



Perdido Key

January 1ST - August 31ST 2026

End of Summer Market Report



LEVIN RINKE
REALTY

Kathy Justice
+ team

Highest Producing Agent in Perdido Key History

Kathy Justice, Realtor®
850-712-4631



"Kathy and her team were a total pleasure to work with. They are a well oiled machine that handles every last detail. They are professional and compassionate and great negotiators! We would absolutely highly recommend them and use them again!!" – 2026



"I wanted to share our wonderful experience working with Kathy. She is truly a matchmaker when it comes to real estate. She takes the time to patiently get to know her clients and combines that understanding with her deep knowledge of local properties to bring the two together in a thoughtful and professional way. In our case, she knew what we wanted and needed before we even did.

Kathy accompanied us for nearly SIX YEARS during our search. When the time was finally right, we submitted a list of properties we wanted to see. In addition to showing us those options, she casually suggested a complex that wasn't even on our list. It turned out to be exactly what we were looking for, and we couldn't be happier.

She also has a great team surrounding and supporting her throughout the process. Many thanks to you Kathy, Karen, Bobbie and company for truly making a dream come true for us." - 2026



"Kathy and her team were fantastic to work with in selling our home in Perdido Key. They were organized, professional, very personable, and kept us informed during each phase of the sale. The entire team was responsive, provided prompt answers to our questions, and the sale occurred without a hitch. I would definitely recommend Kathy and her team if you are looking for a home on the coast or selling your home." - 2026



"The number one agent on Perdido Key and there are numerous reasons! I have done numerous deals with Kathy and her team. They follow through with every step from the buy or sell of the property to the close. Wonderful folks and even better friends!" - 2026

Beyond the Numbers

The trends, shifts, and opportunities shaping the Perdido Key market in 2026.

January 1 – August 31, 2026

2026 has been a very active year so far for Perdido Key real estate. Through the first eight months, we've seen a significant 47% increase in the number of sales compared with the same period last year. Buyers are actively looking and purchasing, but they are also being thoughtful and selective about where they see value.

From my perspective, one of the most important things to understand about today's market is that while sales are up overall, that increased activity is not evenly distributed. Some properties and communities are seeing strong buyer interest, while others are taking longer to sell or requiring price adjustments. Price point, property type, location, condition, and overall value are all playing a role in where buyers are choosing to purchase.

I see that firsthand every day. Properties that are priced appropriately and offer the right combination of location, condition, and lifestyle continue to stand out and attract buyers. The numbers in this report provide a helpful look at the bigger picture across Perdido Key, but they don't tell the whole story.

Gulf-Front Condominiums

Gulf-front condominiums continued to be a strong part of the Perdido Key market, with 79 sales compared with 62 during the same period in 2025. Average sales prices increased 20%, with some of the strongest growth in activity among larger four and five-bedroom residences.

The biggest shift has been among four-bedroom residences, with sales doubling from the same period last year. Phoenix Perdido has also contributed to the higher-end activity, with multiple pre-construction sales exceeding \$2 million.

Intracoastal / River-Front Condominiums

Intracoastal and River-Front condominiums saw an increase in activity, with 23 sales in 2026 compared with 10 sales during the same period in 2025.

Average days on market improved while average sales price remained relatively stable, decreasing just 1%, alongside a significant increase in sales activity.

Lost Key Golf & Beach Club

Lost Key Golf & Beach Club saw stronger sales activity and faster market times, with 52 sales compared with 32 during the same period in 2025.

The increase in activity reflects continued buyer interest in Lost Key's gated setting, golf lifestyle, waterfront proximity, and variety of property types. At the same time, average sales prices declined 10%, reinforcing the importance of proper pricing and overall value in today's market.

Single-Family Homes

Single-family homes continued to see strong buyer interest. While the number of sales was slightly lower than the same period last year, properties moved through the market faster, and average sales prices and price per square foot increased.

The stronger pricing and shorter market times point to continued demand for well-positioned single-family homes, particularly those offering desirable locations, conditions, and overall value.

Townhomes

Townhomes also saw increased activity, with 37 sales compared with 23 during the same period in 2025. Properties moved through the market faster, while average sales prices remained relatively stable.

The combination of increased sales and faster market times suggests townhomes continue to offer an attractive balance of value, location, and access to the Perdido Key lifestyle.

Looking Ahead & A Note to My Clients

I always look forward to this time of year in Perdido Key. As we head into fall, the cooler weather and quieter beaches historically bring buyers to the area, and I'm already seeing some positive signs of fall activity. I'm feeling very encouraged about the months ahead, especially with many of our clients continuing to purchase with cash, making interest rates less of a factor in our market.

If you've been thinking about buying or selling, fall is a wonderful time to explore your options. I'm always happy to share what I'm seeing, answer your questions, and help you determine what makes the most sense for you.

I'm grateful to work in a place I truly love and to help my clients make the most of their opportunities here in Perdido Key. If you're curious about what your property is worth or simply want to talk about the market, please don't hesitate to reach out!

Blessings from the Beach,

Kathy Justice, Realtor®

END OF SUMMER

Perdido Key *Comparisons*

JANUARY 1ST - AUGUST 31ST 2026

YEAR-OVER-YEAR

Gulf-Front Condo Sales

	NUMBER OF SALES			AVG. DAYS ON MARKET			AVG. SALES PRICE			AVG. \$ PER SQFT		
	2025	2026	CHNG	2025	2026	CHNG	2025	2026	CHNG	2025	2026	CHNG
1 BED	6	6	0%	151	149	-1%	\$412,917	\$382,250	-7%	\$511	\$518	+1%
2 BED	22	28	+27%	72	131	+82%	\$639,477	\$592,429	-7%	\$509	\$487	-4%
3 BED	25	26	+4%	105	112	+7%	\$869,294	\$930,429	+7%	\$523	\$544	+4%
4 BED	8	16	+100%	92	122	+33%	\$1,827,313	\$2,052,813	+12%	\$691	\$752	+9%
5 BED	1	3	+200%	0	28	+28 DAYS	\$2,900,000	\$3,035,000	+5%	\$736	\$619	-16%
ALL	62	79	+27%	104	120	+15%	\$899,949	\$1,076,236	+20%	\$542	\$567	+5%

Intracoastal | Riverfront Condos

NUMBER OF SALES		AVG. DAYS ON MARKET		AVG. SALES PRICE		AVG. \$ PER SQFT	
2025	2026	2025	2026	2025	2026	2025	2026
10	23	163	145	\$668,400	\$660,100	\$479	\$368
+130% CHANGE ▲		-11% CHANGE ▼		-1% CHANGE ▼		-23% 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	
2025	2026	2025	2026	2025	2026	2025	2026
19	18	158	136	\$1,004,138	\$1,307,661	\$382	\$430
-5% CHANGE ▼		-14% CHANGE ▼		+30% CHANGE ▲		+13% CHANGE ▲	

Townhomes

*Includes Lost Key townhomes sales by volume.

NUMBER OF SALES		AVG. DAYS ON MARKET		AVG. SALES PRICE		AVG. \$ PER SQFT	
2025	2026	2025	2026	2025	2026	2025	2026
23	37	120	85	\$582,960	\$564,416	\$340	\$313
+61% CHANGE ▲		-29% CHANGE ▼		-3% CHANGE ▼		-8% CHANGE ▼	

All Condos

NUMBER OF SALES	
2025	2026
93	143
+54% CHANGE ▲	

AVG. DAYS ON MARKET

2025	2026
110	119
+8% CHANGE ▲	

AVG. SALES PRICE

2025	2026
\$754,786	\$886,969
+18% CHANGE ▲	

AVG. \$ PER SQFT

2025	2026
\$488	\$490
+0% CHANGE ▲	

Gulf Front Condos

JANUARY 1ST - AUGUST 31ST 2026

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

Beach Colony

T-2A	3/3	1,756	\$775,000	0	\$441
E-1A	3/3	1,750	\$775,000	152	\$443
E-5A	3/3	1,750	\$820,000	290	\$469
EPH2D	3/3	1,930	\$890,000	212	\$461

Capri

PH-701	5/4.5	5,985	\$3,675,000	35	\$614
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Indigo

1504-E	2/2	1,381	\$835,000	424	\$605
1403-E	2/2.5	1,314	\$875,000	59	\$666
1703-W	3/3	1,787	\$1,010,000	194	\$565
803-W	3/3	1,769	\$1,055,000	26	\$596
402-E	3/3	1,997	\$1,077,500	74	\$540
505-E	3/3	1,975	\$1,100,000	3	\$557
2005-E	3/3	1,997	\$1,124,650	62	\$563

La Belle Maison

302	4/4.5	2,520	\$1,525,000	97	\$605
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La Playa

PH	4/4.5	4,828	\$1,900,000	593	\$394
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La Riva

E-9W	4/4.5	3,186	\$1,650,000	83	\$518
PH-11	4/4.5	4,313	\$2,000,000	4	\$464
4-E	4/4.5	3,186	\$2,100,000	14	\$659
1401-PH	5/5.5	4,878	\$2,740,000	22	\$562

Lands End

701	3/3	1,890	\$1,015,000	200	\$537
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Mediterranean

1101-W	4/4.5	3,383	\$1,960,000	36	\$579
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Ocean Breeze

204-E	3/2	1,344	\$540,000	150	\$402
401-W	3/2	1,344	\$645,000	51	\$480

Palacio

1406	3/3	1,935	\$790,000	12	\$408
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Perdido Skye

G-3	1/1	704	\$400,000	102	\$568
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Perdido Sun

504	1/1.5	832	\$399,500	183	\$480
608	2/2	1,128	\$470,000	221	\$417
500	2/2	1,128	\$550,000	3	\$488
216	4/3	1,932	\$625,000	221	\$324

Phoenix Perdido | Pre-Construction

6AW1	4/4	2,367	\$2,325,000	0	\$982
5AW1	4/4	2,367	\$2,375,000	0	\$1,003
7AW1	4/4	2,367	\$2,375,000	0	\$1,003
9BE3	4/4	2,427	\$2,500,000	0	\$1,030
8AW1	4/4	2,367	\$2,575,000	0	\$1,088

Portico at Perdido

402	4/4	2,469	\$2,400,000	29	\$972
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Sandy Key

814	2/2	1,204	\$620,000	54	\$515
732	2/2	1,204	\$635,000	38	\$527
822	2/2	1,219	\$660,000	8	\$541
321	3/2	1,412	\$725,000	0	\$513

The Marseilles

E-501	4/4.5	2,414	\$1,475,000	171	\$611
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The Palms of Perdido

1101	5/5	3,941	\$2,690,000	26	\$683
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Vista Del Mar

603	3/3.5	1,953	\$1,560,000	732	\$799
402	3/3.5	2,041	\$1,565,000	109	\$767
304	3/3.5	1,966	\$1,775,000	5	\$903
501	4/4.5	2,761	\$2,875,000	6	\$1,041
808	4/5	2,865	\$2,185,000	705	\$763

Windemere

1004	1/1.5	752	\$445,000	225	\$592
904	1/1.5	755	\$480,000	142	\$636
605	2/2	1,176	\$475,000	17	\$404
606	2/2	1,170	\$575,000	292	\$491
1002	2/2	1,215	\$597,500	102	\$492
1407	2/2	1,215	\$607,000	185	\$500

Gulf Front Condos

Explore Gulf-front condos offering stunning views, and the laid-back coastal lifestyle Perdido Key is known for.

[Search Listings](#)



All data provided by Pensacola Association of Realtors. MLS from 01/01/2026 - 08/31/2026 as input by Realtors. Kathy Justice | Licensed Real Estate Professional. If your property is currently listed with another Realtor, this is not a solicitation.

Intracoastal | Riverfront

JANUARY 1ST - AUGUST 31ST 2026

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

707	3/3	1,935	\$790,000	16	\$408
407	3/3	1,971	\$820,000	35	\$416
303	3/3.5	1,842	\$762,500	144	\$414
203	3/3.5	1,839	\$780,000	64	\$424
201	4/3.5	2,445	\$950,000	99	\$389
904	6/5.5	3,714	\$1,799,000	92	\$484

Holiday Harbor

134-C	2/2	1,157	\$211,000	419	\$182
222-B	2/2	1,066	\$215,000	130	\$202
335-C	2/2	1,157	\$245,500	237	\$212
122-B	2/2	1,066	\$266,900	374	\$250
221-B	2/2	1,066	\$269,000	19	\$252
327-B	2/2	1,066	\$283,000	211	\$265
328-B	2/2	1,066	\$287,000	0	\$269

La Serena

305	3/3	1,828	\$725,000	25	\$397
406	3/3.5	2,434	\$840,000	133	\$345
507	4/3.5	2,371	\$1,100,000	24	\$464

Old River Landing

9	2/2	1,363	\$560,000	127	\$411
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Pescador Landing

5-B	1/2	772	\$450,000	243	\$583
2-B	1/2	770	\$460,000	173	\$597

Sailmakers Place

606	3/3	1,550	\$540,000	126	\$348
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Perdido Key Boating

Find condos with access to boating, fishing, and the beautiful waterways surrounding Perdido Key, Florida

[Search Listings](#)



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Beach & Boating Condos

JANUARY 1ST - AUGUST 31ST 2026

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

1104-B	3/3	1,600	\$875,000	208	\$547
1101-B	3/3	1,600	\$900,000	0	\$563

Eden

502-E	2/2	1,207	\$710,000	28	\$588
405-W	2/2	1,357	\$730,000	79	\$538
506-W	2/2	1,374	\$780,000	9	\$568

Molokai Villas

1-A	2/2	900	\$257,000	180	\$286
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Perdido Towers

406	2/2	1,035	\$605,000	70	\$585
502	2/2.5	1,254	\$627,000	46	\$500

Seaspray

112-R	2/2	1,239	\$499,000	112	\$403
712-R	2/2	1,239	\$553,000	7	\$446
912-R	2/2	1,239	\$580,000	1	\$468
424-E	3/2	1,518	\$699,000	157	\$460
724-E	3/2	1,362	\$775,000	17	\$569
221-E	3/3	1,522	\$760,000	200	\$499
621-E	3/3	1,522	\$870,000	4	\$572

Shipwatch Surf & Yacht Club

E-504	2/2	1,116	\$548,000	328	\$491
A-104	2/2	1,184	\$615,000	138	\$519
D-603	2/2	1,184	\$680,000	195	\$574
E-501	3/2	1,548	\$700,000	0	\$452
C-202	3/2	1,364	\$840,000	16	\$616

Sundown

B-33	1/1	684	\$275,000	88	\$402
C-32	1/1	684	\$294,000	152	\$430
C-22	2/2	1,076	\$300,000	411	\$279
A-14	3/2	1,237	\$530,000	28	\$428

Windward

602	2/2	1,267	\$542,000	171	\$428
504	2/2	1,267	\$607,500	120	\$479
606	2/2	1,267	\$560,000	25	\$442
302	2/2	1,267	\$495,000	338	\$391

Lost Key Condos

JANUARY 1ST - AUGUST 31ST 2026

UNIT	BR/BA	APX. SQFT	SALES PRICE	DOM	SOLD \$/SQFT
La Salbadora (Site 18)					
804-C	2/2	1,624	\$450,000	37	\$277
903-C	3/2	1,742	\$434,900	27	\$250
1001-C	3/2	1,739	\$485,000	33	\$279
705-C	3/2	1,739	\$495,000	111	\$285
Santo Amaro (Site 18)					
203-B	3/2	1,742	\$386,250	287	\$222
702-B	2/2	1,624	\$398,750	393	\$246
205-B	3/2	1,739	\$430,000	0	\$247
705-B	3/2	1,739	\$435,000	63	\$250
San Andres (Site 18)					
603-A	3/2	1,742	\$457,000	158	\$262.34
San Anton					
406-D	3/2	1,572	\$405,000	5	\$258
903-D	3/2	1,573	\$405,000	152	\$257

Lost Key Golf & Beach Club

Year-Over-Year JAN 1ST - AUG 31ST 2026

Includes townhomes/villas, condos and single-family homes by volume

AVG. DOM AVG. SALES PRICE

2025	2026	2025	2026
143	87	\$553,315	\$497,139

-39% CHANGE ▼

-10% CHANGE ▼

NUMBER OF SALES AVG. \$ PER SQFT

32	52	\$313	\$285
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+63% CHANGE ▲

-9% CHANGE ▼



Non-Waterfront Condos

JANUARY 1ST - AUGUST 31ST 2026

UNIT	BR/BA	APX. SQFT	SALES PRICE	DOM	SOLD \$/SQFT
Grand Caribbean (Beach Access)					
308-W	1/1	697	\$257,900	184	\$370
107-E	1/1	697	\$265,000	153	\$380
307-E	1/1	697	\$280,000	333	\$402
416-W	1/1	697	\$285,000	5	\$409
105-W	1/1	697	\$286,500	18	\$411
104-E	2/2	1,016	\$355,000	210	\$349
Purple Parrot					
A-17U	1/1	654	\$245,000	166	\$375
C-19D	1/1	654	\$247,400	11	\$378
C-45	2/2.5	1,152	\$277,800	109	\$241
B-10	2/2.5	1,152	\$280,000	9	\$243
C-39	2/2.5	1,152	\$290,000	10	\$252
C-38	2/2.5	1,152	\$295,000	3	\$256
C-35	2/2.5	1,152	\$305,000	205	\$265
C-10	2/2.5	1,152	\$308,750	300	\$268
C-42	2/2.5	1,152	\$315,000	201	\$273
A-11	2/2.5	1,152	\$332,500	30	\$289
C-47	3/2.5	1,296	\$362,500	4	\$280
C-15	3/2.5	1,296	\$385,000	132	\$297



Grand Caribbean

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Homes & Townhomes

JANUARY 1ST - AUGUST 31ST 2026

ADDRESS B/B SQFT SALES PRICE DOM \$SQFT

Lost Key Townhomes/Villas

14314 BEACH HEATHER CT	2/2.5	1,500	\$445,000	67	\$297
14386 BEACH HEATHER CT	2/2.5	1,500	\$445,000	16	\$297
14500 SALT MEADOW DR	2/2.5	1,500	\$469,000	81	\$313
14349 BEACH HEATHER CT	3/2.5	1,651	\$500,000	0	\$303
14509 SALT MEADOW DR	3/2.5	1,690	\$504,500	35	\$299
14533 SALT MEADOW DR	3/2.5	1,651	\$515,000	117	\$312
14485 SALT MEADOW DR	3/2.5	1,690	\$535,000	144	\$317
6526 CARLINGA DR	4/4	2,170	\$590,000	182	\$272
6641 CARLINGA DR	4/4	2,148	\$610,000	77	\$284
6597 CARLINGA DR	4/4	2,170	\$635,000	20	\$293
6622 CARLINGA DR	4/4	2,170	\$655,000	126	\$302
14357 CORDGRASS LN	4/4	2,170	\$658,000	44	\$303
6584 CARLINGA DR	4/4	2,170	\$660,000	0	\$304
6587 CARLINGA DR	4/4	2,498	\$665,000	108	\$266
14386 CORDGRASS LN	4/4	2,170	\$665,500	75	\$307
14158 SABLE PALM WAY LOT 243	3/2.5	1,651	\$474,990	216	\$288
14162 SABLE PALM WAY LOT 244	3/2.5	1,651	\$474,990	195	\$288
14126 SABLE PALM WAY LOT 236	3/2.5	1,651	\$489,990	52	\$297
14134 SABLE PALM WAY LOT 238	3/2.5	1,651	\$489,990	3	\$297
14130 SABLE PALM WAY LOT 237	3/2.5	1,651	\$489,990	52	\$297
14131 SABLE PALM WAY LOT 208	3/2.5	1,651	\$499,990	4	\$303
14135 SABLE PALM WAY LOT 207	3/2.5	1,651	\$499,999	8	\$303
14138 SABLE PALM WAY LOT 239	3/2.5	1,651	\$504,990	8	\$306
14115 SABLE PALM WAY LOT 211	3/2.5	1,651	\$510,000	23	\$309
14155 SABLE PALM WAY LOT 203	3/2.5	1,651	\$554,990	175	\$336
14365 BEACH HEATHER CT LOT 132	3/2.5	1,690	\$565,000	55	\$334

Lost Key Landing

14590 PERDIDO KEY DR B-1	3/2	1,300	\$282,000	272	\$217
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Lost Key Plantation Homes

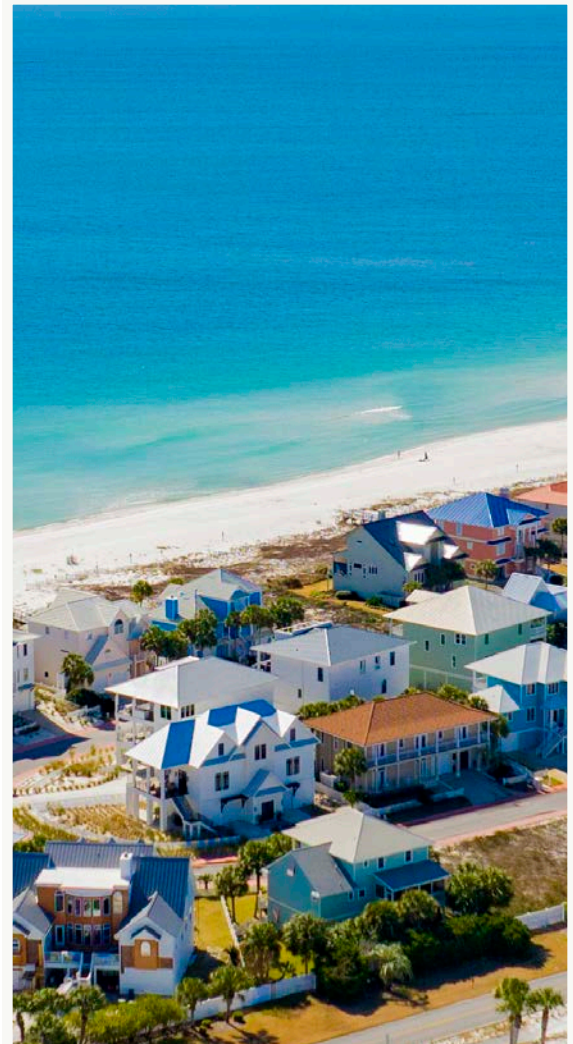
525 LOST KEY DR	4/2	1,835	\$590,000	302	\$322
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Gulf Access Homes

1245 PARASOL PL	4/3.5	2,714	\$1,970,000	2	\$726
1242 PARASOL PL	4/4	3,610	\$2,150,000	53	\$596

Gulf Front Homes & Townhomes

16769 PERDIDO KEY DR-A	2/3	1,440	\$645,000	70	\$448
16775 PERDIDO KEY DR-A	3/3.5	2,560	\$1,350,000	332	\$527
16775 PERDIDO KEY DR-B	3/3.5	2,560	\$1,350,000	195	\$527
14021 PERDIDO KEY DR	5/5.5	3,601	\$3,500,000	104	\$972
16767 PERDIDO KEY DR	6/7.5	4,624	\$4,200,000	325	\$908



Homes & Townhomes

Explore homes and townhomes throughout Perdido Key and the surrounding coastal communities.

Search Listings



Kathy Justice
+team



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Homes & Townhomes

JANUARY 1ST - AUGUST 31ST 2026

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COMMUNITY	ADDRESS	B/B	SQFT	SALES PRICE	DOM	\$SQFT
Canal Homes & Townhomes						
PERDIDO KEY COVES	15770 PERDIDO KEY DR	4/3.5	3,090	\$1,600,000	4	\$518
PERDIDO KEY COVES	7258 CAPTAIN KIDD REEF	6/6	4,461	\$1,875,000	24	\$420
Intracoastal-Riverfront/Access Homes						
DOCKSIDE VILLAS	16300 PERDIDO KEY DR 20	2/2.5	1,328	\$345,000	180	\$260
KEY WEST	233 KEY LARGO PL	2/2.5	1,568	\$735,000	260	\$469
YACHT HARBOUR	216 CLIPPER DR	5/5	2,495	\$1,140,000	80	\$457
YACHT HARBOUR	208 CLIPPER DR	5/5.5	2,495	\$1,000,000	0	\$401
Non-Waterfront Homes & Townhomes						
SIGUENZA COVE	6209 DON CARLOS DR D	2/2.5	1,122	\$300,000	91	\$267
NONE	13522 PERDIDO KEY DR	3/3	1,972	\$467,400	115	\$237
HERONS WALK	864 SAILFISH CT	3/3.5	2,572	\$800,000	173	\$311
HERONS WALK	831 SAILFISH CT	4/3	2,924	\$1,050,000	53	\$359
SERENITY	14330 GARDENGLLEN DR	4/3.5	2,260	\$458,000	120	\$203
SERENITY	14357 GARDENGLLEN DR	4/3.5	2,260	\$470,000	291	\$208
SERENITY	14365 GARDENGLLEN DR	4/3.5	2,260	\$470,000	68	\$208
SERENITY	7860 EVENING GLOW DR	4/3.5	2,219	\$502,500	215	\$226
ARBORGATE	14387 ARBORGATE DR	4/3.5	2,820	\$560,000	257	\$199

Perdido Key Year-Over-Year

ALL SALES JAN 1ST - AUG 31ST 2026

NUMBER OF SALES AVG. DAYS ON MARKET

2025	2026	2025	2026
135	198	118	114

+47% CHANGE ▲

-3% CHANGE ▼

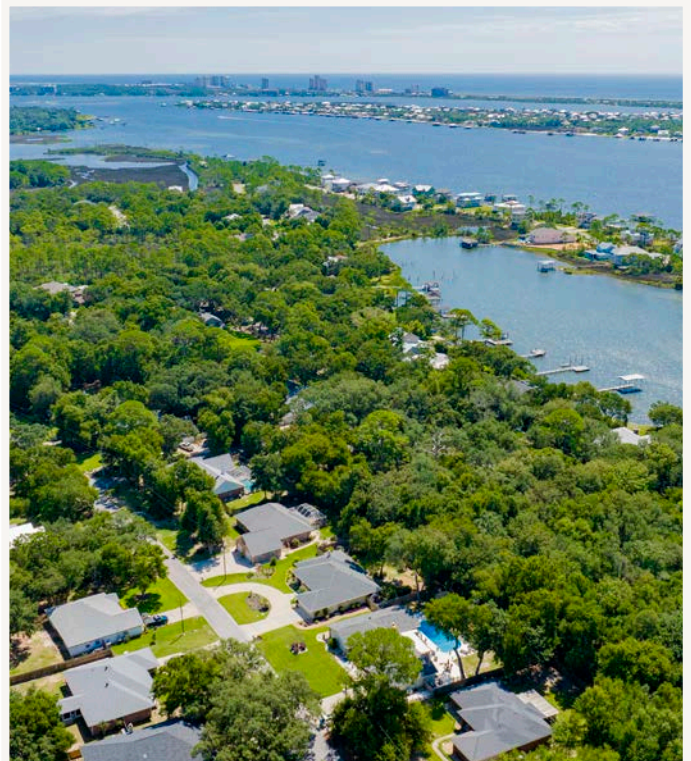
AVG. SALES PRICE

AVG. \$ PER SQFT

2025	2026	2025	2026
\$760,606	\$864,939	\$448	\$451

+14% CHANGE ▲

+1% CHANGE ▲



KATHY JUSTICE
+ team



LEVIN RINKE
REALTY
LICENSED IN FLORIDA & ALABAMA
Kathy Justice
+ team
Robert Rinke
Licensed Real Estate Broker
Dee Marie Fisher
Licensed Real Estate Broker

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