

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

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2022 REAL ESTATE UPDATE SINGLE FAMILY HOMES

PERDIDO KEY SINGLE FAMILY SALES ACTIVITY JANUARY 1, 2022 - DECEMBER 31, 2022

PROVIDED BY



Kathy Justice

BROKER-ASSOCIATE

LICENSED IN FLORIDA & ALABAMA



**Better
Homes**
and Gardens.
REAL ESTATE

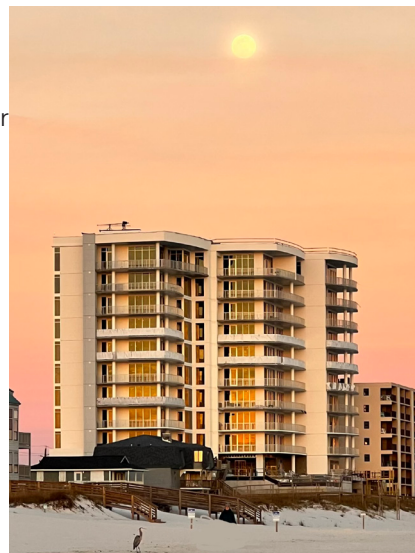
MAIN STREET
PROPERTIES



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!



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

"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



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		

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 ▼	

INTRACOASTAL/RIVERFRONT

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 ▲	

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 ▲	

PERDIDO KEY YEAR-OVER-YEAR COMPARISON

TOTAL OVERALL SALES	
2021	2022
416	406

-2% CHANGE ▼

AVG. DAYS ON MARKET

2021	2022
43	36

-7% CHANGE ▼

AVG. SALES PRICE

2021	2022
\$586,452	\$695,819

19% CHANGE ▲

AVG. \$ PER SQFT

2021	2022
\$355	\$394

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.

JANUARY 1, 2022 - DECEMBER 31, 2022

SINGLE FAMILY HOMES



COMMUNITY	ADDRESS	BEDS/BATHS	APX. SQFT	SALES PRICE	DOM	SOLD \$/SQFT	WATERFRONT
ARBOR GATE	7963 DOUBLE GATE DR	4/2.5	2,762	\$615,000	45	\$223	NONE
ARBOR GATE	14367 ARBORGATE DR	4/3.5	2,820	\$650,000	19	\$231	NONE
ARBOR GATE	14391 ARBORGATE DR	4/3.5	3,005	\$705,000	2	\$235	NONE
ARBOR GATE	7883 EVENING GLOW DR	3/2.5	1,741	\$492,925	6	\$283	NONE
ARBOR GATE	7884 EVENING GLOW DR	4/3.5	2,219	\$491,900	5	\$222	NONE
ARBOR GATE	7876 EVENING GLOW DR	4/3.5	2,219	\$510,900	5	\$230	NONE
ARBOR GATE	7895 EVENING GLOW DR	4/3.5	2,219	\$544,900	0	\$246	NONE
ARBOR GATE	7899 EVENING GLOW DR	4/3.5	2,219	\$560,890	49	\$253	NONE
HERONS WALK	828 SAILFISH CT	3/3	2,542	\$969,000	0	\$381	NONE
HERONS WALK	825 SAILFISH CT	5/3	2,750	\$749,900	1	\$273	NONE
HOLIDAY HARBOR	14026 WATERVIEW DR	2/1	848	\$308,000	17	\$363	RIVER FRONT
MALLORY SQUARE N	16604 - 2 - PERDIDO KEY DR	4/4.5	2,875	\$1,080,000	2	\$376	RIVER FRONT
MALLORY SQUARE N	16604 - 4 - PERDIDO KEY DR	4/4.5	3,013	\$1,200,000	194	\$398	RIVER FRONT
NOLA COLA	13942 RIVER RD	5/4.5	2,410	\$995,000	153	\$413	RIVER FRONT
NONE	16297 PERDIDO KEY DR	4/6	5,150	\$5,100,000	78	\$990	GULF FRONT
NONE	16788 PERDIDO KEY DR	7/7.5	6,700	\$3,700,000	174	\$552	GULF FRONT
PARASOL	1246 PARASOL PL	4/3.5	2,686	\$1,255,000	11	\$467	BEACH ACCESS
PARASOL	1258 PARASOL PL	5/4.5	3,202	\$1,390,000	94	\$434	GULF FRONT
PARASOL WEST	436 GULFVIEW LN	3/4	3,116	\$880,000	9	\$282	RIVER FRONT
PARASOL WEST	373 GULFVIEW LANE	4/4.5	4,100	\$1,075,000	84	\$262	RIVER ACCESS
PARASOL WEST	382 GULFVIEW LANE	5/4	2,692	\$813,500	261	\$302	RIVER ACCESS
PARASOL WEST	325 GULFVIEW LANE	6/4	3,496	\$995,000	177	\$285	RIVER ACCESS
PERDIDO KEY COVES	7201 LAFITTE REEF	4/3	1,847	\$896,275	15	\$485	CANAL
SERENITY	7887 EVENING GLOW DR	3/2.5	1,741	\$447,900	6	\$257	NONE
SERENITY	7861 EVENING GLOW DR	3/2.5	1,741	\$469,900	0	\$270	NONE
SERENITY	7849 EVENING GLOW DR	3/2.5	1,741	\$478,900	2	\$275	NONE
SERENITY	7888 EVENING GLOW DR	3/2.5	1,741	\$488,900	5	\$281	NONE
SERENITY	7852 EVENING GLOW DR	3/2.5	1,741	\$491,500	5	\$282	NONE
SERENITY	7880 EVENING GLOW DR	4/3.5	2,219	\$491,900	5	\$222	NONE
SERENITY	7868 EVENING GLOW DR	4/3.5	2,219	\$550,890	4	\$248	NONE
SERENITY	7853 EVENING GLOW DR	4/3.5	2,219	\$539,900	1	\$243	NONE
SERENITY	7856 EVENING GLOW DR	4/3.5	2,219	\$548,900	2	\$247	NONE
SERENITY	7864 EVENING GLOW DR	4/3.5	2,219	\$548,900	12	\$247	NONE
SERENITY	7857 EVENING GLOW DR	4/3.5	2,219	\$557,425	17	\$251	NONE
SERENITY	7891 EVENING GLOW DR	4/3.5	2,219	\$559,890	0	\$252	NONE
SERENITY	7860 EVENING GLOW DR	4/3.5	2,219	\$621,000	82	\$280	GULF FRONT
SERENITY	14326 GARDENGLLEN DR	3/2.5	1,741	\$442,900	0	\$254	NONE
SERENITY	14373 GARDENGLLEN DR	3/2.5	1,741	\$494,300	3	\$284	NONE
SERENITY	14342 GARDENGLLEN DR	4/3.5	2,219	\$481,900	72	\$217	NONE
SERENITY	14358 GARDENGLLEN DR	4/3.5	2,219	\$490,925	14	\$221	NONE
SERENITY	14338 GARDENGLLEN DR	4/3.5	2,219	\$495,900	80	\$223	NONE
SERENITY	14357 GARDENGLLEN DR	4/3.5	2,219	\$521,900	61	\$235	NONE

JANUARY 1, 2022 - DECEMBER 31, 2022

SINGLE FAMILY HOMES



COMMUNITY	ADDRESS	BR/BA	APX. SQFT	SALES PRICE	DOM	SOLD \$/SQFT	WATERFRONT
SERENITY	14334 GARDENGLN DR	4/3.5	2,219	\$534,900	54	\$241	NONE
SERENITY	14365 GARDENGLN DR	4/3.5	2,219	\$548,425	0	\$247	NONE
SERENITY	14361 GARDENGLN DR	4/3.5	2,219	\$566,415	2	\$255	NONE
SERENITY	14346 GARDENGLN DR	4/3.5	2,219	\$560,900	69	\$253	NONE
SERENITY	14350 GARDENGLN DR	4/3.5	2,219	\$565,900	69	\$255	NONE
SERENITY	14369 GARDENGLN DR	4/3.5	2,219	\$598,500	0	\$270	NONE
SERENITY	14330 GARDENGLN DR	4/3.5	2,219	\$554,650	0	\$250	NONE
SERENITY	14354 GARDENGLN DR	4/3.5	2,219	\$556,425	71	\$251	NONE
SERENITY	7936 SWEET RETREAT LN	3/2.5	1,741	\$479,900	13	\$276	NONE
SERENITY	7927 SWEET RETREAT LN	4/3.5	2,219	\$479,900	6	\$216	NONE
SERENITY	7908 SWEET RETREAT LN	4/3.5	2,219	\$481,025	13	\$217	NONE
SERENITY	7939 SWEET RETREAT LN	4/3.5	2,219	\$484,925	17	\$219	NONE
SERENITY	7909 SWEET RETREAT LN	4/3.5	2,219	\$486,900	38	\$219	NONE
SERENITY	7947 SWEET RETREAT LN	4/3.5	2,219	\$488,100	21	\$220	NONE
SERENITY	7943 SWEET RETREAT LN	4/3.5	2,219	\$488,315	41	\$220	NONE
SERENITY	7935 SWEET RETREAT LN	4/3.5	2,219	\$489,415	30	\$221	NONE
SERENITY	7955 SWEET RETREAT LN	4/3.5	2,219	\$489,415	14	\$221	NONE
SERENITY	7951 SWEET RETREAT LN	4/3.5	2,219	\$489,890	52	\$221	NONE
SERENITY	7931 SWEET RETREAT LN	4/3.5	2,219	\$490,900	42	\$221	NONE
SERENITY	7901 SWEET RETREAT LN	4/3.5	2,219	\$492,300	12	\$222	NONE
SERENITY	7917 SWEET RETREAT LN	4/3.5	2,219	\$494,900	10	\$223	NONE
SERENITY	7905 SWEET RETREAT LN	4/3.5	2,219	\$496,900	55	\$224	NONE
SERENITY	7913 SWEET RETREAT LN	4/3.5	2,219	\$496,900	34	\$224	NONE
SERENITY	7912 SWEET RETREAT LN	4/3.5	2,219	\$498,900	11	\$225	NONE
SERENITY	7900 SWEET RETREAT LN	4/3.5	2,219	\$502,000	0	\$226	NONE
SERENITY	7904 SWEET RETREAT LN	4/3.5	2,219	\$531,415	35	\$239	NONE
SERENITY	7932 SWEET RETREAT LN	4/3.5	2,219	\$599,500	0	\$270	NONE
SERENITY	7905 SWEET RETREAT LN	4/3.5	2,219	\$604,000	14	\$272	NONE
SIGUENZA COVE	13421 GONGORA DR	4/3	2,421	\$1,350,000	56	\$558	CANAL
SIGUENZA COVE	6225 SIGUENZA DR	4/2.5	3,436	\$1,110,000	136	\$323	CANAL
SIGUENZA COVE	6211 SIGUENZA DR	4/3.5	2,492	\$879,900	4	\$353	CANAL
VIVIANA	14007 PERDIDO KEY DR	5/5.5	3,601	\$2,565,000	49	\$712	GULF FRONT
VIVIANA	14003 PERDIDO KEY DR	5/5.5	3,601	\$2,365,000	0	\$657	GULF FRONT
VIVIANA	14005 PERDIDO KEY DR	5/5.5	3,601	\$2,425,000	19	\$673	GULF FRONT
TOWNHOME/DUPLEX							
KEY WINDS	13574 PERDIDO KEY DR - UNIT 203	1/1.5	1,051	\$180,000	2	\$171	NONE
NONE	13554 PERDIDO KEY DR	2/2.5	1,122	\$296,000	6	\$264	NONE
NONE	13556 PERDIDO KEY DR	2/2.5	1,200	\$275,000	0	\$229	NONE
PERDIDO KEY COVES	7227 SHARP REEF RD- UNIT 4	2/2.5	1,383	\$449,000	5	\$325	NONE
SIGUENZA COVE	6209 DON CARLOS DR- UNIT C	2/2.5	1,122	\$260,000	3	\$232	NONE
TWIN ISLES	14178 RIVER RD - UNIT D	2/2.5	1,520	\$600,000	6	\$395	ICW
RIVER BEND	14180 RIVER RD - UNIT 11	2/2.5	1,360	\$365,000	1	\$268	RIVER FRONT