

# Perdido Key

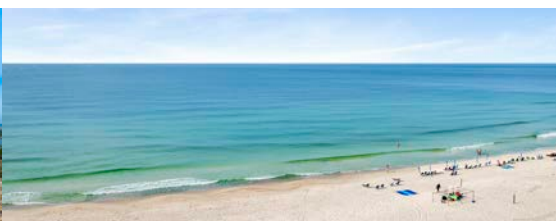
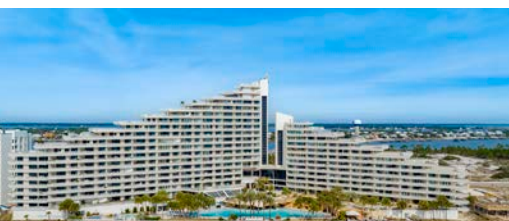
## *End of Summer Report*

JANUARY 1ST - AUGUST 31ST 2025



*Provided by Kathy Justice, Realtor®*

Kathy Justice |  LEVIN RINKE  
+team REALTY





# Highest Producing Agent in Perdido Key History

**Call Kathy Justice, Realtor®  
850-712-4631**



"We used Kathy to purchase our very first beach home in Perdido. She made the experience a 10/10 for us! She's was so easy to talk to and very prompt at communicating with us. She went above and beyond in her roll as our realtor. She is absolutely amazing and we highly recommend her and her team to anyone needing help purchasing or selling a home!"

– *Caroline 2025*



"Kathy and her team are exceptional and continue to exceed our expectations. This is the third Perdido Key property transaction we've used Kathy and her team to complete and we're very pleased with the results. I think what separates Kathy from many realtors is her ability to anticipate and solve problems. She and her team know how to close deals. I wouldn't use anyone else particularly for the Perdido Key area." – *William 2025*



"Kathy Justice and her team are incredible! I can't say enough good things about them. First of all, they are lovely individuals and a joy to work with. Kathy is extremely knowledgeable, professional, compassionate and supportive. She genuinely cares about her clients, and it shows. I strongly recommend them to anyone looking for real estate representation. You won't be disappointed!"

– *Stacie 2025*



## Featured Listings

SCAN TO EXPLORE  
KATHY'S LATEST LISTINGS!  
[WWW.PERDIDOGIRL.COM](http://WWW.PERDIDOGIRL.COM)



**LEVIN RINKE  
REALTY**

**Kathy Justice**  
*+ team*

**850.712.4631**

[kathy@perdidogirl.com](mailto:kathy@perdidogirl.com)



**SHIPWATCH SURF & YACHT**



**RUSSELL BAYOU**



**VISTA DEL MAR**

# YEAR-OVER-YEAR

## Gulf-Front Condo Sales

	NUMBER OF SALES			AVG. DAYS ON MARKET			AVG. SALES PRICE			AVG. \$ PER SQFT		
	2024	2025	CHNG	2024	2025	CHNG	2024	2025	CHNG	2024	2025	CHNG
1 BED	5	6	+20% ▲	229	151	-34% ▼	\$438,000	\$412,917	-6% ▼	\$563	\$511	-9% ▼
2 BED	32	22	-31% ▼	66	72	+9% ▲	\$635,000	\$639,477	+1% ▲	\$522	\$509	-2% ▼
3 BED	25	25	0% ▼	80	105	+31% ▲	\$953,660	\$869,294	-9% ▼	\$559	\$523	-6% ▼
4 BED	10	8	-20% ▼	136	92	-32% ▼	\$1,735,000	\$1,827,313	+5% ▲	\$573	\$691	+21% ▲
5 BED	1	1	0% ▼	31	0	-100% ▼	\$4,100,000	\$2,900,000	-29% ▼	\$785	\$736	-6% ▼
ALL	73	62	-15% ▼	91	94	+3% ▲	\$928,788	\$899,949	-3% ▼	\$548	\$542	-1% ▼

## Intracoastal | Riverfront Condos

NUMBER OF SALES		AVG. DAYS ON MARKET		AVG. SALES PRICE		AVG. \$ PER SQFT	
2024	2025	2024	2025	2024	2025	2024	2025
25	10	104	163	\$514,756	\$668,400	\$364	\$479
-60% CHANGE ▼		+57% CHANGE ▲		+30% CHANGE ▲		+32% CHANGE ▲	

## All Condos

NUMBER OF SALES	
2024	2025
123	93
-24% CHANGE ▼	

## Single Family Homes

\*Includes Lost Key single family sales by volume.

NUMBER OF SALES		AVG. DAYS ON MARKET		AVG. SALES PRICE		AVG. \$ PER SQFT	
2024	2025	2024	2025	2024	2025	2024	2025
22	19	117	158	\$1,364,455	\$1,004,138	\$446	\$382
-14% CHANGE ▼		+35% CHANGE ▲		-26% CHANGE ▼		-14% CHANGE ▼	

## AVG. DAYS ON MARKET

2024	2025
101	110
+9% CHANGE ▲	

## AVG. SALES PRICE

2024	2025
\$732,946	\$754,786
+3% CHANGE ▲	

## Townhomes

\*Includes Lost Key townhomes sales by volume.

NUMBER OF SALES		AVG. DAYS ON MARKET		AVG. SALES PRICE		AVG. \$ PER SQFT	
2024	2025	2024	2025	2024	2025	2024	2025
29	23	74	120	\$686,793	\$582,960	\$359	\$340
-21% CHANGE ▼		+62% CHANGE ▲		-15% CHANGE ▼		-5% CHANGE ▼	

## AVG. \$ PER SQFT

2024	2025
\$475	\$488
+3% CHANGE ▲	

# Gulf Front Condos

JANUARY 1ST - AUGUST 31ST 2025

UNIT BR/BA APX. SQFT SALES PRICE DOM SOLD \$/SQFT

## Atlantis

4-W 4/4 2,615 \$1,450,000 15 \$554

## Beach Colony

W-7C 2/2 1,540 \$780,000 367 \$506

W-1-1C 2/2 1,540 \$820,000 24 \$532

W-9A 3/3 1,750 \$794,500 517 \$454

W-13D 3/3 1,738 \$819,000 97 \$471

E-1B 3/3 1,680 \$840,000 84 \$500

T-11-D 3/3 1,756 \$840,000 45 \$478

## Indigo

602-W 3/3 1,768 \$1,075,000 110 \$608

1902-E 3/3 1,768 \$1,090,000 338 \$617

1804-W 3/3.5 2,006 \$980,000 176 \$489

1006-E 4/4 2,004 \$1,400,000 12 \$699

## Mirabella

602 4/4 2,001 \$1,218,500 0 \$609

## Ocean Breeze

704 3/2 1,344 \$640,000 165 \$476

E-604 3/2 1,344 \$651,450 6 \$485

W-301 3/2 1,344 \$679,900 18 \$506

## Palacio

402 2/2 1,438 \$710,000 206 \$494

304 3/3 1,684 \$792,000 29 \$470

1801 3/3 1,935 \$875,000 28 \$452

## Perdido Skye

75 1/1 675 \$395,000 128 \$585

23 1/1 675 \$405,000 18 \$600

## Perdido Sun

614 1/1.5 832 \$360,000 346 \$433

506 1/1.5 832 \$397,500 126 \$478

## Sandy Key

217 2/2 1,219 \$645,000 35 \$529

817 2/2 1,219 \$650,000 0 \$533

513 2/2 1,204 \$650,000 142 \$540

823 2/2 1,204 \$685,000 1 \$569

816 2/2 1,204 \$702,000 2 \$583

628 3/2 1,495 \$752,500 11 \$503

818 3/2 1,412 \$765,000 0 \$542

811 3/2 1,412 \$770,000 0 \$545

UNIT BR/BA APX. SQFT SALES PRICE DOM SOLD \$/SQFT

## San Perdido

4-E 4/4.5 2,505 \$1,250,000 27 \$499

## Seafarer

504 2/2 1,140 \$560,000 69 \$491

## Solana Shores

3 2/2.5 1,412 \$520,000 0 \$368

## Spanish Key

602 3/3 1,606 \$875,000 57 \$545

306 3/3 1,606 \$894,000 1 \$557

## The Marseilles

601-E 4/4.5 2,414 \$1,525,000 91 \$632

E-302 4/4.5 2,414 \$1,575,000 150 \$652

## The Palms

602 5/5 3,941 \$2,900,000 0 \$736

## Vista Del Mar

907 3/3.5 2,041 \$1,625,000 189 \$796

405 4/4.5 3,293 \$3,000,000 231 \$911

905 4/4.5 3,293 \$3,200,000 211 \$972

## Windemere

1503 2/2 1,170 \$645,000 136 \$551

702 2/2 1,215 \$690,000 23 \$568

## Perdido Key Year-Over-Year

ALL SALES JAN 1ST 2025 - AUG 31ST 2025

NUMBER OF SALES AVG. DAYS ON MARKET

2024	2025	2024	2025
174	135	99	118

-22% CHANGE ▼

+19% CHANGE ▲

AVG. SALES PRICE

AVG. \$ PER SQFT

2024	2025	2024	2025
\$805,099	\$760,606	\$452	\$448

-5% CHANGE ▼

-1% CHANGE ▼

# Intracoastal | Riverfront

JANUARY 1ST - AUGUST 31ST 2025

UNIT	BR/BA	APX. SQFT	SALES PRICE	DOM	SOLD \$/SQFT
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## Docks on Old River

11-A	2/2	720	\$383,000	428	\$532
14-A	2/2	720	\$410,000	177	\$568
13-A	2/2	720	\$421,000	56	\$585

## Florencia

104	3/3	1,848	\$695,000	11	\$376
307	3/3	1,938	\$795,000	4	\$410
606	3/3.5	1,839	\$710,000	257	\$386
903	4/4.5	3,554	\$1,790,000	546	\$504

## Holiday Harbor

117	2/2	1,066	\$310,000	46	\$291
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## Needle Rush Point

A-23	2/2	1,149	\$685,000	3	\$596
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## Pescador Landing

B-1	1/2	896	\$485,000	97	\$541
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# Lost Key Condos

JANUARY 1ST - AUGUST 31ST 2025

UNIT	BR/BA	APX. SQFT	SALES PRICE	DOM	SOLD \$/SQFT
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## La Salbadora (Site 18)

501-C	3/2	1,739	\$399,000	316	\$229
801-C	3/2	1,739	\$405,000	97	\$233
805-C	3/2	1,739	\$480,000	385	\$276

## San Andres (Site 18)

702-A	2/2	1,624	\$450,000	67	\$277
1001-A	3/2	1,739	\$495,000	217	\$285
801-A	3/2	1,739	\$485,000	48	\$279

## San Anton

804-D	3/2	1,573	\$530,000	3	\$337
901	3/2	1,572	\$510,000	72	\$324

# Non-Waterfront Condos

JANUARY 1ST - AUGUST 31ST 2025

UNIT	BR/BA	APX. SQFT	SALES PRICE	DOM	SOLD \$/SQFT
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## Purple Parrot

8-B	3/2.5	1,296	\$297,000	105	\$229
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# Beach & Boating Condos

JANUARY 1ST - AUGUST 31ST 2025

UNIT	BR/BA	APX. SQFT	SALES PRICE	DOM	SOLD \$/SQFT
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## Beach & Yacht Club

702-A	3/3	1,721	\$980,000	38	\$569
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## Eden

W-800	1/2	1,156	\$630,000	67	\$545
W-400	2/2	1,032	\$679,000	0	\$658
W-605	2/2	1,360	\$730,000	0	\$537
802	2/2	1,374	\$735,000	11	\$535

## LaPlaya

302	3/3.5	2,035	\$1,325,000	7	\$651
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## Perdido Towers

501-E	3/3	1,803	\$1,000,000	305	\$555
105	3/3.5	1,667	\$685,000	300	\$411

## Seaspray

312	2/2	1,239	\$547,000	20	\$441
503	2/2	1,239	\$635,000	273	\$513
723	2/2	1,286	\$670,000	143	\$521
622	3/2	1,362	\$755,000	57	\$554
815	3/3	1,624	\$770,000	42	\$474

## Shipwatch Surf & Yacht Club

E-502	2/2	1,116	\$475,500	27	\$426
A-104	2/2	1,184	\$560,000	17	\$473

## Sundown

32-C	1/1	684	\$290,000	221	\$424
B-14	2/2	1,076	\$425,000	71	\$395
D-24	3/2	1,218	\$459,000	10	\$377

## Windward

405	2/2	1,267	\$555,000	16	\$438
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Would you like to know  
*your property value?*



**850.712.4631**

kathy@perdidogirl.com

All data provided by Pensacola Association of Realtors. MLS from 01/01/2025 - 08/31/2025 as input by Realtors. Kathy Justice | Licensed Real Estate Professional. If your property is currently listed with another Realtor, this is not a solicitation.





# Redfish Harbor

Kathy Justice  
*+ team*



LEVIN RINKE  
REALTY

Preserve Lots starting at \$169,000



## Assigned Boat Slips

On the Deep Water of Bayou Garcon

Enjoy direct access to area waterways with a brand new 48-slip marina. Slips available for purchase by Redfish Harbor property owners.

**Boat Slips for \$39,000**

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# Non-Waterfront Condos

JANUARY 1ST - AUGUST 31ST 2025

UNIT	BR/BA	APX. SQFT	SALES PRICE	DOM	SOLD \$/SQFT
Grand Caribbean					
411-W	1/1	697	\$276,000	101	\$396
112-E	1/1	697	\$302,000	68	\$433
313-E	1/1	697	\$307,220	160	\$441
304-W	1/1	697	\$310,000	79	\$445
312-W	1/1	697	\$310,000	42	\$445
417-W	1/1	697	\$310,000	66	\$445
306-W	1/1	697	\$315,000	28	\$452
103-E	2/2	1,016	\$325,000	42	\$320
Purple Parrot					
C-24	2/2.5	1,152	\$315,000	22	\$273
C1	2/2.5	1,296	\$332,000	384	\$256
12-B	3/2.5	1,296	\$322,000	302	\$248
Lost Key Landing					
C-7	1/1	768	\$239,000	117	\$311

## Lost Key Golf & Beach Club

Year-Over-Year JAN 1ST - AUG 31ST 2025

\*Includes townhomes, condos, & single family sales by volume.

AVG. DAYS ON MARKET		AVG. SALES PRICE	
2024	2025	2024	2025
95	143	\$581,287	\$553,315
+51% CHANGE ▲		-5% CHANGE ▼	
NUMBER OF SALES		AVG. \$ PER SQFT	
38	32	\$321	\$313
-16% CHANGE ▼		-2% CHANGE ▼	

# Homes & Townhomes

JANUARY 1ST - AUGUST 31ST 2025

ADDRESS	B/B	SQFT	SALES PRICE	DOM	\$/SQFT
Lost Key Townhomes					
14612 SALT MEADOW DR	2/2	1,506	\$455,000	198	\$302
14330 BEACH HEATHER CT	2/2.5	1,500	\$452,500	136	\$302
14270 BEACH HEATHER CT	2/2.5	1,500	\$460,000	117	\$307
14589 SALT MEADOW DR	3/2.5	1,690	\$515,000	233	\$305
14569 SALT MEADOW DR	3/2.5	1,690	\$558,000	129	\$330
14441 SALT MEADOW DR	3/2.5	1,651	\$560,000	36	\$339
14465 SALT MEADOW DR	3/2.5	1,690	\$562,500	198	\$333
14186 SABLE PALM WAY <small>Lot 249</small>	3/2.5	1,651	\$564,990	344	\$342
14557 SALT MEADOW DR	3/2.5	1,683	\$565,000	6	\$336
14257 BEACH HEATHER CT	3/2.5	1,690	\$569,000	355	\$337
14325 BEACH HEATHER CT	3/2.5	1,690	\$574,900	137	\$340
14190 SABLE PALM WAY <small>Lot 250</small>	3/2.5	1,651	\$574,990	270	\$348
14194 SABLE PALM WAY <small>Lot 251</small>	3/2.5	1,651	\$574,990	68	\$348
14187 SABLE PALM WAY <small>LOT 196</small>	3/2.5	1,651	\$579,990	110	\$351
14195 SABLE PALM WAY <small>LOT 194</small>	3/2.5	1,651	\$589,990	87	\$357
14183 SABLE PALM WAY <small>LOT 197</small>	3/2.5	1,651	\$590,990	25	\$358
14199 SABLE PALM WAY <small>LOT 193</small>	3/2.5	1,651	\$609,990	52	\$369
6591 CARLINGA DR	4/4	2,170	\$660,000	75	\$304
6534 CARLINGA DR	4/4	2,170	\$669,000	86	\$308
14378 CORDGRASS LN	4/4	2,170	\$675,000	5	\$311
14388 CORDGRASS LN	4/4	2,170	\$691,250	52	\$319
14388 CORDGRASS LN	4/4	2,170	\$691,250	52	\$319

Lost Key Plantation Homes					
66 MAXFLI PL	3/2	2,073	\$460,000	444	\$222
603 CLUBHOUSE TER	3/3.5	2,072	\$740,000	197	\$357
507 LOST KEY DR	4/4	2,979	\$699,000	0	\$235

Gulf Front Homes					
1259 PARASOL PL	3/3	2,070	\$815,000	34	\$394
1203 PARASOL PL	3/3.5	2,324	\$900,000	32	\$387
1258 PARASOL PL	5/4.5	3,202	\$1,295,000	12	\$404



Through the eyes of a Local Girl

Explore insider tips on dining, shopping, beach days & all things local!

[WWW.PERDIDOGIRL.COM](http://WWW.PERDIDOGIRL.COM)

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# Homes & Townhomes

JANUARY 1ST - AUGUST 31ST 2025

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+team REALTY

ADDRESS	COMMUNITY	B/B	SQFT	SALES PRICE	DOM	\$SQFT
<b>Canal Homes</b>						
7200 SHARP REEF - 2	MARINA COVE	2/2	960	\$440,000	35	\$458
7205 CAPTAIN KIDD REEF	PERDIDO KEY COVES	4/3	2,192	\$915,000	10	\$417
6225 SIGUENZA DR	SIGUENZA COVE	4/3.5	3,436	\$1,250,000	268	\$364
7245 FLOOD REEF	PERDIDO KEY COVES	5/4	3,456	\$1,625,000	111	\$470
7213 FLOOD REEF	PERDIDO KEY COVES	8/6	4,043	\$1,200,000	212	\$297
<b>Intracoastal-Riverfront Homes</b>						
14074 WATERVIEW DR	HOLIDAY HARBOR	4/3	2,617	\$1,500,000	346	\$573
212 CLIPPER DR	YACHT HARBOUR	5/5.5	2,495	\$1,114,247	269	\$447
204 CLIPPER DR	YACHT HARBOUR	5/5.5	2,495	\$1,120,000	165	\$449
17030 STARBOARD PL	YACHT HARBOUR	5/5.5	2,495	\$1,775,114	103	\$711
421 GULFVIEW LN	PARASOL WEST	6/4	2,911	\$970,000	161	\$333
<b>Non Waterfront Homes &amp; Townhomes</b>						
14390 SEMMES ST	GULF BEACH	2/2.5	1,279	\$380,000	127	\$297
705 DESTIN CT	REFLECTIONS	3/3	2,360	\$975,000	145	\$413
14361 GARDENGLLEN DR	SERENITY	4/3.5	2,219	\$465,000	257	\$210
932 NAUTILUS CT	HERONS WALK	4/3.5	2,942	\$746,261	42	\$254
916 NAUTILUS CT	HERONS WALK	4/4	2,388	\$1,049,000	76	\$439

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**Buying, selling, or just dreaming? Located inside Villagio | Eden**

Stop by and meet Kathy Justice + Team at either of our two offices. Whether you're searching for your dream condo, selling your investment property, or just have questions about the market, we're here to help and we are dedicated to providing the very best in real estate, because we believe that you deserve nothing less.

**Villagio: 13700 Perdido Key Dr.  
Suite B-125, Perdido Key, Florida, 32507**

**Eden: 16281 Perdido Key Dr,  
Perdido Key, Florida, 32507**

