

GOLDWELL BANKER REALTY · KINSEY HADDOCK, P.A.

RELOCATION & LIFESTYLE GUIDE

30A, Florida

Everything to know before you make Florida's Scenic Highway 30A home

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WELCOME

Why So Many People Are Calling 30A Home



Seacrest Beach — one of 30A's 16 distinct beach neighborhoods.

Twenty-six miles of sugar-white beach, sixteen distinct beach towns, and some of the most photographed coastline in the country — it's easy to see why Scenic Highway 30A keeps showing up on relocation shortlists.

South Walton's tourism engine keeps setting records — tourist development tax collections were up 2.11% in March alone and are running 10.43% ahead of last year fiscal-year-to-date, a clear signal of demand. This guide walks through the honest pros and cons, who's already living here, the local economy, the area's biggest draws, and why retirees and remote workers keep choosing this corridor — the real picture, not just the postcard.

22,104

2026 SOUTH WALTON
POPULATION

+19.6%

WALTON COUNTY GROWTH
SINCE 2020

26 mi

OF SCENIC 30A BEACH

\$81,986

WALTON COUNTY MEDIAN
HH INCOME

"Find Your Perfect Beach" isn't just a slogan — with 16 distinctly different beach neighborhoods along a single 26-mile stretch of road, 30A offers a different feel every few miles, from the New Urbanism of Seaside to the quiet dunes of Topsail Hill.

Sources: Point2Homes/Walton County demographics, World Population Review (Walton County), Walton County Tourism (TDT collections), Visit South Walton, 2026.

Where 30A's New Residents Are Coming From

30A doesn't have its own migration data set, but the corridor sits inside the broader Crestview-Fort Walton Beach-Destin metro area, which does — the best available picture of who's looking to move in.

RANK	TOP METROS & STATES SEARCHING TO MOVE INTO THE AREA
1	Atlanta, GA
2	Washington, D.C.
3	Chicago, IL
4	Texas (Dallas, Houston, Austin)
5	Tennessee (Nashville, Knoxville, Memphis)
6	Georgia (statewide, beyond metro Atlanta)
7	Alabama
8	Arkansas

Only about half of local homebuyers (49%) searched to stay within the metro area — consistent with a steady drive-market mix from Georgia, Alabama, and Arkansas, Texas and Tennessee transplants, and relocating retirees and remote workers from the Northeast and Midwest.

Sources: Redfin Migration Trends (Fort Walton Beach metro, 2025); USAFacts & Florida Realtors statewide data, 2026; agent observation for GA/AL/AR drive-market buyers. Corridor-specific origin data isn't separately published.

Pros & Cons of Moving to 30A

No relocation decision is one-sided. Here's the balanced picture.

✓ The Wins

No state income tax.

Florida keeps more of every paycheck or retirement distribution in your pocket.

The most photographed beach in Florida.

26 miles of sugar-white sand, turquoise Gulf water, and 15 rare coastal dune lakes found almost nowhere else on Earth.

Walkable, architecturally distinct villages.

Seaside, Alys Beach, Rosemary Beach and WaterColor were built around New Urbanism — front porches, town squares, and beach access on foot or bike.

A resilient tourism economy.

Walton County tourism generated nearly \$5 billion in economic impact in 2024, including \$4B+ in direct visitor spending, supporting almost 34,000 jobs.

Healthcare right on the corridor.

Ascension Sacred Heart Emerald Coast, a full-service 76-bed hospital with 24/7 ER, sits on Hwy 98 in Miramar Beach at 30A's eastern end — not a 30-minute drive away.

A true four-season outdoor lifestyle.

Championship golf, four state parks, an 18-mile paved bike trail, and fishing and boating year-round.

✗ The Trade-Offs

Hurricane season.

June through November brings storm risk and real insurance costs to budget for — September is historically the highest-risk month.

Two-lane traffic in peak season.

Scenic Highway 30A is a single two-lane road for its full 26 miles — it can back up for miles on summer weekends.

Housing costs among the highest on the Gulf Coast.

30A runs well above both the national average and neighboring PCB — Santa Rosa Beach's median sale price is now well over \$900K, and the Rosemary Beach/Alys Beach corridor regularly lists in the multi-millions.

Heat and humidity.

July and August highs regularly reach the upper 80s to low 90s with high humidity.

Strict architectural codes in some communities.

Alys Beach and Seaside, in particular, have tight design review and rental rules — worth understanding before you buy.

Seasonal service industry swings.

Restaurant waits and staffing can feel different in July versus January, same as the rest of the Panhandle.

Sources: Walton County Tourism, Ascension Healthcare, Visit South Walton, Realtytrac/Redfin market data, 2026.

Who Lives Along 30A

A look at the numbers behind the community — straight from the latest Census-based data.

Age Distribution

Under 15	15–24	25–44	45–64	65 and older
17.4%	9.9%	24.1%	28.6%	20.1%

Median age: 46.2 years in South Walton (43.9 countywide) — noticeably older than the U.S. median of ~39, reflecting the corridor's strong retiree and second-home population. Age distribution reflects Walton County overall.

Race & Ethnicity

White	Hispanic / Latino	Two or More Races	Other (Black, Asian, Native American & more)
81.2%	8.6%	4.2%	6.0%

Figures reflect Walton County overall (population ~90,086), which includes both the 30A/South Walton coast and the inland DeFuniak Springs area. Source: Florida-Demographics.com, Census-based estimates, 2026.

Income

METRIC	WALTON COUNTY
Median household income	\$81,986
Average household income, South Walton	\$71,475
Poverty rate	11.2%

Sources: Florida-Demographics.com, Census Reporter (ACS 2024), Point2Homes, 2026.

Jobs, Employers & What Powers the Local Economy



Rooftop dining at sunset — hospitality and tourism are the backbone of the 30A economy.

Tourism is the undisputed engine of the 30A/South Walton economy — but resorts, schools, and county government round out the job base.

Tourism — The #1 Industry

Tourism is Walton County's largest industry: nearly \$5 billion in total economic impact in 2024, including more than \$4 billion in direct visitor spending, supporting close to 34,000 jobs — directly and indirectly — and \$1.4 billion in wages and salaries.

Top Employers

EMPLOYER	SECTOR
Sandestin Golf and Beach Resort	Hospitality & Resort (largest private employer)
Hilton Sandestin Beach Golf Resort & Spa	Hospitality
ResortQuest / vacation rental & property management	Hospitality / Property Management
Ascension Sacred Heart Emerald Coast Hospital	Healthcare
Walton County School District	Public Sector / Education
Walton County Government	Public Sector
Retail Trade sector	Retail (~4,625 employed countywide)
Accommodation & Food Services sector	Hospitality (~3,983 employed countywide)

Retail Trade, Accommodation & Food Services, and Construction are Walton County's three largest industries by headcount, in that order — a direct reflection of a tourism- and growth-driven local economy.

Sources: Walton County Tourism Department, Data USA (Walton County, FL), 2024–2026 figures.

Top Attractions



A Santa Rosa Beach boardwalk — the front door to 30A's 26 miles of Gulf.

Grayton Beach State Park

A mile of pristine beach plus dunes, winding nature trails, abundant wildlife, and Western Lake, one of the corridor's famous coastal dune lakes.

Deer Lake State Park

Home to a rare coastal dune lake and some of the area's most pristine dune formations; a boardwalk protects the ecosystem while offering Gulf views.

Seaside

The original master-planned New Urbanism town that shaped 30A's whole vision, more than 35 years ago — an amphitheater, town green, and the famous Airstream Row food trucks.

Timpoochee Trail

An 18-mile paved multi-use path running the length of 30A — the primary way locals bike, walk, or run between beach towns, dune lakes, and state parks.

Topsail Hill Preserve State Park

Towering white quartz dunes (one rises 25 feet), two coastal dune lakes, a paved path to the beach, and a tram that shuttles visitors from the parking lot to the Gulf.

15 Coastal Dune Lakes

South Walton has 15 coastal dune lakes — a genuinely rare natural feature found in only a handful of other places worldwide, including New Zealand, Australia and Madagascar.

Digital Graffiti at Alys Beach

An award-winning projection-art festival that transforms Alys Beach's white stucco walls into an open-air gallery every other year (returning May 2026).

Eden Gardens State Park

A historic antebellum-style mansion set among moss-draped oaks on the shore of Tucker Bayou — picnicking, garden tours, and house tours.

Sources: FloridaStateParks.org, VisitSouthWalton.com, 30A.com, 2026.

Sports & Recreation: Golf & Marinas



Championship golf is one of 30A's signature amenities.

30A is a Gulf-front corridor without a natural harbor, so its golf pedigree far outweighs its marina infrastructure — boating amenities concentrate just north, on Choctawhatchee Bay at Sandestin.

Golf Courses

COURSE	ADDRESS	PHONE	WEBSITE	NOTES
Camp Creek Golf Club	684 Fazio Dr, Panama City Beach, FL 32461	(850) 231-7600	watersoundclub.com	Tom Fazio-designed, 18 holes, par 72, 7,159 yards; named "Course of the Millennium" by Travel + Leisure; Audubon Cooperative Sanctuary
Shark's Tooth Golf Club	2003 Wild Heron Way, Panama City Beach, FL 32413	(850) 249-3041	watersoundclub.com	Greg Norman-designed, 7,209 yards; named one of "America's Best Residential Courses" by Golfweek; five holes border Lake Powell
The Third at WaterSound Club	2003 Wild Heron Way, Panama City Beach, FL 32413	(850) 249-3041	watersoundclub.com	New 18-hole championship course designed by Davis Love III, six tee options from ~4,900 to 7,600+ yards
Origins Golf Club	530 Pathways Dr, Panama City Beach, FL 32461	(850) 641-0007	originsgolfclub.com	10-hole, par-3 course designed by Davis Love III at Watersound, near Lake Powell and Choctawhatchee Bay

Marinas & Boating

30A itself has no major marina — it's a Gulf-front stretch without a protected harbor. Boaters and marina-adjacent living are concentrated just north on Choctawhatchee Bay at Sandestin (Baytowne Marina) and around Destin Harbor, both a short drive from the corridor.

Sources: Watersoundinn.com, Emeraldcoast.golf, 30A.com, Golfweek, 2026. Confirm current membership terms and tee times directly.

Parks & Recreation: More Things To Do



A dune boardwalk to the Gulf — the classic way into 30A's state parks.

Beyond golf and the beach itself, 30A's coastal dune lakes and protected green space make it one of the more active corridors on the Gulf Coast.

Coastal Dune Lake Paddling

Kayak or paddleboard a genuinely rare ecosystem — rentals available at Grayton Beach State Park (Western Lake) and Camp Helen State Park (Lake Powell), plus WaterColor Boathouse for guests/members.

Western Pleasure Riding Stable

Guided horseback trail rides, pony parties, and riding lessons in Santa Rosa Beach — a peaceful, family-friendly way to see the corridor's interior.

Free 30A Beach Tram (New for 2026)

Walton County now runs a free beach tram covering Grayton Beach westward to Dune Allen Beach along 30A — an easy, car-free way to reach the beach accesses and state parks along that stretch.

TreeUmph! Adventure Course

Zipline and treetop obstacle courses in Miramar Beach, 30A's closest zipline/ropes-course adventure park — multiple course levels for kids and adults.

Fishing Charters

30A itself has no Gulf-front marina, so charters run from bay-side docks north of Hwy 98 (Baytowne Marina in Sandestin) and Grayton Beach-area outfitters for deep-sea trips after mahi, grouper, red snapper and more.

Tennis & Pickleball

Public and resort courts scattered throughout WaterColor, Sandestin, and several 30A communities; ask me for the nearest court to a specific address.

Sources: SoWal.com, VisitSouthWalton.com, Florida State Parks, TreeUmph.com, 2026.

Bike & Golf Cart Rentals



30A-branded beach cruisers, ready for delivery.

The Timpoochee Trail and 30A's low speed limits make bikes and golf carts the two most popular ways to get around — most companies deliver directly to your rental or home.

Bike Rental Companies

COMPANY	ADDRESS / AREA	PHONE	WEBSITE
Big Daddy's Bike & Beach Sports	2217 County Rd 30A, Santa Rosa Beach, FL 32459	(850) 622-1165	30a.com/locations/big-daddys-bike-shop
YOLO Board + Bike	174 Watercolor Way, Santa Rosa Beach, FL 32459	—	yoloboard.com
30A Bike Rentals	5399 E Co Hwy 30A, Ste 9, Santa Rosa Beach, FL 32459	(850) 231-0959	30abikerentals.net
The Rental Shop 30A	Delivery throughout 30A (Seaside/WaterColor-based)	—	therentalshop30a.com
Vacayzen	Delivery to WaterColor, Seaside, Rosemary, Seagrove, WaterSound	—	vacayzen.com
Seaside Transit Authority Bike Rentals	Seaside, FL 32459 (official Seaside bike rental)	—	seasidetransitauthority.com
Good Times Rentals	Dune Allen Beach, FL	(850) 797-9405	destingolfcartbikerentals.com
Salt Air 30A	WaterSound, FL	—	Book via Watersound Town Center directory
Cruiser 30A	Delivery along the 30A corridor	—	cruiser30a.com
Rent Electric Bikes 30A	Santa Rosa Beach, FL	—	rentelectricbikes.com

Golf Cart Rental Companies



COMPANY	SERVICE AREA	PHONE	WEBSITE
Emerald Coast Premier Rentals	Destin, Miramar Beach & all of 30A	(850) 621-3277	emeraldcoastpremierrentals.com
Coast 30A	Santa Rosa Beach, Dune Allen, Gulf Place, Blue Mountain, Grayton, Seagrove, Inlet Beach	—	coast-30a.com
Coastline Cart Rentals	Alys Beach, Blue Mountain, Dune Allen, Grayton, Rosemary, Seaside, WaterColor, WaterSound & more	—	coastlinecartrentals.com
Seaside Golf Cart Rental	Seaside, FL 32459	(850) 608-3073	seasidegolfcartrental.com
JoyRide30A	Gulf Place, Santa Rosa Beach, Blue Mountain, Grayton, Miramar Beach, Dune Allen, Inlet Beach, Seagrove	—	joyride30a.com
South Walton Golf Cart Rentals	Santa Rosa Beach, Panama City Beach & Destin	(850) 797-0284	southwaltongolfcartrentals.com
30A Cart Rentals	Santa Rosa Beach, Seagrove, Blue Mountain Beach & the 98/30A corridor	—	30acartrentals.com
Beach Carts 30A	30A corridor-wide	—	beachcarts30a.com
Destin 30A Golf Cart Rentals	Destin & the 30A strip	—	destin30agolfcarts.com
Street Legal Golf Cart Rentals	Santa Rosa Beach, Seaside, Rosemary Beach	—	streetlegalgolfcartrentals.com

*Rates, minimum-day requirements and delivery windows change seasonally — confirm current pricing and availability directly with each company.
Sources: company websites, 30a.com, discover30a.com, 2026.*

Public Beach Access on 30A

Almost two-thirds of Walton County's 26 miles of beach is publicly accessible — South Walton counts more than 50 beach and bay access points, from full-service Regional Beach Accesses to small walk-up Neighborhood Beach Accesses.



A boardwalk beach access on 30A — this is the everyday version of "beach access" up and down the corridor.

How Beach Access Works

Regional Beach Access (RBA): The corridor's largest, full-service accesses — restrooms, parking, showers, bike racks, and (in season) lifeguards and surf-condition flags. **Neighborhood Beach Access (NBA):** Smaller walk-up accesses inside individual communities. **State Parks:** Grayton Beach, Topsail Hill Preserve, Deer Lake, and Camp Helen all include beach access (state park entry fee applies). **Transitory Zone:** Since a 2023 county settlement, the public may also walk, jog, and swim within 20 feet of the wet/dry sand line along privately-owned beach frontage, with sunbathing/chair setup allowed 9am–4pm.

AREA	NOTABLE PUBLIC ACCESS POINTS
Miramar Beach	Miramar Beach Regional Access — one of South Walton's largest public parking areas, ADA boardwalk & restrooms
Dune Allen Beach	Dune Allen Regional Beach Access, 5999 W Scenic Hwy 30A, Santa Rosa Beach, FL 32459
Blue Mountain Beach	Fort Panic Regional Beach Access #43, 5753 W Scenic Hwy 30A, Santa Rosa Beach, FL 32459; Blue Mountain Beach NBA
Santa Rosa Beach / Gulf Place	Ed Walline Regional Beach Access #39; multiple NBAs along Hwy 30A near Gulf Place
Grayton Beach	Grayton Beach State Park (fee) plus a county RBA at the west end of town; served by the new free beach tram
WaterColor / Seaside	NBAs within each community; note the former Van Ness Butler Jr. Regional Access between WaterColor and Seaside closed in 2024
Seagrove Beach	New Seagrove Regional Beach Access (opened 2026) plus South Walton's largest concentration of NBAs
WaterSound / Seacrest	NBAs within WaterSound Beach and Seacrest; Deer Lake State Park access nearby
Alys Beach / Rosemary Beach	Primarily private/resident beach access — check with your rental host; nearby public access at Seacrest and Inlet Beach
Inlet Beach	

Inlet Beach Regional Access 2A/2B/2C, 438 S Orange St, Inlet Beach, FL 32461 —
the largest public beach access in Walton County

For the full interactive map with current conditions, use the official tool at visitsouthwalton.com/beach-bay-access-locations, or text "SAFETY" to 31279 for current flag conditions.

Sources: Visit South Walton (Walton County TDC), SoWal.com, 2026. Access points and rules are county-managed and subject to change.

Best Bars & Sunset Spots by Community



Seaside at golden hour — home to Bud & Alley's Rooftop Bar, one of 30A's classic sunset spots.

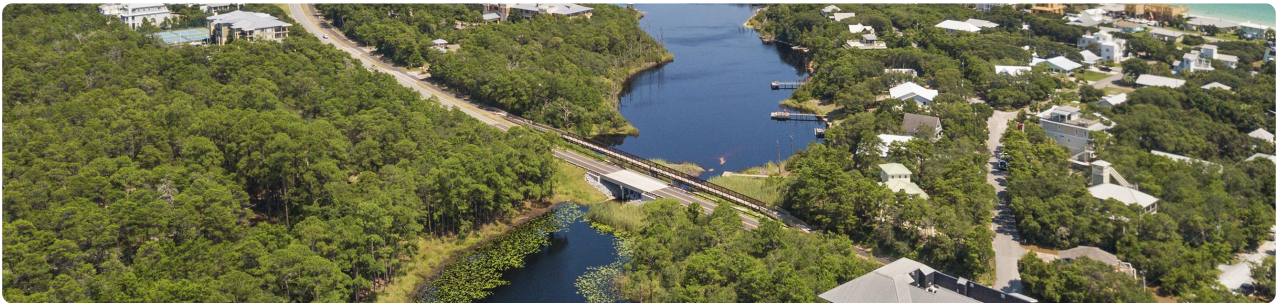
A community-by-community guide to where locals actually go for a drink — sunset picks flagged.

COMMUNITY	BAR	ADDRESS	PHONE	WEBSITE
Grayton Beach	The Red Bar ★	70 Hotz Ave, Santa Rosa Beach, FL 32459	(850) 231-1008	theredbar.com
Grayton Beach	AJ's Grayton Beach	63 DeFuniak St, Santa Rosa Beach, FL 32459	(850) 231-4102	ajsgrayton.com
Seaside	Bud & Alley's Rooftop Bar ★	2236 E County Hwy 30A, Seaside, FL 32459	(850) 231-5900	budandalleys.com
WaterColor	Fish Out of Water (FOOW) at WaterColor Inn ★	34 Goldenrod Circle, Santa Rosa Beach, FL 32459	(850) 534-5008	watercolorresort.com
Santa Rosa Beach / Gulf Place	Shunk Gulley Oyster Bar	1875 S Co Hwy 393, Santa Rosa Beach, FL 32459	(850) 622-2733	shunkgulley.com
Blue Mountain Beach / Dune Allen	Stinky's Fish Camp ★	5994 Scenic Hwy 30A W, Santa Rosa Beach, FL 32459	(850) 267-3053	stinkysfishcamp.com
Rosemary Beach	Havana Beach Bar & Grill / Rooftop ★	63 Main St, Rosemary Beach, FL 32461	(850) 588-2882	havanabeachbar.com
Alys Beach / Seacrest	Crabby Steve's ★	Hwy 30A, between Rosemary Beach & Alys Beach	—	Search "Crabby Steve's 30A"
WaterSound / Inlet Beach	Scout Sports Tavern	50 Origins Main St #100, Inlet Beach, FL 32461	(850) 641-0068	scoutsportstavern.com
Sandestin / Miramar Beach	Village of Baytowne Wharf (marina bars) ★	9100 Baytowne Wharf Blvd, Miramar Beach, FL 32550	(850) 267-8000	baytownewharf.com

★ = Popular sunset pick, per 30A.com and local guides.

Call ahead for hours, which shift seasonally. Sources: 30A.com, individual business websites, StyleBlueprint, VIE Magazine, 2026.

Weather by Month & Best Time to Visit



Scenic Highway 30A curving over a coastal dune lake near Redfish Village, Blue Mountain Beach.

Averages for the immediate Santa Rosa Beach / 30A area, drawn from long-term climate normals.

MONTH	AVG HIGH	AVG LOW
January	62°F	44°F
February	65°F	47°F
March	71°F	53°F
April	78°F	59°F
May	84°F	67°F
June	89°F	73°F
July	90°F	75°F
August	90°F	75°F
September	87°F	71°F
October	79°F	60°F
November	71°F	50°F
December	64°F	45°F

Jan

COLDEST MONTH (44°F AVG LOW)

53 in

AVG. ANNUAL RAINFALL

Oct

DRIEST MONTH

Apr–May, Oct

BEST MONTHS TO VISIT

April–May and October are the sweet spot: warm Gulf water without July/August's peak heat and humidity, thinner crowds off the two-lane road, and softer shoulder-season rates — also the best windows for a house-hunting trip. Winter (Dec–Feb) is mild but too cool for most swimmers. Hurricane season (June–November) peaks in September, with most annual rainfall falling June through September.

Sources: [Bestplaces.net](#) (32459 climate), [Weather-and-climate.com](#), 2026.

12-Month Events Calendar

The 30A corridor's biggest annual events and recurring happenings, month by month.

MONTH	EVENT
January	30A Songwriters Festival (Jan 16–19) — 30+ venues across South Walton
February	Seaside Farmers Market continues weekly; shoulder-season events at Grand Boulevard/Sandestin
March	Spring break season begins; Seaside and WaterColor spring markets and outdoor concerts
April	Spring festivals along the corridor; peak wildflower/dune season at the state parks
May	Digital Graffiti at Alys Beach (May 15–16, 2026) — projection-art festival, biennial (even years)
June	Baytowne Wharf summer concert series kicks off at Sandestin (weekly through Labor Day)
July	Seaside Stars & Stripes Concert and Sandestin's Red, White & Baytowne Beach (July 4th) — BBQ, fireworks over the lagoon
August	Quieter month — peak season for uncrowded beaches and shoulder-season rates
September	Peak hurricane season; quiet month for events, favored by locals for uncrowded beaches
October	Harvest Wine & Food Festival at WaterColor's Cerulean Park (Oct 15–18)
November	Rosemary Beach Uncorked — food and wine tastings with live music
December	Holiday events across Seaside, Rosemary Beach and Alys Beach town squares; New Year's Eve gatherings

Weekly year-round: the Seaside Farmers Market runs every Saturday, 9am–1pm, plus Tuesdays through summer.

2026 dates shown; confirm exact dates annually. Sources: 30ASongwritersFestival.com, 30a.com, VisitSouthWalton.com, SeasideFL.com, 2026.

Real Estate Snapshot (2026)



A Gulf-front porch on 30A — the view that drives the corridor's premium.

\$857,794

AVG. HOME VALUE (SANTA
ROSA BEACH)

\$952K

MEDIAN SALE PRICE (3-MO,
32459)

85–109 days

MEDIAN DAYS ON MARKET

+7.3%

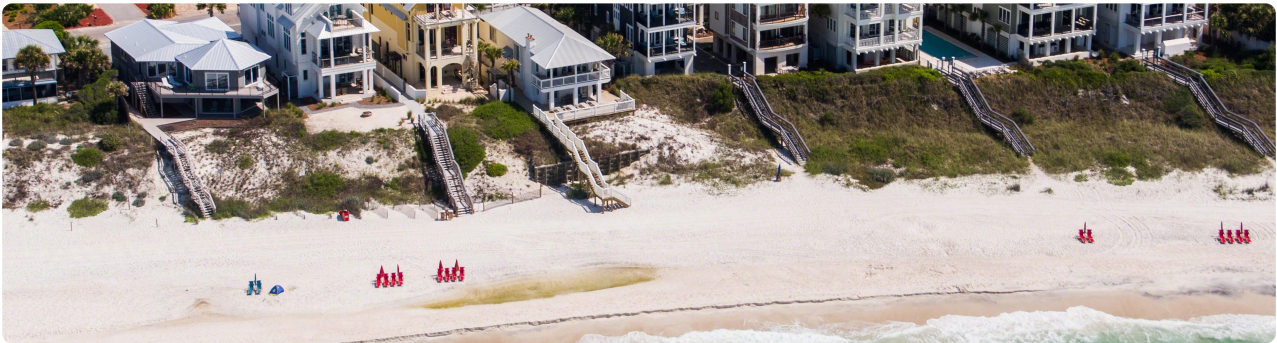
YOY SALE PRICE GROWTH
(32459)

30A's housing market runs well above the broader Panhandle: the median sale price in the Santa Rosa Beach ZIP (32459) was \$952K over the trailing three months, up 7.3% year-over-year, even as Zillow's broader average home value for the area (which includes more condos and smaller units) sits at \$857,794, down about 2.3% year-over-year — a sign that the higher end of the market is holding up better than entry-level inventory. There are roughly 2,118 homes currently listed in 32459, with about 1,357 properties sold in the trailing twelve months.

For buyers, that spread between average value and median sale price is worth understanding: it reflects how much of 30A's current sales activity skews toward larger, higher-end homes. For sellers, pricing strategy and presentation matter enormously in a market this bifurcated. Either way, this is a conversation worth having with a local agent before you make a move.

Sources: Zillow Home Value Index, Realtytrac (32459), Redfin, market data current through July 2026. Not financial advice — consult a licensed lender and your agent for your specific numbers.

Home Prices by Area



Inlet Beach, the east-end anchor of 30A's 32461 ZIP.

30A spans two primary ZIP codes, and prices vary meaningfully between the corridor's west/central and east ends.

ZIP	AREA	TYPICAL PRICE RANGE	MEDIAN
32459	Santa Rosa Beach — Miramar Beach, Grayton Beach, Blue Mountain Beach, Seagrove Beach, Gulf Place	~\$300K (condo) – \$5M+ (Gulf-front estate)	~\$952K median sale (3-mo)
32461	Inlet Beach — Rosemary Beach, Alys Beach, WaterSound	~\$500K (condo) – \$10M+ (luxury estate)	~\$3.6M median list

\$1.03M

32459 MEDIAN LIST

\$952K

32459 MEDIAN SALE (3-MO)

\$1,508–1,668

32461 PRICE PER SQ FT

85–136 days

MEDIAN DAYS ON MARKET

Home sizes across 30A run the full range — beach condos and cottages start around 700–1,200 sq ft, while single-family homes in communities like WaterColor, Seagrove Beach, and WaterSound typically run 2,000–4,500+ sq ft. The luxury Gulf-front estates of Alys Beach and Rosemary Beach can exceed 6,000 sq ft.

Sources: Realtytrac (32459, 32461), Redfin, Movoto, market data as of July 2026. Prices are estimates and change frequently — ask me for a current, address-specific market snapshot.

Popular Neighborhoods & Communities



The full 30A corridor, Miramar Beach to Inlet Beach — use this as your orientation map.

These are among the most searched and talked-about communities on 30A — not an official ranking, just the names buyers ask about most.

COMMUNITY	HOME TYPE / BUILT	PRICE RANGE	KNOWN FOR
Seaside	Cottage & single-family; 1980s–present	\$1.5M–\$6M+	The original New Urbanism town; amphitheater, town green, Airstream Row
WaterColor	Single-family & cottage; 2000s–present	\$1.5M–\$8M+	500 acres of preservation, coastal dune lake access, Beach Club & Boathouse
Alys Beach	Single-family, Bermuda-style; 2004–present	\$3M–\$15M+	All-white architecture, highest-end build quality on the corridor
Rosemary Beach	Single-family & townhome; 1995–present	\$2M–\$10M+	Cobblestone streets, boutique shops, upscale dining, boardwalk to the beach
WaterSound Beach / Origins	Single-family; 2005–present	\$1M–\$6M+	Quieter, lower-density beach living; Watersound Club golf
Grayton Beach	Cottage; 1900s–present	\$800K–\$3M+	30A's oldest beach town, funky/laid-back character, adjacent state park
Blue Mountain Beach	Single-family & cottage; 1990s–present	\$700K–\$3M+	Highest elevation dunes on 30A, quieter west-end feel
Seagrove Beach	Single-family & condo; 1980s–present	\$600K–\$3M+	More affordable entry point, walkable to Seaside
Inlet Beach	Single-family & condo; 2010s–present	\$600K–\$4M+	Fast-growing east-end anchor near WaterSound and the PCB border
Dune Allen Beach	Single-family; 1980s–present	\$600K–\$2.5M+	West-end, lower-density, dune lake frontage

More 30A Communities to Know



WaterSound — dune boardwalks lead straight from the village to the Gulf.

COMMUNITY	HOME TYPE / BUILT	PRICE RANGE	KNOWN FOR
Miramar Beach	Single-family, condo & resort; 1980s–present	\$300K–\$3M+	30A's western gateway; surf shops, condo towers, Silver Sands Premium Outlets nearby
Sandestin	Single-family, condo & resort; 1970s–present	\$400K–\$4M+	2,400-acre resort community, Baytowne Wharf, South Walton's only full-service marina
Seascape	Single-family & condo; 1980s–present	\$500K–\$2.5M+	2,000 ft of beach, 8 lighted tennis courts, 5 pools, golf, bike trails
Gulf Place	Condo & townhome; 2000s–present	\$400K–\$1.5M+	Walkable town-center shops, cafes & restaurants in Santa Rosa Beach
Santa Rosa Beach (town center)	Mixed single-family & commercial; 1900s–present	\$500K–\$3M+	South Walton's oldest & largest neighborhood; named a Travel + Leisure "Top 5 Favorite Town"
Seacrest Beach	Single-family & condo; 2000s–present	\$700K–\$3M+	Quiet beach town between WaterSound and Alys Beach
Prominence on 30A	Single-family & townhome; 2015–present	\$700K–\$2.5M+	Planned community between Camp Creek Golf Club & Seagrove; The Big Chill town center, 17+ miles of bike paths
NatureWalk at Seagrove	Single-family; 2006–present	\$500K–\$1.3M+	155-acre master-planned neighborhood bordering Point Washington State Forest, next to WaterColor
Draper Lake Coastal Village	Single-family; 2010s–present	\$800K–\$2.5M+	Gated, borders a coastal dune lake; paddle straight to the beach by canoe or kayak
WaterSound Camp Creek	Single-family (custom); 2023–present	\$2M–\$6M+	New ultra-luxury gated enclave next to Camp Creek Golf Club; short-term rental prohibited, homes 6,000+ sq ft
Redfish Village	Condo; 2000s	\$400K–\$900K	Popular condo project in Blue Mountain Beach, deeded beach access, high-end finishes
Cypress Dunes	Single-family; 2000s–present	\$700K–\$1.8M+	Boardwalk-connected community with free seasonal shuttle to Gulf Place, Seaside & Blue Mountain Beach
		\$500K–\$2M+	

Frangista Beach	Single-family & condo; 1990s–present		Luxury beach community in Miramar Beach, private beach access, walkable
Old Florida Village	Single-family; 2000s–present	\$500K–\$1.2M+	Santa Rosa Beach neighborhood with an "Old Florida" cottage aesthetic
Point Washington	Single-family, larger lots; varies	\$400K–\$1.5M+	More rural/inland character adjacent to Point Washington State Forest and its trail system

Price ranges are broad market approximations as of 2026, not appraisals. Sources: 30A Real Estate Pros, Livability.com, Dahler & Co., VisitSouthWalton.com (16 Beachside Neighborhoods), local MLS activity, developer materials.

Beachfront Condo Communities



Inlet Beach — low-rise beachfront homes backing straight onto the dunes.

For buyers weighing a beach condo — as a primary residence, second home, or vacation rental — 30A's condo stock looks very different from PCB's high-rises. Height restrictions across most of the corridor keep buildings low-rise, which shapes both the inventory and the price per square foot.

COMMUNITY	LOCATION	KNOWN FOR
One Seagrove Place	Seagrove Beach	Largest condo building directly on 30A; all 2BR/2BA units, Gulf-front
High Pointe Resort	Seagrove Beach	Established beachfront low-rise, pool, tennis
Cassine Gardens / Cassine Station	Seagrove Beach	Affordable entry point, steps to deeded beach walkovers
Beachside Villas	Seagrove Beach	Low-rise Gulf-front villas, strong rental history
Seagrove Highlands	Seagrove Beach	Townhome-style condos near Seaside
Costa Blanca	Santa Rosa Beach / Blue Mountain area	Beachfront low-rise tower
Gulf Place Villas & Caribbean Village	Santa Rosa Beach (Gulf Place)	Walkable to Gulf Place town center shops & dining

Because 30A's condo inventory is smaller and lower-rise than PCB's, per-square-foot pricing tends to run higher, and availability is tighter — ask me for current listings before assuming what's on the market.

Sources: DestinPropertyExpert.com, CondoInvestment.com, EmeraldCoastal.com, 2026. Confirm current HOA rules, rental restrictions and pricing directly.

SCHOOLS

Schools Serving 30A



South Walton High School's expanded campus.

All public schools serving 30A fall under the Walton County School District — an "A" district for eight consecutive years. Ratings below are current GreatSchools scores (out of 10).

Van R. Butler Elementary School — A grade, top 20% in Florida

K–5 · 950 students · 6694 W. Co. Hwy 30-A, Santa Rosa Beach, FL 32459 · (850) 622-5040

Ranked the #1 public elementary school in Walton County; top 10% in Florida for both math and reading proficiency (80% math, 69% reading — both well above the state average of 52%).

Emerald Coast Middle School — A grade

Grades 6–8 · 872 students · 4019 US Hwy 98 E, Santa Rosa Beach, FL 32459 · (850) 622-5025

Ranks better than 86% of Florida middle schools (163rd of 1,216 statewide); part of a district tied for the #2 school-grade ranking of all 67 Florida counties.

Seaside Neighborhood School — Public Charter

Grades 5–12 · Seaside, FL 32459 · (850) 231-0396

Florida's oldest continuously operating public charter school, located inside Seaside proper; lottery-based enrollment opens each January.

Ratings: GreatSchools.org, Walton County School District, 2026. School attendance zones change — always confirm the current zoned school for a specific address before buying.

South Walton High School — A- grade

Grades 9–12 · 1,112 students · 645 Greenway Trl, Santa Rosa Beach, FL 32459 · (850) 622-5020

30A's zoned public high school. Ranked in the top 20% of Florida schools for overall test scores; 99% graduation rate, average GPA 3.57, 74% AP participation rate, average SAT 1170 / ACT 26.

Private & Independent School Options

SCHOOL	GRADES	NOTES
30A Learning Academy	PK–8	30A's only FLDOE-approved private school built exclusively for the corridor
South Walton Christian School	Varies	Christ-centered curriculum, located in Miramar Beach on 30A's west end
Seaside Neighborhood School	5–12	Public charter (see previous page) — lottery enrollment

Walton County has about 15 private schools countywide, serving roughly 1,075 students, most faith-affiliated or serving the broader Destin/Fort Walton Beach area a short drive from 30A. Source: PrivateSchoolReview.com, NCES, 2026. Confirm current tuition, enrollment, and accreditation directly with each school.

Ratings: GreatSchools.org, 2026. Sources: Walton County School District, PublicSchoolReview.com, PrivateSchoolReview.com.

Healthcare Directory

Rather than name individual providers whose availability and insurance networks change constantly, here's the stable directory of facilities serving the 30A corridor — ask me anytime for a personal referral.

Hospitals & Emergency Care

FACILITY	CONTACT	NOTES
Ascension Sacred Heart Emerald Coast	7800 US Hwy 98 W, Miramar Beach · (850) 278-3000	Full-service 76-bed hospital with 24/7 ER, right on 30A's eastern gateway; Primary Stroke Center; spine, joint, heart & cancer care
Ascension Sacred Heart Medical Park & Walk-in Clinic – Destin	Destin, FL	Urgent care with evening & weekend hours, primary care for adults & kids

Urgent & Primary Care

PRACTICE	TYPE
Ascension Sacred Heart Emergency Care – Emerald Coast	24/7 emergency department, on-site at the hospital
Ascension Sacred Heart Medical Park & Walk-in Clinic – Destin	Walk-in urgent care & family medicine
Vituity-staffed ER physician groups	Emergency medicine coverage at Ascension Sacred Heart Emerald Coast

Sources: Ascension Healthcare, Healthfinder.fl.gov, Vituity, 2026.

Additional Local Services

CATEGORY	WHAT'S AVAILABLE LOCALLY
Physical Therapy & Rehab	Multiple outpatient PT clinics along the 30A corridor and in nearby Miramar Beach/Destin, several affiliated with Ascension Sacred Heart
Mental Health & Counseling	Licensed counseling practices and telehealth options throughout Walton County; ask me for a current referral
Senior Living & Assisted Living	Assisted and independent living options in nearby Santa Rosa Beach and Miramar Beach; several 55+ communities in the broader South Walton/Destin area
Pharmacy	CVS and Publix pharmacy locations along Hwy 98 and Hwy 331, serving the 30A corridor
Veterinary Care	Multiple small-animal veterinary clinics in Santa Rosa Beach and along the corridor

Physician referral line: Emerald Coast Medical Association, (850) 784-2090. Always confirm current insurance network and availability directly with the practice.

Sources: Ascension, Healthgrades, local directories, 2026.

Emergency Services & County Government

SERVICE	CONTACT	WEBSITE
Emergency (police, fire, medical)	911	—
Walton County Sheriff's Office (non-emergency)	(850) 892-8111	waltonso.org
South Walton Fire District	(850) 267-1298	swfd.org
Walton County Fire Rescue	firerescue@waltonso.org	waltonso.org/fire-rescue
Poison Control	1-800-222-1222	poisonhelp.org
Ascension Sacred Heart Emerald Coast ER	(850) 278-3000, 24/7	healthcare.ascension.org

Government & Community Info

RESOURCE	WEBSITE
Walton County Government	mywaltonfl.gov
Walton County School District	walton.k12.fl.us
Walton County Sheriff's Office	waltonso.org
South Walton Fire District	swfd.org
Visit South Walton (tourism)	visitsouthwalton.com
Walton Area Chamber of Commerce	waltonareachamber.com

30A is unincorporated Walton County — there's no separate city hall for the corridor itself; county government and the Sheriff's Office cover the full stretch.

Contact info current as of July 2026 — departments occasionally change lines and URLs; 911 always works for true emergencies.

Top Fine Dining



A Seaside beachfront porch — the kind of setting that makes dinner reservations worth planning around.

RESTAURANT	LOCATION	KNOWN FOR
George's at Alys Beach	Alys Beach	Lobster quesadillas & jerk-crusted snapper in a breezy cottage with rooftop cocktail deck; no reservations
Old Florida Fish House	Seagrove Beach	Lakefront dining on a coastal dune lake, live music, fresh local seafood
Vue on 30A	Inlet Beach	Rooftop Gulf views, elevated coastal menu
Cuvee 30A	Grayton Beach area	Chef-driven, wine-forward tasting menu
Pescado Seafood Grill & Rooftop Bar	Rosemary Beach	Rooftop seafood & Gulf sunset views
Great Southern Cafe	Seaside (town square)	Southern cooking with global influences, breakfast through dinner
Café Thirty-A	Seagrove Beach	Polished service, strong wine list, contemporary coastal menu since the 1990s
Edward's Fine Food & Wine	WaterColor	Seasonal menus, curated wine program

Call ahead for reservations and current hours. Sources: Dahler & Co., Livability.com, 30A.com, 2026.

Top Casual Dining



Fresh Gulf catch with a rooftop town view — a familiar sight at 30A's casual-elevated spots.

RESTAURANT	LOCATION	KNOWN FOR
Shunk Gulley Oyster Bar	Santa Rosa Beach (Gulf Place)	Oysters, live music, Gulf views across from the beach
Cowgirl Kitchen	Rosemary Beach & Blue Mountain Beach	Casual pizza & salads with a Southwestern flair
Stinky's Fish Camp	Santa Rosa Beach	Low-country boils, laid-back fish-camp atmosphere
The Bay (Baytowne Wharf)	Sandestin	Casual dockside dining with nightly entertainment
AJ's Seafood & Oyster Bar	Santa Rosa Beach / Destin	Waterfront casual seafood, local favorite
Local Catch Bar & Grill	Santa Rosa Beach	Casual seafood & burgers, family-friendly
Amavida Coffee & Tea	Grayton Beach & multiple 30A locations	Local coffee roaster, breakfast & light fare

Call ahead for hours. Sources: 30A.com, Livability.com, local business directories, 2026.

WHERE TO STAY

Top Hotels & Resorts (1–8)



WaterColor Inn & Resort's pool complex — ranked #1 on this list.

Ranked by overall guest reputation and amenities — for clients house-hunting, relocating, or scouting the area.

#	PROPERTY	LOCATION	WHY STAY HERE
1	WaterColor Inn & Resort	WaterColor	David Rockwell-designed boutique resort between the Gulf and a coastal dune lake; top family-friendly hotel on 30A
2	Hotel Effie Sandestin	Sandestin (30A's eastern gateway)	Closest full-service luxury hotel to 30A; rooftop pool, James Beard-recognized dining
3	The Pearl Hotel	Rosemary Beach	Coastal-luxury boutique hotel, Havana Beach Rooftop Bar, Gulf views
4	Hilton Sandestin Beach Golf Resort & Spa	Sandestin	Large resort-style property, spa, golf, Gulf-front pools
5	Sandestin Golf and Beach Resort	Sandestin	2,400-acre resort community, multiple golf courses, marina village

Rankings reflect general guest reputation, 2026 — not a paid or official ranking. Rates and amenities change; confirm directly with each property.

Boutique Inns & Beach Resorts



The Pearl Hotel at sunset, Rosemary Beach.

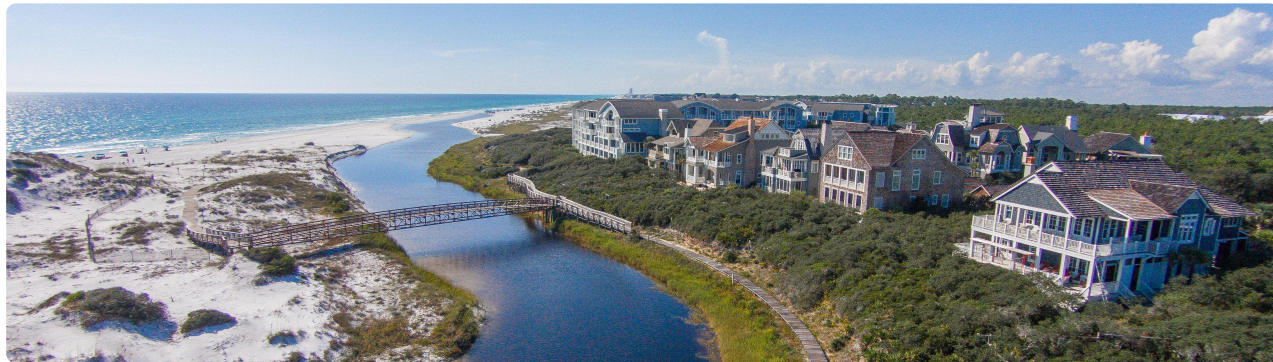
Continued — the corridor's smaller boutique properties and beach resort communities.

PROPERTY	LOCATION	WHY STAY HERE
One Seagrove Place	Seagrove Beach	Largest beachfront condo-hotel directly on 30A
High Pointe Resort	Seagrove Beach	Established low-rise beachfront property
Gulf Place	Santa Rosa Beach	Town-center-style shopping, dining and rental villas steps from the beach
WaterSound Inn	WaterSound	Boutique inn near WaterSound Club golf
Seaside Cottage Rental Agency properties	Seaside	Iconic cottage-style stays inside the original 30A town

30A's lodging inventory leans heavily toward vacation rental cottages and condos rather than branded hotels — most overnight stays on the corridor itself are private rentals managed by local property companies rather than hotel chains.

Sources: 30a.com, OurLittleLifestyle.com, property websites, 2026. Confirm directly before booking.

Why Retirees Are Choosing 30A



A WaterSound coastal dune lake footbridge — the kind of walkable, low-key setting many retirees choose 30A for.

One in five South Walton residents is 65 or older — and the reasons keep repeating.

Affordability that stretches further

No state income tax means retirement income — pensions, Social Security, 401(k) withdrawals — goes further, even though 30A's housing costs run well above the national average.

Healthcare on hand

Ascension Sacred Heart Emerald Coast, a full-service hospital with 24/7 ER, sits right on the corridor in Miramar Beach — not a long drive inland.

An active, walkable lifestyle

Beach walks, biking the 18-mile Timpoochee Trail, golf, fishing, and a steady calendar of town-square events keep retirees engaged rather than isolated.

Climate, with a caveat

Mild winters (40s–60s) are a major draw, balanced against real summer heat/humidity and hurricane season (June–November, peaking in September).

A Walkable Alternative to a Standalone Home

For retirees who want walkability over a car-dependent neighborhood, 30A's New Urbanism towns — Seaside, WaterColor, Rosemary Beach and Alys Beach — are purpose-built around front porches, town squares and beach access on foot. For a dedicated 55+ community, Latitude Margaritaville Watersound sits just minutes from 30A's east end with a Jimmy Buffett-branded town square and resort-style amenities — see page 12 for nearby community pricing.

Sources: Point2Homes, Walton County demographics, Ascension Healthcare, 55places.com, 2026.

Ready to See 30A for Yourself?

Every relocation is different — your budget, your must-haves, your timeline. I'd love to walk you through neighborhoods, current listings, and what today's market really means for you, whether you're buying a primary home, a second home, or an investment property.



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PANHANDLE
HOME BUYERS

This guide is for general informational purposes only and reflects publicly available data as of July 2026. Demographic, economic, and market figures are estimates from third-party sources (Census-based data, Zillow, Redfin, Realtytrac, Walton County Tourism, and others as cited) and are subject to change. This is not financial, legal, or tax advice — please consult a licensed financial advisor, attorney, or tax professional for guidance specific to your situation. Property descriptions and area information are provided without regard to race, color, religion, sex, disability, familial status, or national origin, in accordance with the Fair Housing Act.

