

Inlet Beach 32461

ZIP code · FL · Florida · Walton County

SELLER'S MARKET

\$1.6M

MEDIAN SALE PRICE

+24.1%

1-YR CHANGE

622

SALES (12 MO)

\$1.6M

MEDIAN VALUE (AVM)

Market temperature

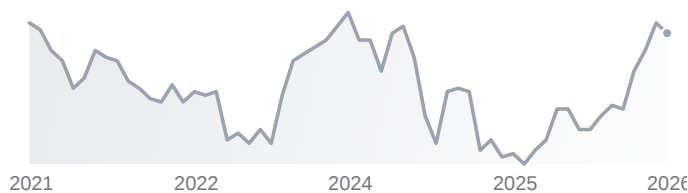
Seller's market · 71 / 100



MARKET TRENDS (5 YEARS)

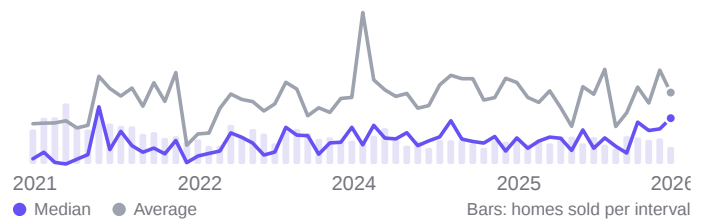
Market temperature (0–100)

71 / 100



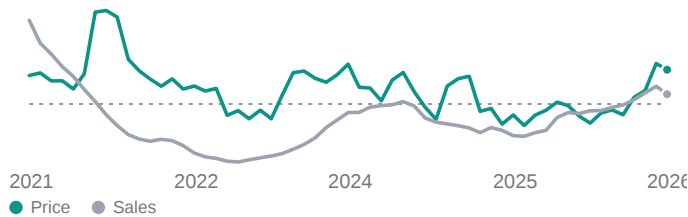
Sale prices

Median \$1.8M · Average \$2.3M



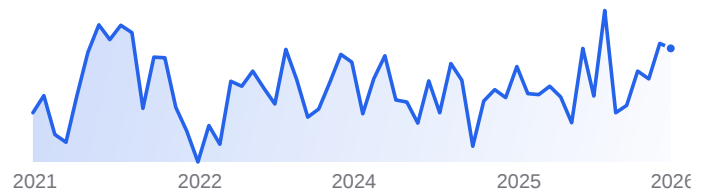
Growth (year over year)

Price +24.1% · Sales +6.9%



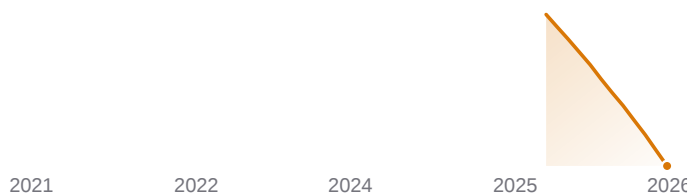
Price per square foot

\$638/ft²



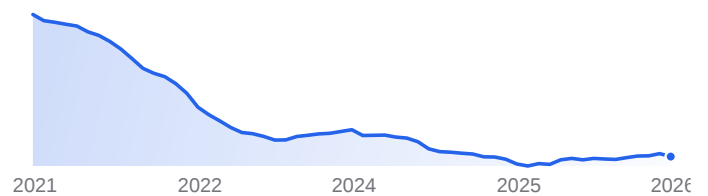
Sale premium vs estimated value

+0.0%



Annual turnover (share of homes sold)

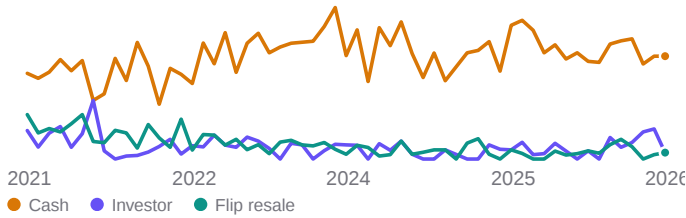
8.7%



BUYERS & OUTCOMES

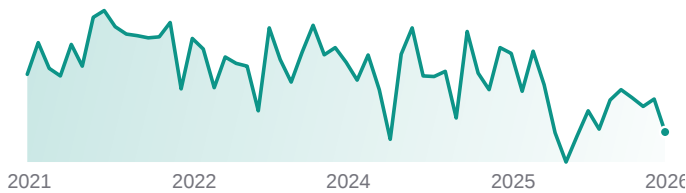
Buyer mix

Cash 42% · Investor 2.6% · Flip resale 2.6%



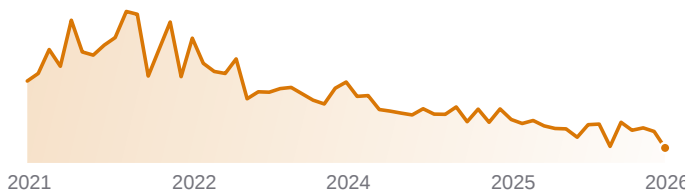
Sellers who sold at a gain

76%

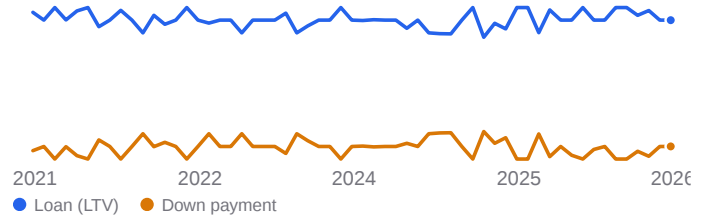


Median annualized return at resale

+3.1%

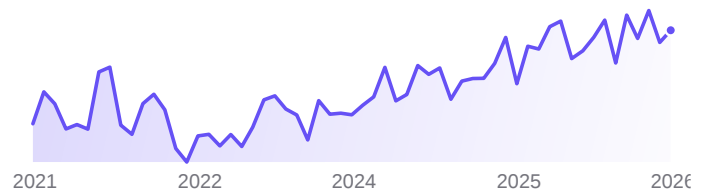


Financing (share of purchase price) Loan (LTV) 75% · Down payment 25%



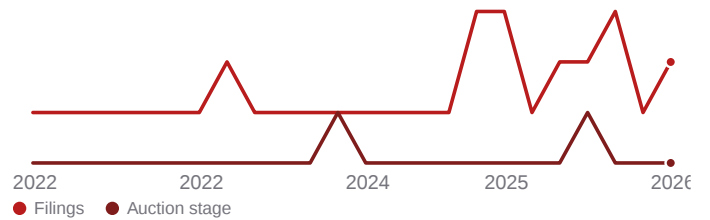
Typical hold before selling

4.5 yrs



Preforeclosure filings

Filings 2 · Auction stage 0



HOUSING STOCK

Homes	7,174
Median value (AVM)	\$1.6M
Median size	2,385 ft²
Median bedrooms	4
Median year built	2016
Single family	68%
Condos	19%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	69%
Underwater (LTV 125% or more)	0.7%
Owner occupied	27%
Company owned	40%
Median loan-to-value	31%

Typical ownership tenure

5.1 yrs

COMMUNITY

Population	1
Density	359 / mi²
Median household income	\$135K
Average household income	\$143K
Crime index (US avg 100)	178
Air pollution index (US avg 100)	80
Earthquake index (US avg 100)	21
Homes occupied	17%
Bachelor's or higher	55%
Poverty rate	5.7%
Unemployment	0.7%
Average temp	68°F
Annual precip	65 in
Sunshine	60%

Market metrics are derived from recorded arms-length deeds through July 2026. Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.