopping SC Beach Real Estate

How are shoppers connecting 2025Q1



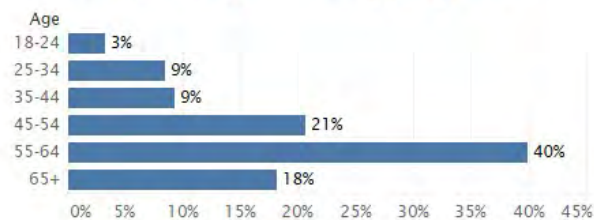
Male/Female Visitors 2025Q1



Atlanta, GA

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

What Age Groups are Shopping 2025Q1



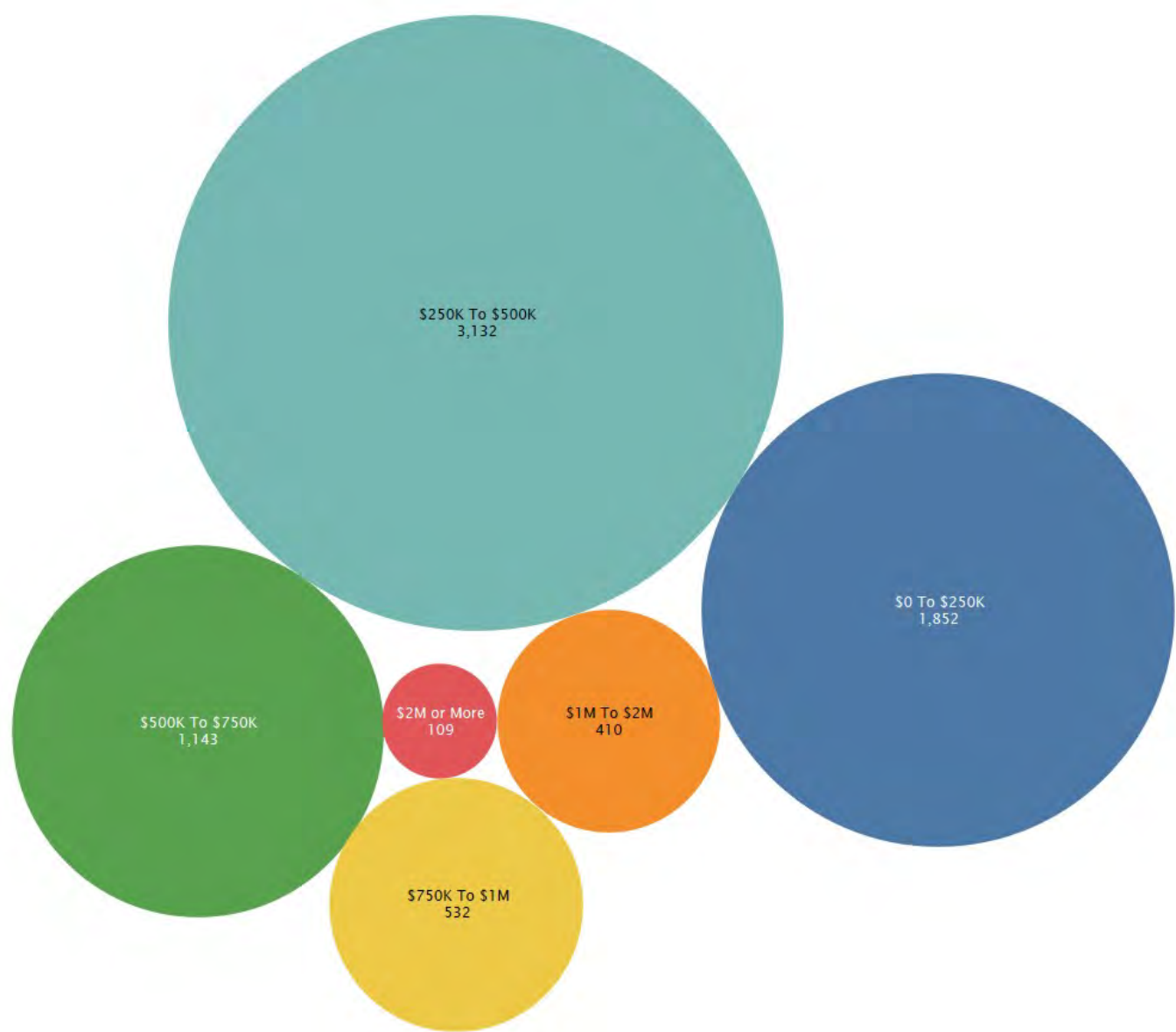
Number 2-10 metros are:

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



TEXAS

Price Breakdown by Number of Homes in the Texas Market 2025Q1



# Texas

The total Texas market rose from \$4.1 billion in winter 2024 to \$4.4 billion resulting in a \$300 million increase.

## Largest Markets

1	Galveston	\$1,042,608,675	23.8%	6	League City	\$188,095,568	4.3%
2	Corpus Christi	\$843,759,493	19.2%	7	Seabrook	\$183,496,721	4.2%
3	Port Aransas	\$438,082,873	10.0%	8	Surfside Beach	\$140,936,141	3.2%
4	Bolivar Peninsula	\$341,660,868	7.8%	9	Texas City	\$115,826,899	2.6%
5	Rockport	\$240,729,069	5.5%	10	Portland	\$97,492,080	2.2%
Total Texas Market:						\$4,386,441,660	

## Largest Home Markets

1	Galveston	\$925,534,483	26.4%
2	Corpus Christi	\$704,894,255	20.1%
3	Port Aransas	\$380,583,277	10.9%
4	Bolivar Peninsula	\$250,287,210	7.1%
5	Rockport	\$188,285,530	5.4%
6	League City	\$162,969,593	4.7%
7	Seabrook	\$156,490,422	4.5%
8	Surfside Beach	\$110,458,469	3.2%
9	Aransas Pass	\$59,329,209	1.7%
10	Texas City	\$58,901,060	1.7%
Total Texas Home Market:		\$3,501,773,269	

## Largest Land Markets

1	Corpus Christi	\$138,865,238	15.7%
2	Galveston	\$117,074,192	13.2%
3	Bolivar Peninsula	\$91,373,658	10.3%
4	Port Aransas	\$57,499,596	6.5%
5	Texas City	\$56,925,839	6.4%
6	Portland	\$54,784,494	6.2%
7	Rockport	\$52,443,539	5.9%
8	Surfside Beach	\$30,477,672	3.4%
9	Hitchcock	\$28,897,817	3.3%
10	Seabrook	\$27,006,299	3.1%
Total Texas Land/Lot Market:		\$884,668,391	

## Most Expensive Home Markets\*\*

1	Port Aransas	\$887,141
2	Port O'Connor	\$733,774
3	South Padre Island	\$645,250
4	Galveston	\$640,508
5	Bolivar Peninsula	\$603,102

## Most Affordable Home Markets\*\*

1	Port Arthur	\$133,907
2	Freeport	\$201,486
3	Baytown	\$218,669
4	Texas City	\$257,210
5	Channelview	\$276,430

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

\*\* This figure represents the average list price specific to each market.

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

### Most Listings

1	Corpus Christi	2,269	22.3%	6	Seabrook	402	4.0%
2	Galveston	1,812	17.8%	7	League City	401	3.9%
3	Bolivar Peninsula	837	8.2%	8	Texas City	331	3.3%
4	Rockport	571	5.6%	9	Surfside Beach	305	3.0%
5	Port Aransas	550	5.4%	10	Aransas Pass	232	2.3%

Total Texas Listings:

10,161

### Most Listings

1	Corpus Christi	1,947	27.1%
2	Galveston	1,445	20.1%
3	Port Aransas	429	6.0%
4	Bolivar Peninsula	415	5.8%
5	Rockport	356	5.0%
6	Seabrook	352	4.9%
7	League City	338	4.7%
8	Texas City	229	3.2%
9	Surfside Beach	195	2.7%
10	La Marque	155	2.2%

Total Texas Home Listings:

7,178

### Most Listings

1	Bolivar Peninsula	422	14.1%
2	Galveston	367	12.3%
3	Corpus Christi	322	10.8%
4	Rockport	215	7.2%
5	Bay City	141	4.7%
6	Port Aransas	121	4.1%
7	San Leon	113	3.8%
8	Surfside Beach	110	3.7%
9	Aransas Pass	106	3.6%
10	Texas City	102	3.4%

Total Texas Lots:

2,983

### Most Expensive Land Per Acre

#### Listings of Less Than 10 Acres

1	Port Aransas, TX	\$2,553,998
2	South Padre Island, TX	\$811,332
3	Seabrook, TX	\$628,427
4	League City, TX	\$568,410
5	Corpus Christi, TX	\$487,334
6	Bay City, TX	\$479,528
7	Port Mansfield, TX	\$389,817
8	Surfside Beach, TX	\$350,247

#### Listings of 10 Acres or More

1	Rockport, TX	117,137
2	Corpus Christi, TX	67,120
3	Texas City, TX	58,586
4	Portland, TX	57,419
5	Bolivar Peninsula, TX	37,220
6	Hitchcock, TX	31,540
7	Anahuac, TX	19,988
8	Port Lavaca, TX	17,019

### Most Affordable Land per Acre

#### Listings of Less Than 10 Acres

1	Laguna Vista, TX	\$55,940
2	Port Arthur, TX	\$59,322
3	Anahuac, TX	\$71,364
4	Port Lavaca, TX	\$75,781
5	Seadrift, TX	\$76,391
6	Aransas Pass, TX	\$94,626
7	La Marque, TX	\$128,103
8	Hitchcock, TX	\$142,193

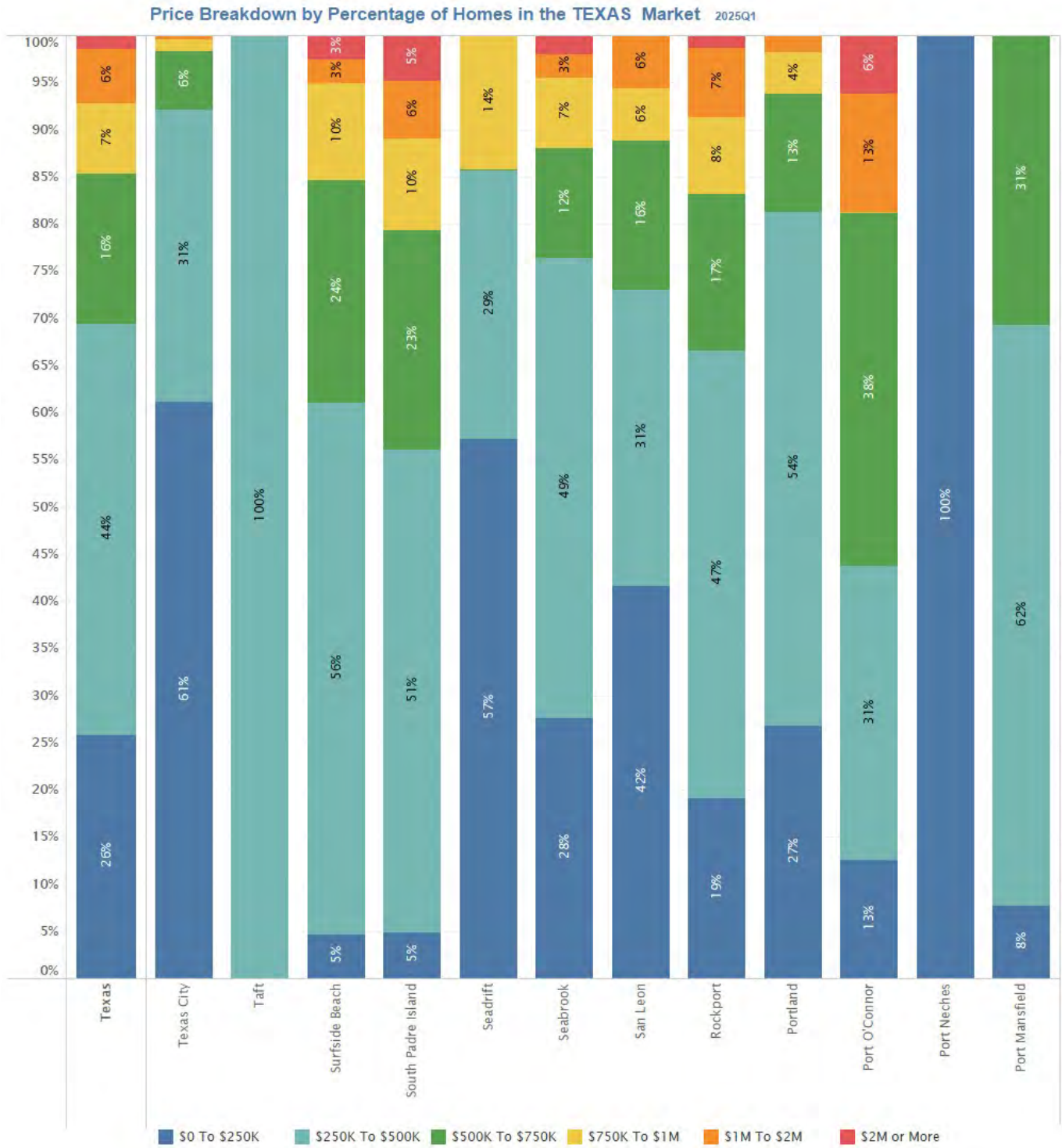
#### Listings of 10 Acres or More

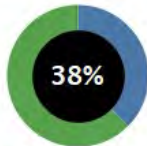
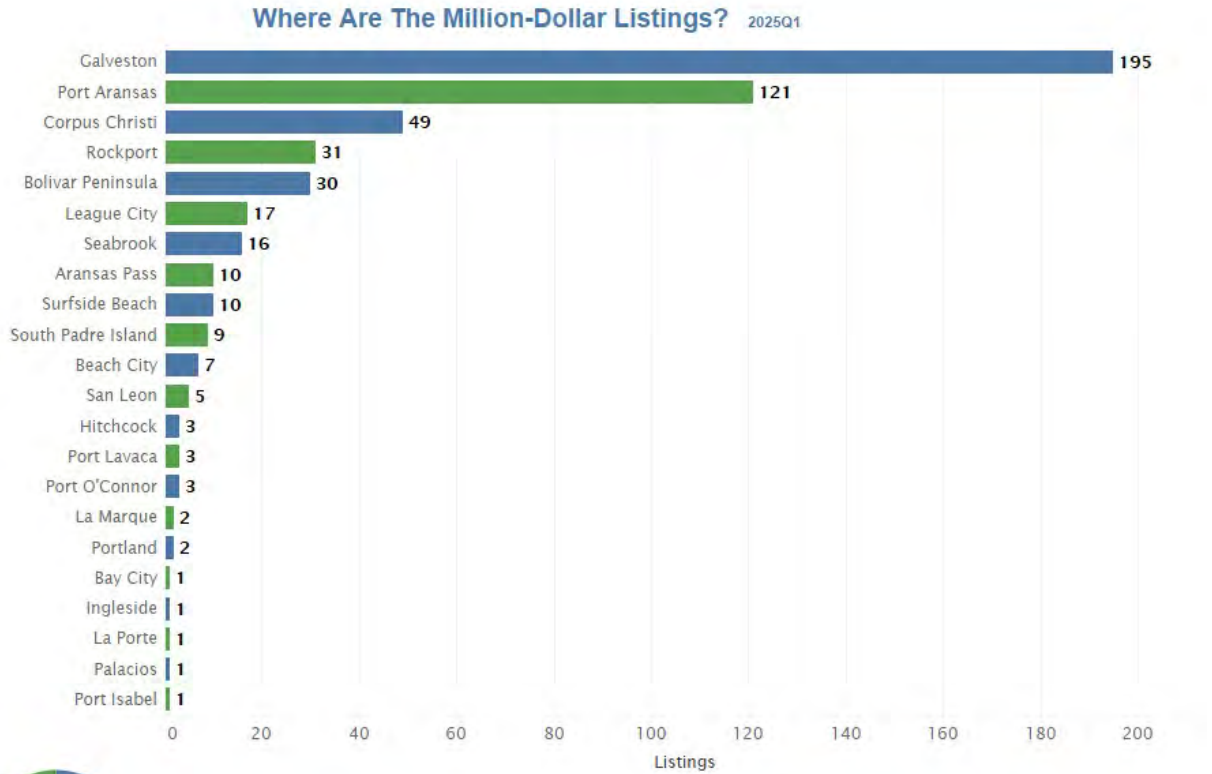
1	Bay City, TX	\$8,475
2	Laguna Vista, TX	\$13,488
3	Port Lavaca, TX	\$17,019
4	Anahuac, TX	\$19,988
5	Hitchcock, TX	\$31,540

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

\*\* This figure represents the average list price specific to each market.

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



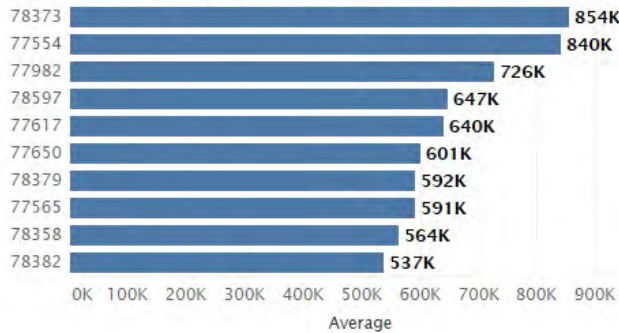


of \$1M+ Homes in Texas are on Galveston

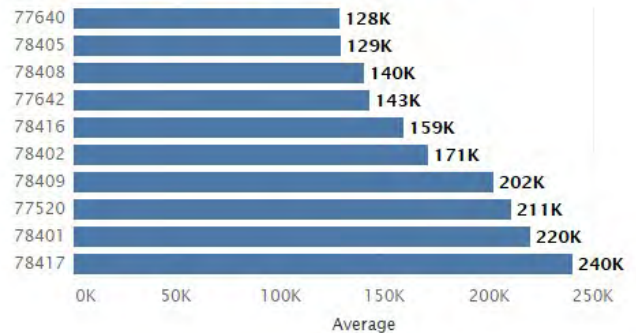
Total Number of \$1M+ Homes

**519**

### Most Expensive ZIP Codes 2025Q1

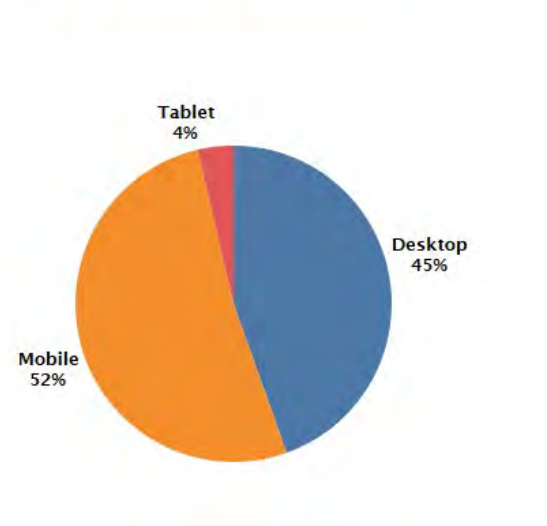


### Most Affordable ZIP Codes 2025Q1

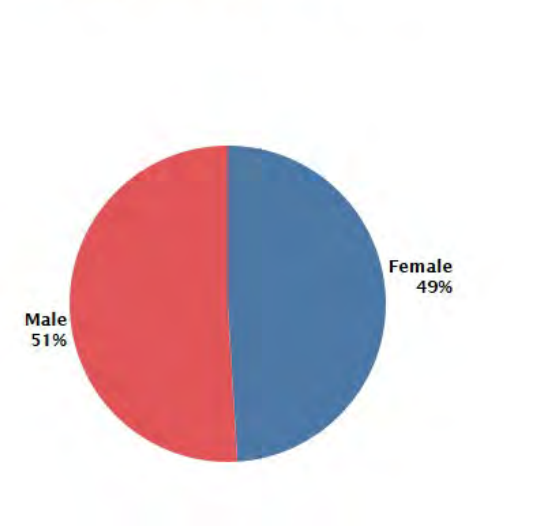


Who's Shopping TX Beach Real Estate

How are shoppers connecting 2025Q1



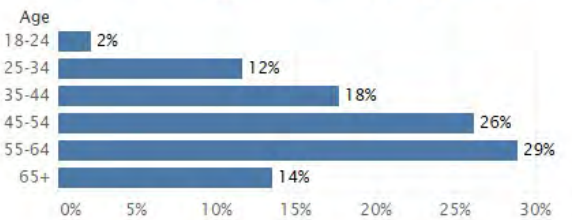
Male/Female Visitors 2025Q1



Chicago, IL

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

What Age Groups are Shopping 2025Q1

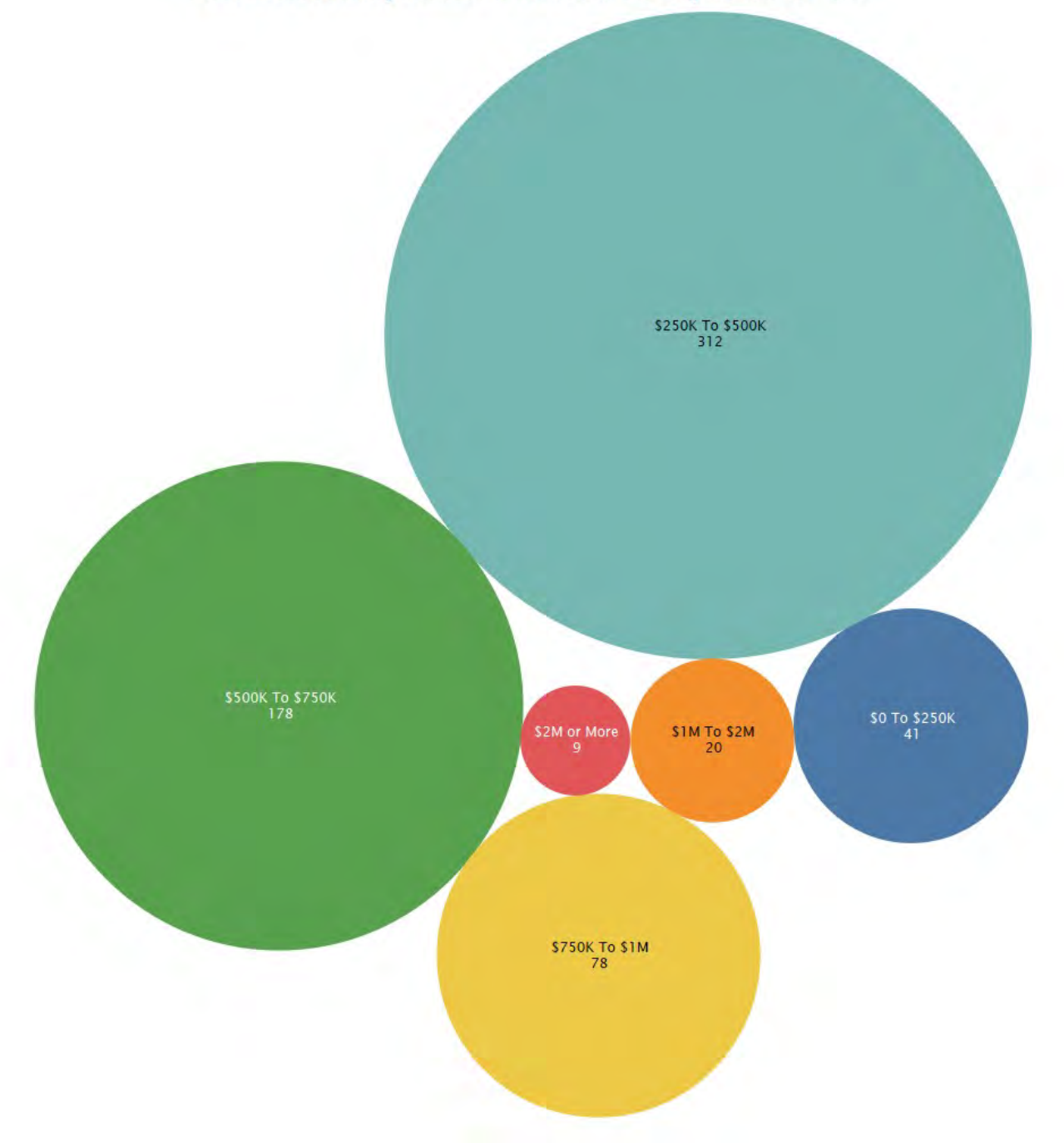


Number 2-10 metros are:

- Minneapolis, MN
- Phoenix, AZ
- New York, NY
- Los Angeles, CA
- Denver, CO
- Oklahoma City, OK
- Indianapolis, IN
- Seattle, WA
- Ashburn, VA

VIRGINIA

Price Breakdown by Number of Homes in the Virginia Market 2025Q1



# Virginia

The total Virginia market rose from \$359 million in winter 2024 to \$423 million resulting in a \$64 million increase.

## Largest Markets

1	Woodbridge	\$76,295,070	18.0%	6	Cape Charles	\$33,789,000	8.0%
2	Colonial Beach	\$55,115,867	13.0%	7	Montross	\$30,696,794	7.2%
3	King George	\$46,739,347	11.0%	8	Dumfries	\$19,277,794	4.5%
4	Kilmarnock	\$44,262,150	10.4%	9	Captains Cove	\$18,252,907	4.3%
5	Statford	\$41,872,192	9.9%	10	Chincoteague	\$13,401,350	3.2%
Total Virginia Market:						\$423,976,368	

## Largest Home Markets

1	Woodbridge	\$75,150,070	21.4%
2	Colonial Beach	\$47,116,749	13.4%
3	Kilmarnock	\$40,060,900	11.4%
4	King George	\$38,837,757	11.0%
5	Statford	\$35,607,592	10.1%
6	Montross	\$27,783,501	7.9%
7	Dumfries	\$18,002,794	5.1%
8	Captains Cove	\$17,458,007	5.0%
9	Chincoteague	\$10,772,450	3.1%
10	Diggs	\$10,063,800	2.9%
Total Virginia Home Market:		\$351,564,809	

## Largest Land Markets

1	Cape Charles	\$25,946,900	35.8%
2	Colonial Beach	\$7,999,118	11.0%
3	King George	\$7,901,590	10.9%
4	Lorton	\$7,429,708	10.3%
5	Statford	\$6,264,600	8.7%
6	Kilmarnock	\$4,201,250	5.8%
7	Montross	\$2,913,293	4.0%
8	Chincoteague	\$2,628,900	3.6%
9	Williamsburg	\$1,750,000	2.4%
10	Dumfries	\$1,275,000	1.8%
Total Virginia Land/Lot Market:		\$72,411,559	

## Most Expensive Home Markets\*\*

1	Diggs	\$1,006,380
2	Kilmarnock	\$801,218
3	Hague	\$722,589
4	Statford	\$671,841
5	Woodbridge	\$647,845

## Most Affordable Home Markets\*\*

1	Captains Cove	\$349,160
2	Colonial Beach	\$386,203
3	Montross	\$402,659
4	Cape Charles	\$461,300
5	Dumfries	\$500,078

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

\*\* This figure represents the average list price specific to each market.

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

### Most Listings

1	Colonial Beach	156	17.6%	6	Kilmarnock	75	8.5%
2	Woodbridge	118	13.3%	7	Statford	69	7.8%
3	Montross	113	12.8%	8	Dumfries	44	5.0%
4	Captains Cove	90	10.2%	9	Cape Charles	35	4.0%
5	King George	86	9.7%	10	Chincoteague	25	2.8%
Total Virginia Listings:						886	

### Most Listings

1	Colonial Beach	122	19.1%
2	Woodbridge	116	18.2%
3	Montross	69	10.8%
4	King George	67	10.5%
5	Statford	53	8.3%
6	Captains Cove	50	7.8%
7	Kilmarnock	50	7.8%
8	Dumfries	36	5.6%
9	Cape Charles	17	2.7%
10	Chincoteague	17	2.7%

Total Virginia Home Listings:

638

### Most Listings

1	Montross	44	17.7%
2	Captains Cove	40	16.1%
3	Colonial Beach	34	13.7%
4	Kilmarnock	25	10.1%
5	King George	19	7.7%
6	Cape Charles	18	7.3%
7	Statford	16	6.5%
8	Lorton	15	6.0%
9	Hague	11	4.4%
10	Chincoteague	8	3.2%

Total Virginia Lots:

248

### Most Expensive Land Per Acre

#### Listings of Less Than 10 Acres

1	Lorton, VA	\$343,332
2	King George, VA	\$93,137
3	Captains Cove, VA	\$82,033
4	Statford, VA	\$79,184
5	Colonial Beach, VA	\$66,445
6	Hague, VA	\$66,338
7	Montross, VA	\$43,004
8	Kilmarnock, VA	\$40,115

#### Listings of 10 Acres or More

1	Cape Charles, VA	83,046
2	King George, VA	27,040
3	Statford, VA	18,447
4	Colonial Beach, VA	12,503

### Most Affordable Land per Acre

#### Listings of Less Than 10 Acres

1	Cape Charles, VA	\$32,920
2	Kilmarnock, VA	\$40,115
3	Montross, VA	\$43,004
4	Hague, VA	\$66,338
5	Colonial Beach, VA	\$66,445
6	Statford, VA	\$79,184
7	Captains Cove, VA	\$82,033
8	King George, VA	\$93,137

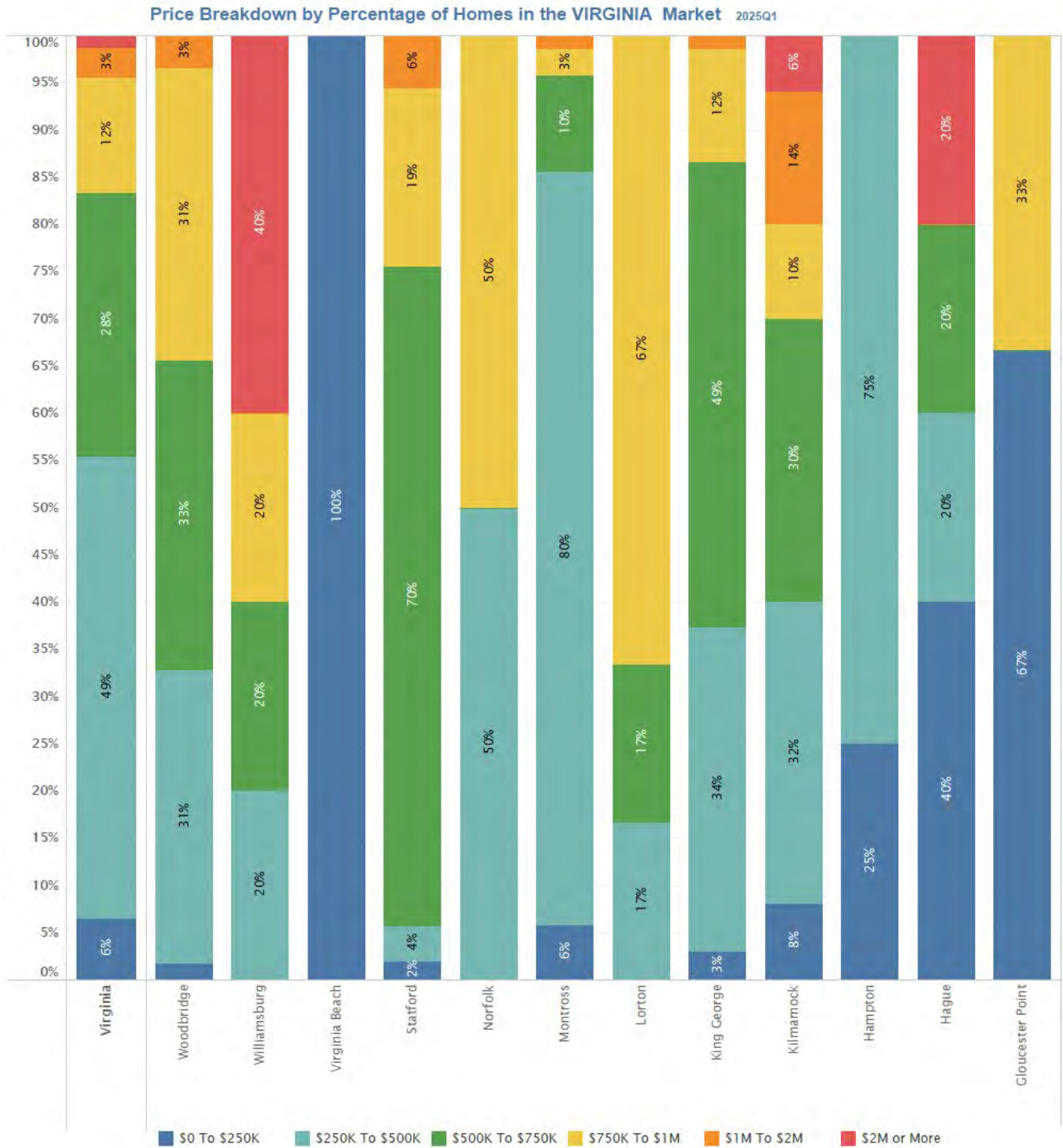
#### Listings of 10 Acres or More

1	Colonial Beach, VA	\$12,503
2	Statford, VA	\$18,447
3	King George, VA	\$27,040
4	Cape Charles, VA	\$83,046

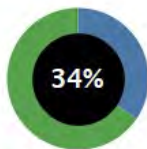
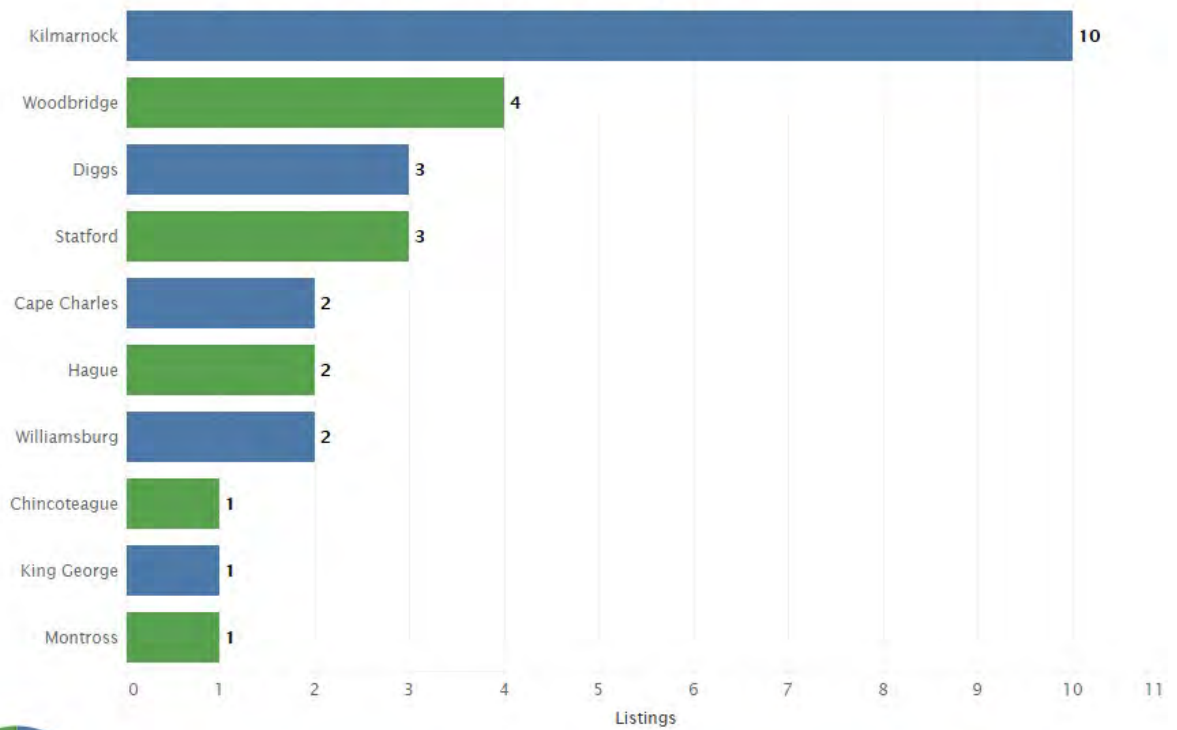
\* Markets that start with “Other” (such as “Other Atlantic Coast”) are the total properties not yet associated with a known, named beach.

\*\* This figure represents the average list price specific to each market.

\*\*\* 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? 2025Q1

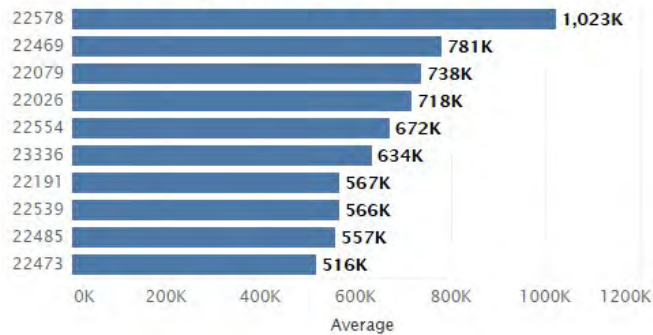


34% of \$1M+ Homes in Virginia are on Kilmarnock

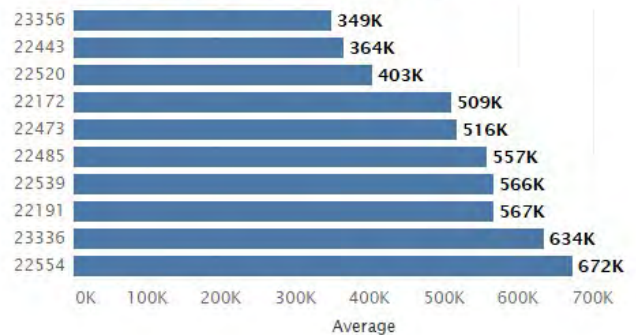
Total Number of \$1M+ Homes

29

### Most Expensive ZIP Codes 2025Q1

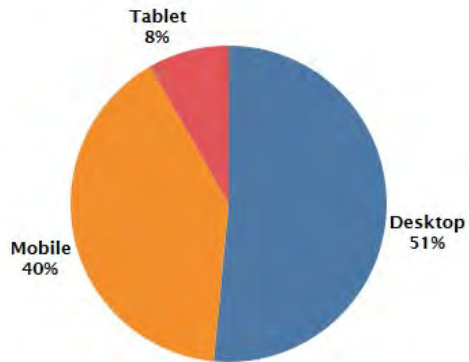


### Most Affordable ZIP Codes 2025Q1

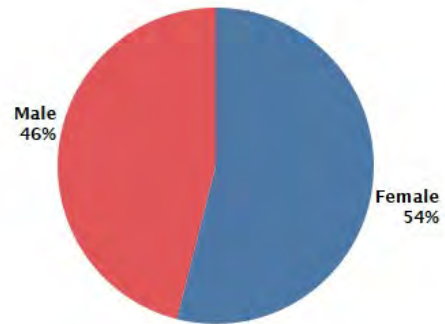


## Who's Shopping VA Beach Real Estate

How are shoppers connecting 2025Q1



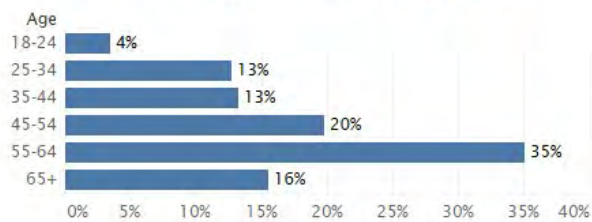
Male/Female Visitors 2025Q1



### New York, NY

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

What Age Groups are Shopping 2025Q1



#### Number 2-10 metros are:

Boston, MA  
Chicago, IL  
Baltimore, MD  
Atlanta, GA  
Philadelphia, PA  
Commack, NY  
Washington, Unknown  
Silver Spring, MD  
Dallas, TX

