

Where else can you enjoy a view like this?



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I don't know about you, but I am so ready for spring. All the gloom and doom of our economy cannot survive the beautiful budding trees, flowers and bright sunshine. Bring it on!

I love this time of year for reasons other than the weather. The sight of families enjoying all that Destin and the surrounding area has to offer will bring a smile to your face.

I have noticed increased activity in the Destin real estate market in the past month. Finally, it makes sense to think about taking that plunge and jumping back into the market. Interest rates are still at an all time low but could start to rise, now that the stock market is doing better. Home prices have fallen to levels not seen in the past eight years. So many owners are glad to see the inventory in their area drop even though prices have fallen...improving the balance of supply and demand.

Have a great spring!

Mary

Why book your next vacation with ResortQuest?

Book your next vacation with ResortQuest and receive a **15% discount**. Call 1-888-864-6786 and use the booking code RE003 to receive your discount.

Get reimbursed for your ResortQuest vacation!

During 2009, when you rent vacation accommodations through ResortQuest and use me to purchase real estate, you will be reimbursed your vacation lodging expense up to **\$2,000** upon closing.

*Certain conditions apply



Mary's Current Listings

Houses

Sierra Dunes @ Tops'l #66	3Br/3Ba	Miramar Beach	\$565,000
Sierra Dunes @ Tops'l #81	3Br/3Ba	Miramar Beach	\$575,000
279 Ketch Court	3Br/3.5Ba	Destin	\$680,000
1302 Laurel Way	3Br/3.5Ba	Sandestin	\$699,000
77 Los Angeles Street	6Br/6.5Ba	Frangista Beach	\$850,000
2731 Scenic Hwy 98	6Br/4Ba	Crystal Beach	\$997,000

Condos

Seagrove Highlands # 1108	1Br/1Ba	Seagrove	\$250,000
Gulfgate # B310	2Br/2Ba	Panama City Beach	\$255,000
Seychelles # 1802	1Br/2Ba	Panama City Beach	\$275,000
Summit @ Tops'l #301	2Br/2Ba	Miramar Beach	\$295,000
Summit @ Tops'l # 212	2Br/2Ba	Miramar Beach	\$305,000
Hidden Dunes Beach Cottages # 234	1Br/1.5Ba	Miramar Beach	\$315,900
Tennis Village @ Tops'l #4	2Br/2Ba	Miramar Beach	\$335,000
Tennis Village @ Tops'l #14	2Br/2Ba	Miramar Beach	\$338,000
Summit @ Tops'l # 404	2Br/2Ba	Miramar Beach	\$360,000
Tides @ Tops'l # 108	2Br/2Ba	Miramar Beach	\$365,000
Summit @ Tops'l # 402	2Br/2Ba	Miramar Beach	\$365,000
Tides @ Tops'l # 109	2Br/2Ba	Miramar Beach	\$365,000
Summit @ Tops'l # 603	2Br/2Ba	Miramar Beach	\$399,500
Summit @ Tops'l # 206	3Br/3Ba	Miramar Beach	\$410,000
Summit @ Tops'l # 205	3Br/3Ba	Miramar Beach	\$410,000
Tides @ Tops'l # 811	2Br/2Ba	Miramar Beach	\$439,000
Hidden Dunes Beach Cottages # 131	3Br/3Ba	Miramar Beach	\$450,000
Summit @ Tops'l # 506	3Br/3Ba	Miramar Beach	\$497,500
Summit @ Tops'l # 601	2Br/2Ba	Miramar Beach	\$498,500
Summit @ Tops'l # 106	3Br/3Ba	Miramar Beach	\$499,000
Tides @ Tops'l # 1310	2Br/2Ba	Miramar Beach	\$509,000
Summit @ Tops'l #913	2Br/2Ba	Miramar Beach	\$520,000
Emerald Grande W528	3Br/3Ba	Destin	\$535,000
Sealoft Condo # 103B	2Br/2Ba	Destin	\$550,000
Summit @ Tops'l # 906	2Br/2Ba	Miramar Beach	\$565,000
Tides @ Tops'l # 1510	2Br/2Ba	Miramar Beach	\$574,500
Palazzo # 706	2Br/2Ba	Panama City Beach	\$585,000
Hidden Duens Gulfside # 103	2Br/2Ba	Miramar Beach	\$595,000
Beach Manor @ Tops'l # 505	2Br/2Ba	Miramar Beach	\$609,000
Tides @ Tops'l # 1101	2Br/2Ba	Miramar Beach	\$649,000
8709 Anchorage	3Br/3Ba	Sandestin	\$1,050,000
Beach Manor @ Tops'l # 707	3Br/3Ba	Miramar Beach	\$1,275,000
Villa Coyaba # 208	4Br/2Ba	Destin	\$1,499,000

Land

Windswept Estates Lot 11C		Freeport	\$65,000
Bay Grove Road	Waterfront	Freeport	\$475,000



Villa Coyaba # 208



Anchorage # 8709



Emerald Grande



1302 Laurel Way



279 Ketch Court



Tops'l Beach & Racquet Resort



Calendar of Events Calendar of Events

March 6-April 30
13th Annual HarborWalk Marina Destin Cobia Tournament
www.destincobiatournament.com

April 3
"First Friday" ArtWalk – Central Square & Ruskin Place
www.seasidefl.com

April 4 11 am
Give BIG Destin – Village of Baytowne Wharf
www.sandestin.com

April 10-12
Crab Cruncher Fishing Tournament – Harbor Docks, Destin

April 16-19
Seabreeze Jazz Festival – Pier Park Panama City Beach
www.seabreezejazzfestival.com

April 23-26
Sandestin Wine Festival
www.sandestin.com

April 19
Earth Day Beach Cleanup
www.co.okaloosa.fl.us/living_environment_beach.html

May 16
16th Annual ABWA Billy Bowlegs Boat Poker Run
www.abwa-ecc.org

May 22-24
Memorial Day Weekend Festivities – Seaside Amphitheater
www.seaside.com

June 4-8
Billy Bowlegs Festival
www.fwbchamber.org

June 6 9am-noon
Kid's Fishing Clinic – Panama City Marina
www.pcbkidsfishingclinic.com



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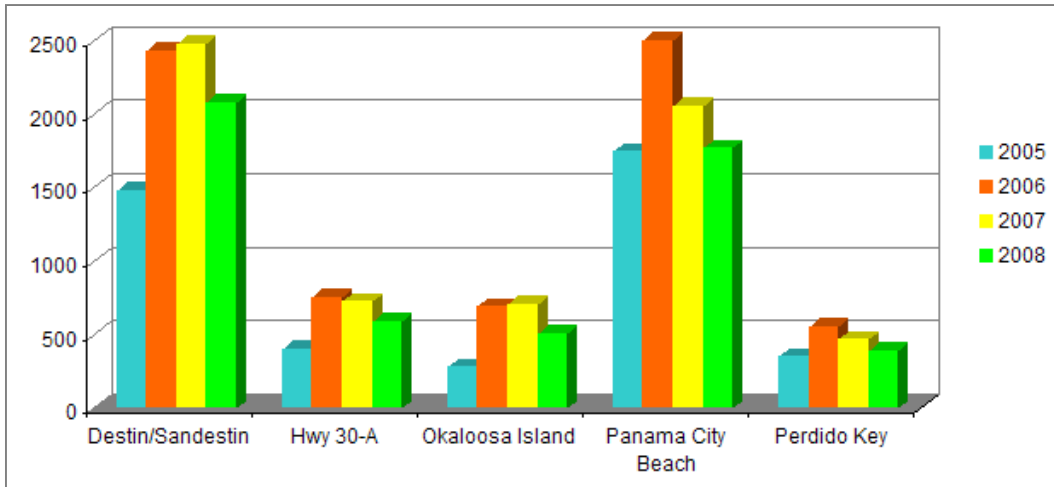
2008 Market Report

This analysis includes resort condominium sales only. Sales data for single family homes and off-beach condominiums (with the exception of those located in golf or marina communities) is not included. While these statistics do not take into account condo presales, auction sales, and condominiums sold by owner, they are strong indicator of trends in the resort condominium real estate market. Data for this article was pulled from the Multiple Listing Services (MLS).

Average Sales Prices

Hwy. 30-A	\$644,647.18	Okaloosa Island	\$522,697.82
Perdido Key	\$634,367.18	Pensacola Beach	\$605,188.79
Destin	\$546,810.76	Panama City	\$300,791.32

Average Number Of Units For Sale



What does this all mean?

As prices get lowered to “compelling” levels, inventory will start to move. This will start a snowball effect. As inventory drops, prices begin to stabilize & create a renewed sense of urgency to purchase. These factors will put our market on track.

Mary's Restaurant Picks

Borago Restaurant
80 E. County Hwy 30A
Santa Rosa Beach, FL 32459
850-231-9167
www.BoragoRestaurant.com

Gravel Road
50 Uptown Grayton Circle
Santa Rosa Beach, FL 32459
850-534-0960

Seagrove Village Market
3004 S. County Hwy 395
Santa Rosa Beach, FL 32459
850-231-5736
www.VillageMarketCafe.com

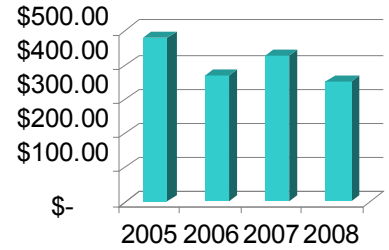
Stinky's Fish Camp
5994 W. County Hwy 30A
Santa Rosa Beach, FL 32459
850-267-3053
www.StinkysFishCamp.com

Dewey Destin
9 Calhoun Avenue
Destin, FL 32541
850-837-7575
www.DestinSeafood.com

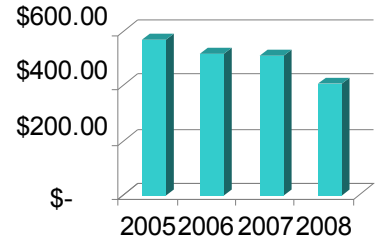
Don Pedro's - Breakfast
4942 Hwy 98 W #7
Santa Rosa Beach, FL 32459
850-267-0009

Average \$ Per Sq. Ft.

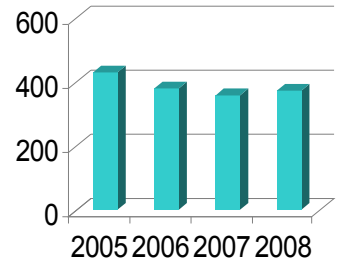
Destin & Sandestin



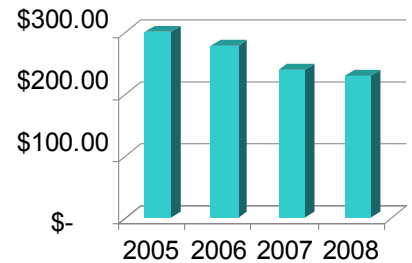
Hwy 30-A



Okaloosa Island



Panama City Beach



Perdido Key, FL

