

Winter 2018



# WAKE OF THE 100 YEAR STORM



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BY: JOHN SHELBY, BROKER

St. George Island took a beating from Hurricane Michael, but most of the vacation rental houses on St. George are back up and functional, with many more coming back online every day as repairs are made. Insurance claims have slowed the progress on some. Our neighbors to the west, Port St. Joe, Cape San Blas, Mexico Beach and Panama City took the brunt of the storm, and it may be quite a while before their vacation rental market is back up and running. This will funnel vacationers who usually rented in the now damaged areas, toward St. George Island, putting a strain on the vacation rental market here as we try to absorb most of the 2019 spring and summer vacationers to the Forgotten Coast.

Real Estate sales slowed in the aftermath of the storm, but things are already picking up again. While the more damaged areas to our west are still recovering, Buyers and Investors are also being funneled to St. George Island. With the demand for vacation rental houses on SGI on the rise, investors are licking their chops over the prospects of buying income-producing single-family houses. We have also seen prices trend down slightly, and some Sellers seem more negotiable than they were before Hurricane Michael.

As the property Owners on St. George Island are finishing the cleanup of their homes and lots, their energies are turning to dune restoration in earnest. Sand fences are going up, and sea oats are being planted. Boardwalks to the beach are being repaired. The beaches are wide and beautiful now, but local efforts will have the dunes back in place in no time, bringing our beaches back to top 10 status. A healthy real estate market is bound to follow.

Let me know if you will be visiting St. George Island so I can show you some houses and lots. If you own property on St. George Island, let me know if you would like my opinion of post hurricane property values.

Despite Hurricane Michael's impact on sales after Oct. 10, 2018, total sales on St. George Island very slightly exceeded 2017 sales. Total sales, including houses, lots and commercial property have increased or decreased no more than 10% since 2016. Despite lethargic sales number increases, property values have been increasing at a pace slower than Sellers would like but faster than Buyers find attractive.



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(800) 344-7570 • (850) 927-4777  
139 E. Gulf Beach Drive  
St. George Island, FL 32328

# SOLD IN 2018

(PARTIAL LIST)  
BY ST. GEORGE ISLAND REALTY



MLS# 260426  
\$149,500

IVY WAY | GULF VIEW — 01/23/18



MLS# 260596  
\$2,450,000

FORSYTHIA CT | BEACH FRONT — 01/23/18



MLS# 259416  
\$505,518

E GULF BEACH DR | GULF VIEW — 02/16/18  
REPRESENTED BOTH BUYER AND SELLER!



MLS# 260657  
\$430,000

DOLPHIN CT | GULF VIEW — 03/02/18



MLS# 259722  
\$491,841

E GULF BEACH DR | GULF VIEW — 03/07/18



MLS# 256578  
\$55,950

HARBOR LIGHT LN | INTERIOR — 03/07/18  
REPRESENTED BOTH BUYER AND SELLER!



MLS# 259987  
\$416,000

WEST 12TH ST | CANAL FRONT — 03/12/18



MLS# 257405  
\$1,175,000

NAUTILUS DR | BEACH FRONT — 03/22/18



MLS# 258282  
\$56,500

BROWN ST | INTERIOR — 04/18/18  
REPRESENTED BOTH BUYER AND SELLER!



MLS# 260780  
\$110,000

CAMELLIA CT | INTERIOR — 05/08/18



MLS# 258849  
\$149,000

CAMELLIA CT | GULF VIEW — 06/05/18



MLS# 261728  
\$535,000

E PINE AVE | INTERIOR — 06/06/18



MLS# 260506  
\$89,000

HAWTHORNE LN | GULF VIEW — 06/08/18



MLS# 262363  
\$205,000

WEST SAWYER | CANAL FRONT — 07/20/18  
REPRESENTED BOTH BUYER AND SELLER!



MLS# 260781  
\$627,000

DOLPHIN DR | GULF VIEW — 07/31/18



MLS# 260788  
\$270,000

TURPENTINE TRL | BAY FRONT — 08/03/18



MLS# 262439  
\$890,155

E GORRIE DR | FIRST TIER — 08/15/18



MLS# 260592  
\$210,000

W GULF BEACH DR | GULF VIEW — 08/16/18



MLS# 259257  
\$159,900

E GULF BEACH DR | GULF VIEW — 08/23/18



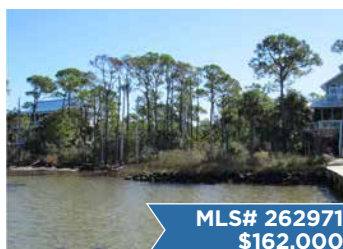
MLS# 261886  
\$740,000

EAST SAWYER | CANAL FRONT — 09/07/18



MLS# 262979  
\$85,000

MAGNOLIA RD | INTERIOR — 09/21/18



MLS# 262971  
\$162,000

TURPENTINE TRL | BAY FRONT — 10/17/18



MLS# 263095  
\$434,333

WEST SAWYER | CANAL VIEW — 10/26/18  
REPRESENTED BOTH BUYER AND SELLER!



MLS# 300106  
\$776,000

TURPENTINE TRL | BAY FRONT | DOCK WITH LIFT



MLS# 261901  
\$133,000

GANNETT CT | BAY VIEW | 2 ACRES



MLS# 262915  
\$62,500

BAYVIEW DR | INTERIOR | CORNER



MLS# 261639  
\$59,900

BAYVIEW DR | INTERIOR | NEAR CLUB HOUSE



MLS# 261637  
\$57,500

SEMINOLE LN | INTERIOR | CORNER



MLS# 300415  
\$89,900

HOWELL ST | INTERIOR | GREAT BAY VIEW



MLS# 300132  
\$96,999

MARKS ST | BAY VIEW | CORNER



MLS# 261634  
\$110,000

CORAL CT | GULF VIEW | 1/2 ACRE



MLS# 260756  
\$57,900

HARBOR LIGHT LN | MARSH FRONT | CORNER



MLS# 259011  
\$99,000

E PINE AVE | INTERIOR | .4 ACRE



MLS# 300102  
\$89,900

W PINE AVE | INTERIOR | CORNER



MLS# 257320  
\$1,087,000

E GULF BEACH DR | BAY FRONT | 3.5+ ACRES



MLS# 263077  
\$349,000

E GULF BEACH DR | BAY FRONT | 130 FT ON BAY



MLS# 261364  
\$52,500

PORTER ST | INTERIOR | 1 1/3 ACRE



MLS# 259967  
\$95,000

E PINE AVE | INTERIOR | CORNER



MLS# 261768  
\$469,000

SUNSET DR | BEACH FRONT | ACROSS FROM TENNIS



MLS# 262166  
\$299,900

E GULF BEACH DR | FIRST TIER | 1 ACRE



MLS# 261568  
\$63,000

W PINE AVE | INTERIOR | UNDER CONTRACT



MLS# 261625  
\$59,900

BRADFORD ST | INTERIOR | UNDER CONTRACT



MLS# 300267  
\$435,000

AVENUE C | APALACHICOLA | HISTORIC SOUTH SIDE



MLS# 300183  
\$136,900

15TH ST | APALACHICOLA | HISTORIC SOUTH SIDE



MLS# 261635  
\$77,900

W PINE AVE | INTERIOR | HIGH ELEVATION



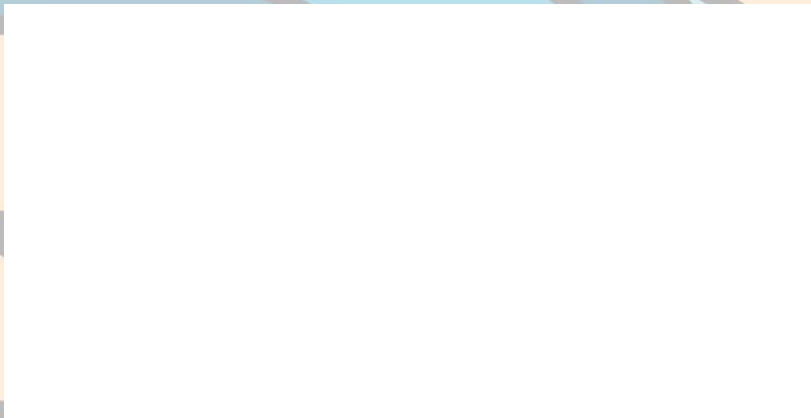
MLS# 259394  
\$325,000

W GORRIE DR | FIRST TIER | GREAT GULF VIEW



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MLS# 300019  
\$1,599,000

**BEACHFRONT WITH POOL** Custom home on 100-foot wide lot, 5 BR (3 masters), 4.5 BA, excellent beachside kitchen and stainless appliances, granite countertops, tile floors, fenced grass yard with gates, elevator shaft, income producer. East Gorrie Drive



MLS# 261641  
\$796,500

**CUT FRONT LOT** Most amazing views of Little St. George Island, the Gulf of Mexico and Apalachicola Bay along with the interesting boat traffic in Bob Sikes Cut, all of the advantages of bay front (yes, you can build a dock!) and beachfront (sandy beach).



MLS# 258948  
\$650,000

**BEACHFRONT LOT** Gorgeous 100-foot wide Gulf front lot, more than sufficient space for a large house and a pool, near the center of town, higher than the neighboring properties making this a top-quality building lot. West Gorrie Drive



MLS# 261650  
\$2,375,000

**CUSTOM PLANTATION GULF FRONT** The home's spacious interior is recently painted creating a bright and fresh look to this open concept coastal masterpiece, 6 BR, 4.5 BA, elevator, over 4,600 sq. ft., stunning! Forsythia Way. Listed by Michael Billings