



ONE YEAR AFTER HURRICANE MICHAEL

St. George Island Real Estate Sales Update

Property values for most locations on St. George Island are continuing to rise, and sales numbers are similar to the previous year despite the slow start to 2019 in the wake of Hurricane Michael on Oct. 10, 2018. Home and vacant lot sales numbers are about the same year over year in the Gulf Beaches and the East End at the end of the third quarter. Stable or increasing numbers of sales usually drive property values higher.

Plantation home and vacant lot sales are declining. As of Oct. 1, 2019, there were only 14 home sales in the Plantation compared to 33 on Oct. 1, 2018. Vacant lot sales were also down 16 to 26 year to date, year over year. Plantation home sales are down 80.85%, and Plantation vacant lot sales are down 47.61%. Fewer sales are keeping a lid on the rise of property values in the Plantation.

As an owner of an interior vacant lot in the Plantation for over 25 years, I never thought I would see the day that 1/3rd acre lots outside of the Plantation were selling for 30% more than Plantation interior full acre lots. If you are interested in knowing what your St. George Island property is worth in today's market, contact John and Kristen Shelby at St. George Island Realty. (850) 899-0108, johnshelby@sgirealty.com

→ *One year after Hurricane Michael, we are seeing significant dune restoration going on where home and lot owners have put up sand fences and planted sea oats. Now that turtle nesting season is over, this is an excellent time to get out there on the beach and erect lines of sand fences and plant sea oats. Call or email us if you need guidance on how and where to buy and install sea oats on your beachfront property.*



Without sand fences and sea oats, beaches remain flat.



Add sand fences and sea oats, and nature will rebuild the dunes!

FOR SALE BY ST. GEORGE ISLAND REALTY



GULF BEACHES

MLS# 301266
\$675,000

BEACH FRONT Gorgeous 100' wide Gulf front lot, plenty of space for a new large house and pool that should prove to be a great income producer, near the center of town. West Gorrie Drive.



MLS# 302041
\$225,000

BAY FRONT / CANAL FRONT LOT Your boat wants you to buy this lot so you can build a dock and lift for it! Great views of the bay and the Bridge, 90' x 160', near the center of town. Gander Street



MLS# 301256
\$394,900

BEACH FRONT VILLAS OF ST. GEORGE Unit H-4. Two-story condo with balconies overlooking the Gulf, 2 BR, 2 BA, updated kitchen & baths, tastefully decorated, with MANY upgrades, furnished.



MLS# 301322
\$367,500

FIRST TIER VILLAS OF ST. GEORGE Unit D-3. Charming and unique end unit with extra window and door on the west for fantastic sunsets! Great Gulf views, 2 BR, 2 BA, close to restaurants and shopping.



MLS# 301863
\$339,000

FIRST TIER LOT Located behind a ground level beach front home, expect spectacular Gulf views from a home built on this lot, beach easement directly across the street, high and dry lot. West Gorrie Drive.



MLS# 259011
\$99,000

INTERIOR BUILDING SITE One lot from the corner, easy beach access on 6th Street to the Gulf or turn the other direction to the park on Apalachicola Bay and state-owned bay front land. East Pine Avenue.



MLS# 302697
\$88,000

INTERIOR LOT READY TO BUILD Lot has been leveled and surveyed, plenty of room for a large house and pool, down the street from Apalachicola Bay for fishing, kayaking and beautiful sunsets. Bradford Street.



EAST END

MLS# 257320
\$1,087,000

BAY FRONT LAND 3.87 acres, four of the six lots in Grace Bay subdivision being sold as a package, 3 of the 4 lots are contiguous; buyer will have controlling interest in the Grace Bay Home Owner's Association.



MLS# 263077
\$329,000

BAY FRONT 130' WIDE LOT Nearby docks attest to sufficient water depth, lot can be easily traversed, one acre bay front lots like this one with over 100 feet of waterfront are rare. East Gulf Beach Drive.



MLS# 302297
\$460,000

BEACHFRONT OCEAN MILE TOWNHOME Unit H-2. Great income producer, 2 BR, 2 1/2 BA, Beautifully renovated in 2016, open kitchen/dining/living room leads to Gulf front porch, covered parking.



MLS# 262166
\$299,900

1ST TIER 1 ACRE LOT Gulf front homes are in place to site your home for maximum Gulf view, 5 foot easement to beach on west side between the two beach front homes. East Gulf Beach Drive.



MLS# 302758
\$404,000

INTERIOR OCEAN MILE TOWNHOME Unit B-3. Unique 2 BR, 2 1/2 BA with additional sleeping closet functioning as a small 3rd BR, tastefully furnished and remodeled, storage area under unit.



MLS# 302418
\$619,000

INTERIOR PLANTATION HOME 5 BR, 4 BA, pool and two-person spa, ground-level entry, tile floors, granite countertops, exterior beach butler elevator, interior elevator shaft currently storage. Susie Street.



MLS# 301601
\$139,900

INTERIOR PLANTATION LOT 2nd Tier Plantation lot! Approx 148' wide by 150' deep, centered behind the 1st tier lots, a great Gulf view is highly likely, all Plantation amenities included. Reed Court West.



MLS# 302382
\$825,000

BEACHFRONT 117 FEET ON THE GULF This wider than normal 1.09 acre lot is located on one of the prettiest stretches of beach, plenty of space for a large house and a pool. Seahorse Lane.



MLS# 302643
\$78,000

INTERIOR ST. GEORGE PLANTATION This full acre lot is two blocks from Plantation amenities, adjacent to path to the Gulf, located at the corner of Kumquat Court and Leisure Lane.



MLS# 301599
\$58,900

INTERIOR PLANTATION LOT Full acre Plantation lot! Not on Leisure Lane. Quiet bayside area with easy beach access down Reed Way, wooded lot has lots of palm trees. Smugglers Cove.



MLS# 301602
\$329,900

BAYFRONT PLANTATION Bay front lot near the CUT! A dock with lift will put your boat less than 5 minutes from running through Bob Sikes Cut into the Gulf of Mexico, 100' wide lot. Turpentine Trail.



MLS# 261634
\$99,900

INTERIOR 2ND TIER PLANTATION LOT Coral Court West. **SOLD** for \$83,000 on 3/11/19.



MLS# 300936
\$82,900

INTERIOR PLANTATION CORNER LOT On south side of Leisure Lane, half acre lot, 3rd tier with pine trees and palmettos, remarkably close to the beach for the price. Whelk Way.



MLS# 260756
\$57,900

INTERIOR PLANTATION BAY VIEW LOT On the tidal creek/inlet between Harbor Light Lane and Indian Harbor Road, summer sunset views over Apalachicola Bay will be dramatic, mostly upland vegetation.



MLS# 302343
\$119,000

INTERIOR PLANTATION LOT 2ND TIER Wooded lot that should have good Gulf views between the 1st tier and beachfront houses, two blocks to Plantation amenities, half-acre lot. Suzie Court West.



MLS# 302345
\$179,000

INTERIOR 1 ACRE PLANTATION LOT 2ND TIER Gorgeous rolling dunes, oak and pine trees, adjacent to the white sand beach easement path to the Gulf, includes house plans. Camellia Court.



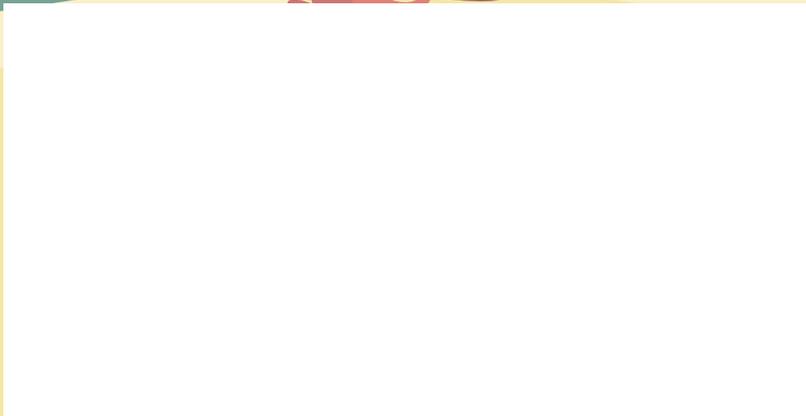
MLS# 302352
\$99,900

INTERIOR 2 BAYVIEW ACRES Privacy and seclusion, feel of a nature preserve, water access unlikely but spectacular marsh and bay views, backs up to protected critical habitat pond. Gannett Court.



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MLS# 302204
\$439,000

BEACHFRONT SUNSET BEACH LOT Second-to-last lot before the State Park, incredible view of the beach with amazing sunrises, unobstructed bay view to the north, across from tennis court.



MLS# 302777
\$639,000

INTERIOR PLANTATION HOME Large open living areas, 4 BR, 4 BA, single floor plan, outstanding kitchen, fireplace, screened porch, attention to detail throughout, private pool, corner lot. Coquina Drive.



MLS# 302836
\$1,850,000

GULF FRONT WITH POOL NEAR THE CUT Some deferred maintenance, could be top income producer, 8 BR, 6.5 BA, 4,899 h/c sq. ft. plus decks, MOTIVATED SELLER. Schooner Landing.



MLS# 302586
\$188,000

BAYFRONT LOT IN MAGNOLIA BAY 100 feet of water frontage on East Bay, great building site, beautifully landscaped gated community with pool, tennis, dock/fishing pier, SUNSETS!



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