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Perdido Key *Living* NEWSLETTER
JAN 2018

WE ARE PERDIDO KEY

OVER 18 YEARS OF COASTAL
REAL ESTATE EXPERIENCE

PERDIDO KEY
2017
ANNUAL MARKET
SUMMARY



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IN PERDIDO KEY
REALTOR

Knowledge. Passion. Integrity.

★★★★★
"Kathy is without question the leading agent on the beach in Perdido Key. She is honest, straight-forward & effective. She is a real pro who cares about her clients!"
-T. Geldermen

Perdido Key's Ultimate Property Search Website

WWW.PERDIDOLIFE.COM

Perdido Key *Living*



VISTA DEL MAR - PERDIDO KEY, FL

REAL ESTATE REPORT

PERDIDO KEY 2017



GULF-FRONT CONDOS

SALES PRICE INCREASED
UP 8% FROM \$484,933 2016
TO \$527,941 2017

GULF-FRONT CONDOS

TOTAL UNITS SOLD
UP 9% FROM 129 2016
TO 142 2017

SINGLE FAMILY HOMES

Days on Market	AVG Sales Price	Cost /sqft
2016 226	\$490,761	\$177.89
2017 137	\$478,276	\$166.34

GULF-FRONT CONDOS

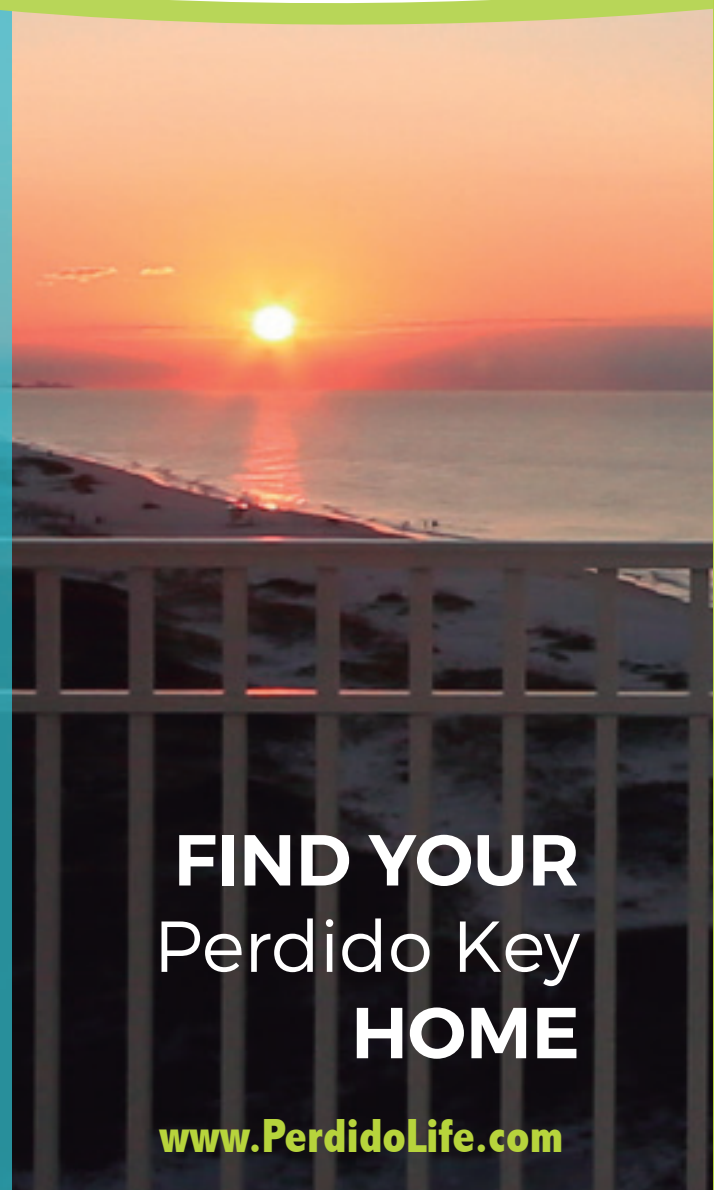
TOTAL UNITS SOLD

	2016	2017
1 Bedroom	7	18
2 Bedroom	55	50
3 Bedroom	41	38
4 Bedroom	21	26
5 Bedroom	3	7

Avg. Price/Sqft 2016 \$291 2017 \$305



** ALL DATA DOES NOT INCLUDE VISTA DEL MAR NEW CONSTRUCTION.



**FIND YOUR
Perdido Key
HOME**

www.PerdidoLife.com



Community

PERDIDO KEY NEWS

2017 MARKED ANOTHER YEAR OF UPWARD TRENDING REAL ESTATE PRICES AND DECREASING INVENTORY IN PERDIDO KEY.

Overall, condominium prices were up 8% with 4BR Gulf-front condos leading the way at a 10% increase in average price. Single-family home sales remained about the same, yet we saw the landscape of Perdido Key change with multiple new construction homes, the addition of over 70 new Resort Villas by WCI in Lost Key Golf & Beach Club and the long-awaited completion of Vista del Mar Condominium. I expect 2018 real estate trends to be similar to 2017 with a continued Seller's Market and limited new construction offerings which include a new redesign of The Meridian (between Mirabella and La Riva) to be released in March with new prices starting in the \$800K's.

If you are thinking of selling, it is important to choose a Realtor who understands shifting market trends and works with appraisers to ensure the highest values for their customers. My knowledge and experience saved my customers tens of thousands of dollars last year and in some cases much more.

I love sharing the Perdido Life!
I welcome your call, text or email anytime.

FLORIDA-ALABAMA TPO PEDESTRIAN/BICYCLE PLAN

Design is underway for a long-awaited and much needed Pedestrian/Bicycle Path from the Flora-Bama to the Theo Baars Intracoastal Waterway Bridge. This multi-use path would finally allow safe walking, running and cycling on Perdido Key Drive in addition to the already existing path on River Road. The first draft of the design will be released in April 2018 with the final plan design draft to be released in June of 2018. The Florida-Alabama TPO (Transportation Planning Organization) is hosting community workshops to gather input from locals.



For more details, visit:
www.wfrpc.org/movesafeemeraldcoast

2017 SPOTLIGHT ON PERDIDO KEY

Vista del Mar is the first new Gulf-front condominium completed in over 10 years.

Lost Key Golf and Beach Club sold 72 Resort Villas (2,3 and 4BR townhome / duplex-style villas).

WCI completes their long-awaited Beach Club offering Lost Key residents and guests access to the Gulf of Mexico with beachfront swimming pool, restaurant and full beach service.

Sacred Heart Hospital opens a new 28,000sf Medical Park offering outpatient and walk-in care, full-service laboratories and diagnostic imaging.

OWA officially opened in July 2017 - the 14-acre amusement park located in Foley, AL currently has 21 rides, 44,000 sf of restaurants and shopping and has much more planned for its 520 acres including water park, RV park and 90,000 sf indoor events center. Just one more fun thing to do in the Perdido Key area!

The Flora-Bama is named one of the Top 20 Beach Bars in the World by Coastal Living Magazine.

Perdido Key was named Wildlife Destination of the Year by the international publication, Luxury Travel Guide.



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