



# Beachfront Condo Insider

## Exciting News: HGTV Comes to the Coast!

Lights, Camera, *Action!* The announcement can officially be made.. A few months ago, I partnered up with HGTV (Home & Garden Television) and filmed an episode for Beachfront Bargain Hunt! The show will highlight four condominium properties here on the Mississippi Gulf Coast. Don't forget to tune into the premiere Sunday, August 31st, 2014 at 8:30pm. We are really excited for the positive exposure this will bring to our area!

Without the help of my client, Dr. Elizabeth Dimitri, and her daughters, filming this episode would not have been possible. I would like to extend a special thank you for all of their help. Additionally, I would like to express my gratitude to all others involved that allowed us to film inside their homes and on the condominium properties.

Even more exciting news, 13 sales in the second quarter... that's more sales than the previous 6 months! Check out the average price per square foot sold this quarter compared to the winter months! That's a \$29 per square foot increase! It appears that we are really headed on the right track to having these units back at top-market value.

August and September seem to be shaping up. July traffic was disappointing but August has definitely seen an uptick. Be on the lookout for my next update at the end of the third quarter to hear the results.

If you would like any additional information, or if you need anything at all please do not hesitate to contact me!

### Current Listing Information *(as of July 14th, 2014)*

	Beau View	Legacy Towers	Ocean Club
# of Units on the Market	10	23	17
Average Size (Bedrooms)	2 Bed, 2 Bath	2 Bed, 2 Bath	1 Bed, 1 Bath
Average Size (sqft)	1476 sqft.	1535 sqft.	1390 sqft.
Average Days on Market	341 days	323 days	933 days
Average Price	\$337,000	\$279,000	\$288,424
Average Price per sqft	\$228	\$184	\$207

	Pelican Cay	Sea Breeze	Sienna
# of Units on the Market	2	9	7
Average Size (Bedrooms)	2 Bed, 2 Bath	2 Bed, 2 Bath	2 Bed, 2 Bath
Average Size (sqft)	1100 sqft.	1409 sqft.	1358 sqft.
Average Days on Market	50 days	90 days	236 days
Average Price	\$237,450	\$261,055	\$233,200
Average Price per sqft	\$216	\$185	\$171

### Condo Sales for Second Quarter 2014

Total Sales: 13

Top Selling Complex: Legacy Towers

Average Size: 2 bedroom, 2 bath, 1,395 sqft

Average Listing Price of units sold: \$270,641

Average Selling Price: \$248,970

Average Selling Price/sqft: \$180/sqft

Average Days on the Market: 385

# of Foreclosure Sales: 0

### Coast Calendar of Events

August 6th: Wes Anderson Art Show  
August 9th: Color Vibe 5k Fun Run  
August 15th: Ted Nugent Concert

For More Information Go To:  
[www.gulfcoast.org](http://www.gulfcoast.org)



Don't Forget to Tune In to Watch Our Episode of Beachfront Bargain Hunt on HGTV—

Sunday, August 31st, 2014 at 8:30pm!

Note: Data taken from the Gulf Coast Multiple Listing Service.  
*(Deemed Reliable, but Not Warranted)*