

PERDIDO KEY SALES BY VOLUME IN 2022

\$282,502,907



PERDIDO KEY, FLORIDA

GULF FRONT CONDO SALES

\$124,639,440

RIVERFRONT & INTRACOASTAL CONDOS

\$30,919,900

NON-WATERFRONT CONDOS

\$12,926,300

LOST KEY GOLF & BEACH CLUB

\$50,107,917 *Includes townhomes, condos, and single family sales by volume.

SINGLE FAMILY ATTACHED & DETACHED

\$63,909,260

850-712-4631 KATHY@PERDIDOGIRL.COM PERDIDOGIRL.COM @THEPERDIDOGIRL

2022 REAL ESTATE UPDATE CONDOMINIUMS

PERDIDO KEY CONDO SALES ACTIVITY JANUARY 1, 2022 - DECEMBER 31, 2022

PROVIDED BY



Kathy Justice

BROKER-ASSOCIATE

LICENSED IN FLORIDA & ALABAMA



**Better
Homes
and Gardens.**
REAL ESTATE

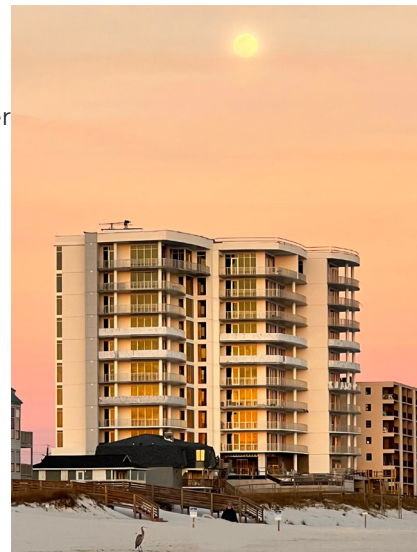
MAIN STREET
PROPERTIES



HIGHEST PRODUCING
REALTOR
IN PERDIDO KEY
HISTORY

From Kathy 2022 YEAR IN REVIEW

I am happy to report that our 2023 real estate market is off to a strong start with over \$35M in 'under contract' and closed sales since January 1st. This is a welcome increase in activity after a slower Fall season where closings were down 38% from the previous year (September 1 – December 31). The good news is the average sales price was up \$130,000 year-over-year. This slow down can be attributed to a lack of inventory but also to rising interest rates and higher property values pushing some buyers out of the market (or causing them to step back and wait). Perdido Key's strongest market continues to be luxury and beachfront (both condos and homes) where limited inventory continues to drive prices. Overall, demand for waterfront condos remains strong and prices within each community directly reflect the available inventory. Several communities with excessive inventory have experienced a small decline in value, but these are isolated and not reflective of the overall market. For specific details about your community, please reach out to me.



We are close to celebrating the completion of Portico at Perdido – our first beachfront condominium built since Vista del Mar (2017) in Perdido Key. I am thankful and grateful to have worked with Ron Durham, the Portico at Perdido developer, to bring Perdido Key's newest beachfront condominium to life! After years of design, construction, and hard work, we are excited for owners to move into their new residences beginning late-March. With only 27 residences and 10-stories, Portico is a beautiful low-density addition to our Perdido Key landscape. If you would like to know more about Portico or other new construction opportunities along our beautiful coast, please reach out to me.

I consider it an honor to help my customers and share the knowledge and expertise that I have gained in my 23 years in selling the Perdido Life! I am truly blessed to be able to work, live and enjoy this beautiful place we call home!

Blessings from the Beach!



PERDIDO KEY YEAR-OVER-YEAR COMPARISON

TOTAL OVERALL SALES		AVG. DAYS ON MARKET		AVG. SALES PRICE		AVG. \$ PER SQFT	
2021	2022	2021	2022	2021	2022	2021	2022
416	406	43	36	\$586,452	\$695,819	\$355	\$394
-2% CHANGE ▼		-7% CHANGE ▼		19% CHANGE ▲		11% CHANGE ▲	

All data provided by Pensacola Association of Realtors. MLS from 01/01/2022 - 12/31/2022 as input by Realtors.
Kathy Justice | Licensed Real Estate Professional | If your property is currently listed with another Realtor, this is not a solicitation.

YEAR-OVER-YEAR

PERDIDO KEY COMPARISONS | JAN 1ST – DEC 31ST

GULF-FRONT CONDOS

	TOTAL SALES			AVG. DAYS ON MARKET			AVG. SALES PRICE			AVG. \$ PER SQFT		
	2021	2022	CHNG	2021	2022	CHNG	2021	2022	CHNG	2021	2022	CHNG
1 BED	16	14	-13% ▼	70	28	-60% ▼	\$314,919	\$435,386	38% ▲	\$420	\$565	35% ▲
2 BED	48	54	13% ▲	54	38	-30% ▼	\$564,723	\$620,415	10% ▲	\$448	\$498	11% ▲
3 BED	54	59	9% ▲	51	39	-24% ▼	\$789,283	\$888,901	13% ▲	\$444	\$502	13% ▲
4 BED	25	21	-16% ▼	75	31	-59% ▼	\$1,096,508	\$1,490,595	36% ▲	\$416	\$534	28% ▲
5 BED	3	4	33% ▲	194	5	-97% ▼	\$2,095,000	\$2,201,250	5% ▲	\$485	\$633	31% ▲
	-12% CHANGE			4% CHANGE			16% CHANGE			23% CHANGE		

INTRACOASTAL/RIVERFRONT CONDOS

TOTAL SALES		AVG. DAYS ON MARKET		AVG. SALES PRICE		AVG. \$ PER SQFT	
2021	2022	2021	2022	2021	2022	2021	2022
25	53	52	46	\$484,438	\$583,394	\$301	\$371
112% CHANGE ▲		-11% CHANGE ▼		20% CHANGE ▲		23% CHANGE ▲	

SINGLE FAMILY HOMES

TOTAL SALES		AVG. DAYS ON MARKET		AVG. SALES PRICE		AVG. \$ PER SQFT	
2021	2022	2021	2022	2021	2022	2021	2022
27	77	66	36	\$802,297	\$798,498	\$302	\$300
185% CHANGE ▲		-45% CHANGE ▼		-1% CHANGE ▼		-1% CHANGE ▼	

LOST KEY GOLF & BEACH CLUB

TOTAL SALES		AVG. DAYS ON MARKET		AVG. SALES PRICE		AVG. \$ PER SQFT	
2021	2022	2021	2022	2021	2022	2021	2022
124	85	40	40	\$483,729	\$567,623	\$277	\$294
-31% CHANGE ▼		0% CHANGE ▲		17% CHANGE ▲		6% CHANGE ▲	



All data provided by Pensacola Association of Realtors. MLS from 01/01/2022 - 12/31/2022 as input by Realtors.
Kathy Justice | Licensed Real Estate Professional | If your property is currently listed with another Realtor, this is not a solicitation.

JANUARY 1, 2022 - DECEMBER 31, 2022

GULF-FRONT CONDOMINIUMS



UNIT	BR/BA	APX. SQFT	SALES PRICE	DOM	SOLD \$/SQFT
BEACH COLONY					
W16C	2/2	1,497	\$650,000	39	\$434
E2C	2/2	1,497	\$690,000	2	\$461
E4C	2/2	1,501	\$735,000	5	\$490
1PH2C	2/2	1,540	\$745,000	1	\$484
W2C	2/2	1,540	\$755,000	3	\$490
W11C	2/2	1,540	\$764,000	3	\$496
W7C	2/2	1,540	\$780,000	6	\$506
E-7B	3/3	1,680	\$799,000	39	\$476
W8A	3/3	1,738	\$820,000	16	\$471
E-9B	3/3	1,680	\$825,000	68	\$491
T13A	3/3	1,756	\$825,000	3	\$470
E-14D	3/3	1,752	\$830,000	42	\$474
WPH2A	3/3	1,928	\$830,000	110	\$431
E-17-B	3/3	1,680	\$840,000	31	\$500
TPH2D	3/3	1,927	\$905,000	24	\$470
1PH2D	3/3	1,928	\$930,000	5	\$482
BEACH & YACHT CLUB					
801A	2/2	1,380	\$665,000	176	\$482
103A	3/3	1,721	\$750,000	44	\$436
1003A	3/3	1,721	\$786,000	0	\$457
401B	3/3	1,607	\$899,500	0	\$560
1202B	3/3	1,721	\$1,000,000	0	\$581
BEACH HOUSE					
1C	2/2	1,210	\$420,000	4	\$347
CLUB CABANA					
601	4/3.5	2,330	\$965,000	54	\$414
EDEN					
W900	1/2	1,156	\$650,000	8	\$562
W1102	2/2	1,374	\$779,000	3	\$567
W506	2/2	1,374	\$810,000	8	\$590
INDIGO					
702W	3/3	1,768	\$935,000	12	\$529
302E	3/3	1,997	\$985,000	1	\$493
402W	3/3	1,768	\$999,900	25	\$566
505E	3/3	1,975	\$1,030,000	0	\$522
1103W	3/3	1,768	\$1,035,000	45	\$585
1803W	3/3	1,768	\$1,045,000	43	\$591
1802E	3/3	1,997	\$1,075,000	30	\$538
1705E	3/3	1,768	\$1,085,000	0	\$614
1903W	3/3	1,768	\$1,085,000	21	\$613
2004W	4/3.5	2,006	\$1,295,000	4	\$646
1006E	4/3.5	2,004	\$1,050,000	2	\$524

UNIT	BR/BA	APX. SQFT	SALES PRICE	DOM	SOLD \$/SQFT
LA BELLE MAISON					
A202	4/4.5	2,520	\$1,100,000	67	\$437
A101	4/4.5	2,520	\$1,350,000	5	\$536
A302	4/4.5	2,520	\$1,100,000	131	\$437
LANDS END					
503	3/3	1,890	\$870,000	44	\$460
LAPLAYA					
1101	3/3.5	2,267	\$1,125,000	4	\$496
701	3/3.5	2,267	\$1,200,000	65	\$529
301	3/3.5	2,267	\$1,200,000	64	\$529
402	3/3.5	2,035	\$1,295,000	22	\$636
LA RIVA					
E2W	4/4.5	3,186	\$1,335,000	2	\$419
E3W	4/4.5	3,186	\$1,557,500	2	\$489
W2E	4/4.5	3,186	\$1,572,500	94	\$494
E8E	4/4.5	2,942	\$1,620,000	0	\$551
E3E	4/4.5	2,942	\$1,650,000	2	\$561
PH1501	5/4.5	4,878	\$2,250,000	20	\$461
MARINER					
A-210	1/1	504	\$330,000	90	\$611
508	2/1	1,117	\$487,500	35	\$436
MEDITERRANEAN					
302E	4/4.5	3,500	\$1,600,000	70	\$457
502W	4/4.5	3,705	\$1,750,000	6	\$472
302W	4/4.5	3,705	\$1,800,000	0	\$486
MIRABELLA					
1601	4/4	2,268	\$1,490,000	1	\$657
OCEAN BREEZE					
303E	2/2	960	\$445,000	110	\$464
202W	2/2	968	\$450,000	62	\$465
505W	2/2	968	\$479,900	25	\$496
405W	2/2	968	\$485,000	32	\$501
705W	2/2	968	\$485,000	12	\$501
703E	2/2	960	\$495,000	124	\$516
704E	3/2	1,344	\$600,000	109	\$446
601W	3/2	1,344	\$610,000	104	\$454
501E	3/2	1,344	\$610,000	90	\$454
301E	3/2	1,344	\$625,000	71	\$465
306W	3/2	1,344	\$699,000	200	\$520

All data provided by Pensacola Association of Realtors, MLS from 01/01/2022 - 12/31/2022 as input by Realtors. Kathy Justice | Licensed Real Estate Professional
If your property is currently listed with another Realtor, this is not a solicitation.

JANUARY 1, 2022 - DECEMBER 31, 2022

GULF-FRONT CONDOMINIUMS



UNIT	BR/BA	APX. SQFT	SALES PRICE	DOM	SOLD \$/SQFT
PALACIO					
903	2/2	1,313	\$585,000	63	\$446
503	2/2	1,310	\$659,900	84	\$504
1703	2/2	1,310	\$694,500	3	\$530
402	2/2.5	1,438	\$700,000	11	\$487
805	3/2	1,574	\$729,000	1	\$463
905	3/2	1,574	\$754,000	107	\$479
1704	3/3	1,683	\$779,000	2	\$463
1004	3/3	1,683	\$825,000	70	\$490
606	3/3	1,935	\$829,000	5	\$428
1804	3/3	1,683	\$832,200	17	\$494
1706	3/3	1,935	\$875,000	21	\$452
PH2	3/3.5	3,054	\$1,690,000	9	\$553
PALMS OF PERDIDO					
602	5/5	3,941	\$2,275,000	0	\$577
PERDIDO SKY					
43	1/1	675	\$405,000	90	\$600
13	1/1	675	\$405,000	34	\$600
52	1/1	675	\$409,000	3	\$606
65	1/1	675	\$415,000	4	\$615
71	1/1	675	\$437,500	8	\$648
11	1/1	720	\$450,000	8	\$625
PERDIDO SUN					
1110	1/1.5	832	\$380,000	4	\$457
902	1/1.5	832	\$415,000	91	\$499
302	1/1.5	832	\$420,000	3	\$505
402	1/1.5	832	\$430,000	2	\$517
908	2/2	1,128	\$472,500	128	\$419
108	2/2	1,128	\$500,000	152	\$443
1000	2/2	1,128	\$540,000	45	\$479
516	3/3	1,932	\$640,000	202	\$331
216	3/3	1,932	\$645,000	41	\$334
416	3/3	1,932	\$725,000	2	\$375
PERDIDO TOWERS					
403E	2/2	1,035	\$605,000	169	\$585
1003	2/2	1,084	\$650,000	71	\$600
RIVIERA DUNES					
201	3/3	1,767	\$650,000	42	\$368
303	3/3	1,767	\$700,000	88	\$396
403	3/3	1,767	\$710,000	12	\$402
103	4/3	1,767	\$545,000	6	\$308
SAN PERDIDO					
PH8W	4/4.5	3,620	\$1,988,000	3	\$549

UNIT	BR/BA	SQFT	SOLD \$	DOM	\$/SQFT
SANDY KEY					
732	2/2	1,204	\$510,000	2	\$424
612	2/2	1,204	\$548,000	54	\$455
712	2/2	1,204	\$550,000	18	\$457
824	2/2	1,204	\$550,000	107	\$457
424	2/2	1,204	\$570,000	7	\$473
327	2/2	1,204	\$608,000	2	\$505
637	2/2	1,219	\$618,000	28	\$507
315	2/2	1,204	\$619,000	10	\$514
617	2/2	1,204	\$625,000	1	\$519
836	2/2	1,204	\$630,000	2	\$523
621	3/2	1,412	\$742,500	0	\$526
811	3/2	1,412	\$750,000	0	\$531
SEASPRAY					
802	2/2	1,286	\$647,500	6	\$504
602W	2/2	1,239	\$675,000	2	\$545
203	2/2	1,239	\$720,000	2	\$581
122E	3/2	1,362	\$680,000	145	\$499
SEA WATCH					
8E	4/4.5	2,741	\$1,284,500	13	\$469
SHIPWATCH SURF & YACHT CLUB					
D-302	2/2	1,184	\$615,000	0	\$519
D-502	2/2	1,184	\$620,000	2	\$524
A-502	2/2	1,184	\$632,000	0	\$534
B-101	3/2	1,364	\$661,540	29	\$485
SPANISH KEY					
206	3/3	1,606	\$739,000	46	\$460
408	3/3	1,606	\$743,000	3	\$463
104	3/3	1,606	\$765,000	78	\$476
507	3/3	1,606	\$857,500	3	\$534
604	3/3	1,606	\$860,000	4	\$535
VISTA DEL MAR					
204	3/3.5	1,966	\$1,310,000	0	\$666
304	3/3.5	1,966	\$1,445,000	47	\$735
802	3/3.5	2,041	\$1,721,000	5	\$843
601	4/4.5	2,761	\$2,100,000	0	\$761
901	4/4.5	2,761	\$2,650,000	0	\$960
308	5/5.5	2,865	\$1,930,000	0	\$674
608	5/5.5	2,865	\$2,350,000	0	\$820
WINDEMERE					
504	1/1.5	752	\$450,000	31	\$598
406	2/2	1,170	\$625,000	123	\$534

JANUARY 1, 2022 - DECEMBER 31, 2022

GULF-FRONT CONDOMINIUMS

UNIT	BR/BA	APX. SQFT	SALES PRICE	DOM	\$/SQFT
WINDEMERE					
1005	2/2	1,170	\$635,000	38	\$543
707	2/2	1,215	\$645,000	148	\$531
702	2/2	1,215	\$689,000	49	\$567
407	2/2	1,215	\$725,000	2	\$597
1508	4/4	2,501	\$1,500,000	0	\$600
WINDWARD CONDOS					
408	2/2	1,267	\$500,000	14	\$395

JANUARY 1, 2022 - DECEMBER 31, 2022

INTRACOASTAL - RIVERFRONT

UNIT	BR/BA	APX. SQFT	SALES PRICE	DOM	\$/SQFT
DOCKS ON OLD RIVER					
11A	2/2	720	\$343,000	9	\$476
14A	2/2	720	\$400,000	11	\$556
FLORENCIA					
104	3/3	1,848	\$585,000	144	\$317
604	3/3	1,775	\$665,000	70	\$375
502	3/3	1,935	\$695,000	4	\$359
507	3/3	1,935	\$735,000	0	\$380
606	3/3.5	1,839	\$690,000	10	\$375
108	4/3.5	2,419	\$649,000	57	\$268
HOLIDAY HARBOR					
125	2/2	1,066	\$285,000	127	\$267
334C	2/2	1,157	\$290,000	54	\$251
132C	2/2	1,066	\$292,500	17	\$274
123B	2/2	1,066	\$305,000	16	\$286
313A	2/2	1,188	\$315,000	0	\$265
A215	2/2	1,196	\$315,000	87	\$263
328B	2/2	1,066	\$315,000	9	\$296
327B	2/2	1,066	\$337,000	10	\$316
136C	3/3	1,443	\$359,000	18	\$249
LA SERENA					
208	3/3	1,766	\$637,500	159	\$361
109	3/3	1,826	\$724,900	115	\$397

UNIT	BR/BA	APX. SQFT	SALES PRICE	DOM	\$/SQFT
LA SERENA					
102	3/3	1,792	\$725,000	35	\$405
406	3/3.5	2,434	\$861,500	47	\$354
204	3/3.5	1,836	\$675,000	87	\$368
101	4/3	2,371	\$885,000	1	\$373
411	4/3.5	2,371	\$869,000	737	\$367
507	4/3.5	2,371	\$899,000	9	\$379
MOLOKAI VILLAS					
4A	2/2	900	\$355,000	70	\$394
NEEDLE RUSH POINT					
G31	1/1	896	\$420,000	17	\$469
D12	2/2	1,317	\$655,000	5	\$497
OLD RIVER LANDING					
6	3/3	1,515	\$600,000	58	\$396
PESCADOR LANDING					
5B	1/2	772	\$320,000	48	\$415
2B	1/2	772	\$330,000	13	\$427
RIVIERA DUNES					
204	4/3	1,754	\$545,000	6	\$362
SAILMAKERS PLACE					
901	5	3,100	\$1,100,000	20	\$355
SEASPRAY					
912	2/2	1,239	\$550,000	3	\$444
115	3/3	1,522	\$575,000	41	\$378
SHIPWATCH SURF & YACHT CLUB					
E-104	2/2	1,116	\$530,000	6	\$461
E-102	2/2	1,116	\$539,000	24	\$475
E-1004	2/2	1,116	\$569,000	23	\$484
E-1004	2/2	1,116	\$599,000	0	\$524
E-203	3/2	1,302	\$639,000	9	\$491
SUNDOWN					
B24	2	1,076	\$390,000	103	\$362
C24	3	1,218	\$380,000	25	\$312

Would you like to know your property value?
CONTACT ME FOR A PROFESSIONAL OPINION.
 KATHY@PERDIDOGIRL.COM | 850-712-4631

All data provided by Pensacola Association of Realtors. MLS from 01/01/2022 - 12/31/2022 as input by Realtors. Kathy Justice | Licensed Real Estate Professional
 If your property is currently listed with another Realtor, this is not a solicitation.

JANUARY 1, 2022 - DECEMBER 31, 2022

BANANA BAY

ADDRESS	BR/BA	APX. SQFT	\$ PRICE	DOM	\$/SQFT
BANANA BAY					
6083 VALHALLA AVE	2/2	1,818	\$425,000	0	\$234
6054 VALHALLA AVE	2/2	1,525	\$475,000	0	\$311
13913 DEL RIO DR	3/2.5	2,359	\$614,000	3	\$260
13937 DEL RIO DR	3/2.5	2,382	\$570,000	67	\$239
13905 DEL RIO DR	4/3.5	2,340	\$550,000	14	\$231
13941 DEL RIO DR	4/3.5	2,340	\$600,000	7	\$256
13904 PLAYA WAY	4/3.5	2,382	\$850,000	0	\$357
13904 PLAYA WAY	4/3.5	2,382	\$920,000	0	\$386

JANUARY 1, 2022 - DECEMBER 31, 2022

NON-WATERFRONT

UNIT	BR/BA	APX. SQFT	SALES PRICE	DOM	\$/SQFT
GRAND CARIBBEAN					
210E	1/1	697	\$270,000	2	\$387
214E	2/2	1,016	\$380,000	49	\$374
210W	1/1	697	\$275,500	206	\$395
201W	1/1	697	\$295,000	1	\$423
315W	1/1	697	\$260,000	4	\$373
309E	1/1	697	\$305,000	2	\$438
409E	1/1	697	\$276,000	3	\$396
313W	1/1	697	\$245,000	5	\$352
307E	1/1	697	\$310,000	20	\$445
108E	1/1	697	\$260,000	8	\$373
103W	1/1	697	\$303,000	2	\$435
206W	1/1	697	\$315,000	4	\$452
HAMILTON SQUARE					
C 251	3/1	950	\$320,000	45	\$337
C 241	3/1.5	950	\$337,500	5	\$355
LOST KEY LANDING					
C9	1/1	768	\$285,000	3	\$371
B5	2/2	1,196	\$390,000	66	\$326
PURPLE PARROT					
A13D	1/1	654	\$250,000	17	\$382
2CD	1/1	654	\$250,000	18	\$382
A9U	1/1	654	\$254,900	6	\$390
A6U	1/1	654	\$256,000	11	\$391
C19D	1/1	654	\$260,000	1	\$398
A6U	1/1	654	\$287,500	44	\$440
C34U	1/1	654	\$265,000	30	\$405

UNIT	BR/BA	APX. SQFT	SALES PRICE	DOM	\$/SQFT
PURPLE PARROT					
A12D	1/1	654	\$265,000	8	\$405
A19D	1/1	654	\$277,000	1	\$424
C46d	1/1	654	\$285,000	9	\$436
C-25D	1/1	654	\$285,000	2	\$436
C27U	1/1	654	\$285,000	10	\$436
C46d	1/1	654	\$285,000	9	\$466
8AD	1/1	654	\$305,000	20	\$466
C19U	1/1.5	750	\$260,000	26	\$347
31C	2/2.5	1,152	\$315,000	8	\$273
A15	2/2.5	1,152	\$333,000	3	\$289
10B	2/2.5	1,152	\$370,000	13	\$321
18A	2/2.5	1,152	\$375,000	8	\$326
40C	2/2.5	1,152	\$405,000	6	\$352
11A	2/2.5	1,152	\$405,000	23	\$352
40C	2/2.5	1,152	\$405,000	26	\$320
8B	3/2.5	1,296	\$386,500	26	\$298
A2	3/2.5	1,296	\$415,000	26	\$320
47C	3/2.5	1,296	\$447,000	6	\$345
C3	3/2.5	1,296	\$422,500	2	\$326

THINKING OF SELLING?
I'D LOVE TO HEAR FROM YOU!
 KATHY@PERDIDOGIRL.COM | 850-712-4631

All data provided by Pensacola Association of Realtors. MLS from 01/01/2022 - 12/31/2022 as input by Realtors. Kathy Justice | Licensed Real Estate Professional
 If your property is currently listed with another Realtor, this is not a solicitation.

"Kathy is #1 in Perdido Key for a reason! She was so kind and helpful with not only selling my home but also recommending movers, handymen, etc. Her network is impeccable as is her service. I cannot say enough about Kathy and highly recommend her to anyone that is selling their home!"

– Owner, Parasol


 Kathy Justice
 PERDIDO LIFE.COM

