



Waveland Investment Report

Is This the Right Time to Buy?

Dream Site Homes



A data-backed guide to understanding land value trends, growth indicators, and why now may be your best opportunity.

Table of Contents

Why Waveland?

Property Values Are Climbing

Infrastructure Investment Is Coming In

Tourism & Development Are Expanding

Year-Round Events Drive Foot Traffic

Still Affordable But Not For Long

Should You Buy Now?

Buyer Tips & Considerations



Why Waveland?

Waveland, Mississippi, is no longer just a quiet coastal town — it's becoming a smart bet for early investors and future homeowners. Nestled along the Gulf of Mexico, this beach town offers affordable property prices, a strong sense of community, and increasing signs of economic and infrastructural growth.

Whether you're looking to build, hold, or flip, this report breaks down the factors that make Waveland one of the most underrated real estate opportunities in the Gulf region.

Property Values Are Climbing



Home prices in Waveland have risen over 80% year-over-year



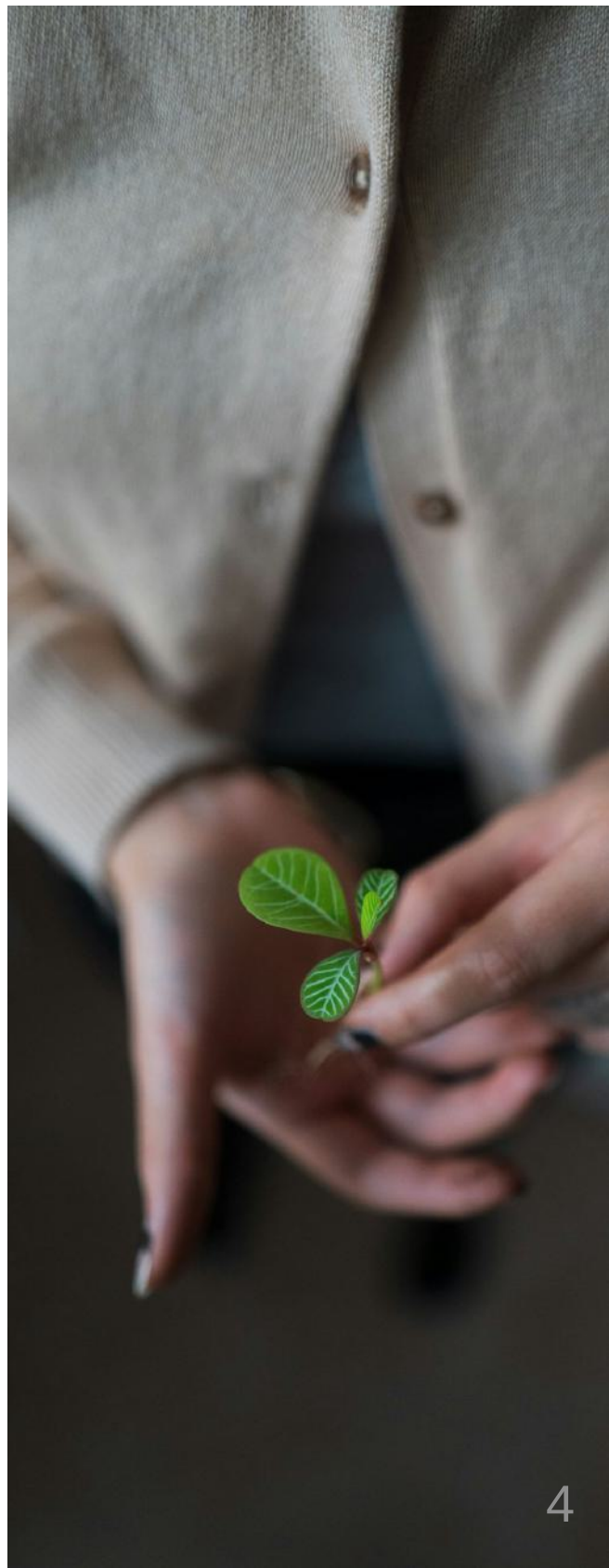
Waveland averaged 2.6 property sales per month, with June 2025 up 140% from the year before, showing strong market growth.



Vacant land sales are following, as demand for buildable lots near the beach increases.

Why this matters

These trends show not just a market rebound but real appreciation. Buyers are no longer just looking for homes; they're looking to build, invest, or retire affordably near the coast.





Infrastructure Investment Is Coming In

Waveland was awarded over \$4 million in state and federal funding in 2024 to:

- Extend water and sewer systems across key development areas
- Improve storm drainage and flood mitigation infrastructure
- Enhance public roadways and beach access

Why this matters

Properties that previously lacked full utilities are becoming build-ready. This pushes up land value and makes smaller lots far more attractive to buyers and developers alike.



Tourism & Development Are Expanding

Waveland and Bay St. Louis are experiencing a steady increase in tourism, bringing money and momentum:

01

Silver Slipper Casino & Resort is undergoing an expansion.

02

New commercial projects are already underway.

03

Airbnb demand continues to rise, especially during event weekends and festivals.





Year-Round Events Drive Foot Traffic

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Waveland may be small, but its calendar is packed:

- Waveland Crawfish Cook-Off (April)
- Second Saturday Art Walks in Bay St. Louis (monthly)
- Our Lady of the Gulf Crab Festival (July)
- Cruisin' the Coast (October) — draws 9,000+ classic cars and thousands of visitors
- Mardi Gras on the Gulf

Why this matters

Event-driven traffic feeds short-term rental demand and supports rising home values. If you're looking to build a vacation home, rent out a cottage, or buy before more people catch on — timing matters.

Still Affordable But Not For Long



While prices are rising, land in Waveland remains much cheaper than other Gulf Coast areas:

Location	Avg. Lot Price (0.14 acres)
Waveland, MS	\$12,500 – \$18,000
Gulf Shores, AL	\$40,000 – \$60,000
Destin, FL	\$80,000+
Ocean Springs, MS	\$25,000 – \$35,000

Why this matters

Entry-level pricing gives you room to grow and profit whether you're holding or building.

Should You Buy Now?

If you're considering land near the Gulf, Waveland offers:

- Lower price points than nearby markets
- Rising demand
- Major infrastructure improvements
- Local and regional tourism growth
- Safe zoning (R-1), good schools, and a strong community
- A rare opportunity to buy blocks from the beach while it's still affordable

Buyer Tips & Considerations

- Always confirm zoning (R-1) with Waveland's Building Department
- Request updated flood zone maps (FEMA AE zone elevated homes recommended)
- Use Coast Electric, AT&T, and C Spire to confirm utilities/internet
- Consider future resale value especially if buying near the beach or park
- Ask about building costs and insurance before committing

Want to Learn More?

Let's walk through your options together
no pressure, no obligations.

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