

MARKET REPORT

WATERSOUND ORIGINS

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Watersound Origins

Published: December 2025*

Property Types: Residential - Detached Single Family

Price Range:\$0 - No Limit

SQFT Range:0 - No Limit

Bedrooms:0 - No Limit

Full Baths:0 - No Limit

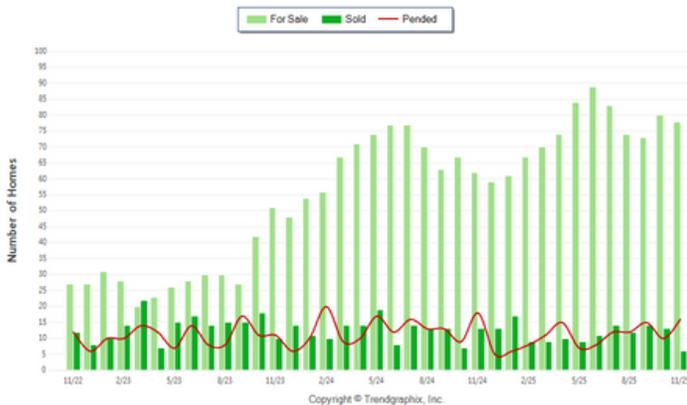
Half Baths:0 - No Limit

Year Built:0 - No Limit

November 2025 was a Buyer's market! The number of for sale listings was up **25.8%** from one year earlier and down **2.5%** from the previous month. The number of sold listings decreased **53.8%** year over year and decreased **53.8%** month over month. The number of under contract listings was up **60%** compared to previous month and down **11.1%** compared to previous year. The Months of Inventory based on Closed Sales was 13, up **171.9%** from the previous year.

The Average Sold Price per Square Footage was down **13.2%** compared to previous month and down **7.7%** compared to last year. The Median Sold Price increased by **0.4%** from last month. The Average Sold Price also decreased by **8.7%** from last month. Based on the 6 month trend, the Average Sold Price trend was "Neutral" and the Median Sold Price trend was "Neutral".

The Average Days on Market showed a downward trend, a decrease of **48.3%** compared to previous year. The ratio of Sold Price vs. Original List Price was 99%, an increase of **3.1%** compared to previous year.



It was a Buyer's Market

Property Sales (Sold)

November property sales were 6, down **53.8%** from 13 in November of 2024 and **53.8%** lower than the 13 sales last month.

Current Inventory (For Sale)

Versus last year, the total number of properties available this month was higher by 16 units of **25.8%**. This year's bigger inventory means that buyers who waited to buy may have bigger selection to choose from. The number of current inventory was down **2.5%** compared to the previous month.

Property Under Contract (Pended)

There was an increase of **60%** in the pended properties in November, with 16 properties versus 10 last month. This month's pended property sales were **11.1%** lower than at this time last year.

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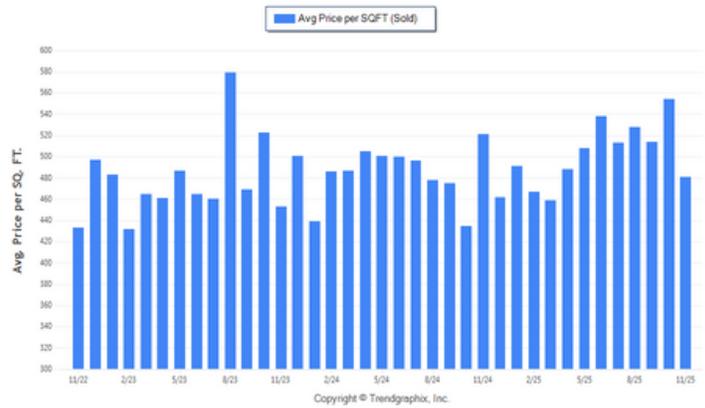
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The Average Sold Price per Square Footage was Depreciating*

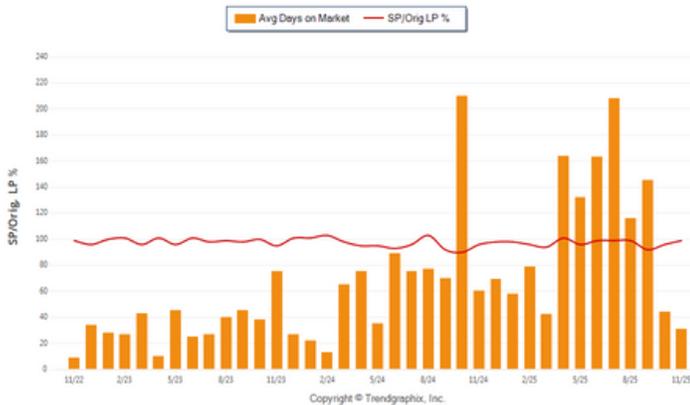
The Average Sold Price per Square Footage is a great indicator for the direction of property values. Since Median Sold Price and Average Sold Price can be impacted by the 'mix' of high or low end properties in the market, the Average Sold Price per Square Footage is a more normalized indicator on the direction of property values. The November 2025 Average Sold Price per Square Footage of \$481 was down **13.2%** from \$554 last month and down **7.7%** from \$521 in November of last year.



* Based on 6 month trend – Appreciating/Depreciating/Neutral

The Days on Market Showed Downward Trend*

The average Days on Market (DOM) shows how many days the average property is on the market before it sells. An upward trend in DOM trends to indicate a move towards more of a Buyer's market, a downward trend indicates a move towards more of a Seller's market. The DOM for November 2025 was 31, down **29.5%** from 44 days last month and down **48.3%** from 60 days in November of last year.



The Sold/Original List Price Ratio Remains Steady**

The Sold Price vs. Original List Price reveals the average amount that sellers are agreeing to come down from their original list price. The lower the ratio is below 100% the more of a Buyer's market exists, a ratio at or above 100% indicates more of a Seller's market. This month Sold Price vs. Original List Price of 99% was up **3.1%** % from last month and up from **3.1%** % in November of last year.

* Based on 6 month trend – Upward/Downward/Neutral

** Based on 6 month trend – Rising/Falling/Remains Steady

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The Average For Sale Price was Neutral*

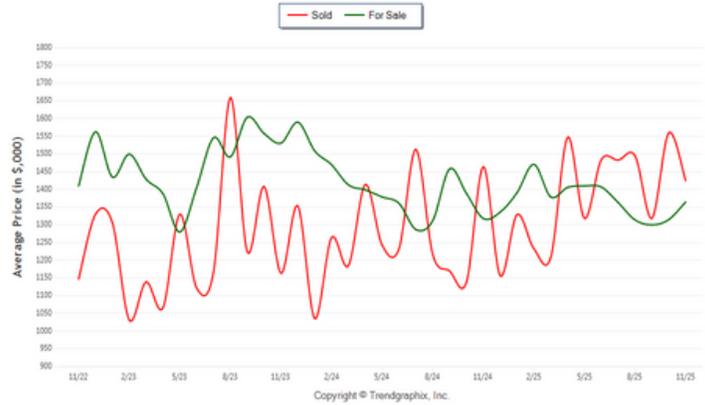
The Average For Sale Price in November was \$1,365,000, up **3.6%** from \$1,318,000 in November of 2024 and up **3.8%** from \$1,315,000 last month.

The Average Sold Price was Neutral*

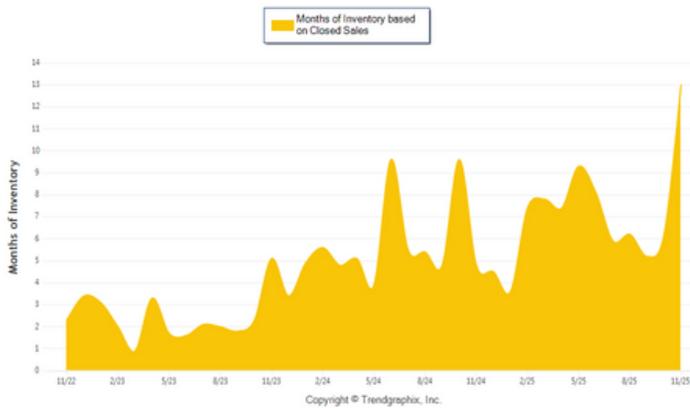
The Average Sold Price in November was \$1,425,000, down **2.7%** from \$1,464,000 in November of 2024 and down **8.7%** from \$1,560,000 last month.

The Median Sold Price was Neutral*

The Median Sold Price in November was \$1,305,000, up **14.5%** from \$1,140,000 in November of 2024 and up **0.4%** from \$1,300,000 last month.



* Based on 6 month trend – Appreciating/Depreciating/Neutral



It was a Buyer's Market*

A comparatively lower Months of Inventory is more beneficial for sellers while a higher months of inventory is better for buyers.

*Buyer's market: more than 6 months of inventory

Seller's market: less than 3 months of inventory

Neutral market: 3 – 6 months of inventory

Months of Inventory based on Closed Sales

The November 2025 Months of Inventory based on Closed Sales of 13 was increased by **171.9%** compared to last year and up **110.5%** compared to last month. November 2025 was Buyer's market.

Months of Inventory based on Pended Sales The November 2025 Months of Inventory based on Pended Sales of 4.9 was increased by **43.5%** compared to last year and down **38.7%** compared to last month. November 2025 was Neutral market.

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It was a Buyer's Market*

Absorption Rate measures the inverse of Months of Inventory and represents how much of the current active listings (as a percentage) are being absorbed each month.

*Buyer's market: 16.67% and below

Seller's market: 33.33% and above

Neutral market: 16.67% - 33.33%

Absorption Rate based on Closed Sales

The November 2025 Absorption Rate based on Closed Sales of 7.7 was decreased by **63.4%** compared to last year and down **52.9%** compared to last month.

Absorption Rate based on Pended Sales

The November 2025 Absorption Rate based on Pended Sales of 20.5 was decreased by **29.3%** compared to last year and up **64%** compared to last month.

