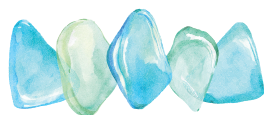




BEACH FRONT CONDOS WITH BOATING

2020 ANNUAL REAL ESTATE REPORT



Kathy Justice

PERDIDO LIFE.COM

PERDIDO KEY'S NUMBER ONE REALTOR



2020 MARKET OVERVIEW

While 2020 was a year of unexpected turns, it was another year of strong growth for the Perdido Key real estate market. In the midst of a pandemic, people were motivated even more by quality of life and the desire to take refuge, relax and gather with loved ones along our beautiful Gulf Coast. Sales volume surpassed the previous year in spite of an inventory shortage and average condo prices continue to climb. Beachfront condos with boating facilities across the street experienced some of the strongest sales prices on the island and continue to be in very high demand. These statistics are even more compelling when one considers impact of Hurricane Sally to a typically robust Fall real estate market.





I have an extremely positive outlook for the 2021 Perdido Key market where low inventory and high demand should continue to drive prices upward. I do expect we will see a bump in inventory this Spring/Summer typical of post-hurricane circumstances. If you are considering selling, I recommend listing your property as soon as possible while inventory is still low. With our current market conditions, it is critical to work with an experienced Realtor to educate buyers regarding storm-related damages and assessments as well as help guide appraisers. As Perdido Key's leading real estate professional, I take great pride in setting high standards and exceeding your expectations.

To all of my customers, past and present, thank you for your business and friendship!

I look forward to serving you in 2021!

Many blessings to you and yours for a healthy, prosperous New Year,

Kathy

	PRICE/SF 2019	PRICE/SF 2020	SALES PRICE 2019	SALES PRICE 2020
 GULF-FRONT CONDOS	\$357	\$366	\$637,088	\$639,374
 INTRACOASTAL-RIVERFRONT CONDOS	\$253	\$286	\$384,459	\$439,950
 TOWNHOME DUPLEX MULTI-FAMILY	\$203	\$222	\$364,613	\$408,438
 SINGLE FAMILY HOMES	\$233	\$242	\$574,935	\$595,286



PERDIDO KEY 2020

BEACH FRONT CONDOS WITH BOATING

Unit #	BR	Approx. Sqft	Sales Price	DOM	Sold \$/Sqft
BEACH & YACHT CLUB					
401A	2/2	1,376	\$485,000	45	\$352
503B	3/3	1,721	\$635,000	67	\$369
702B	3/3	1,710	\$775,000	21	\$453
EDEN					
W800	1/2	1,156	\$425,000	86	\$368
W301	2/2	1,374	\$475,000	0	\$346
W504	2/2	1,357	\$475,000	29	\$350
MOLOKAI VILLAS					
B6	3/2	1,204	\$450,000	109	\$374
NEEDLE RUSH POINT					
B13	2/2	1,150	\$430,000	7	\$374
RIVIERA DUNES					
104	4/3	1,798	\$360,000	27	\$200
503	4/3	1,767	\$560,000	93	\$317
SEAFARER					
202	2/2	1,140	\$420,000	2	\$368
604 - FSBO	3/2	1,140	\$510,000	FSBO	\$447
SEASPRAY					
223	2/2	1,286	\$470,000	51	\$365
505W	2/2	1,239	\$470,000	15	\$379
423	2/2	1,442	\$510,000	7	\$354
122E	3/2	1,362	\$520,000	34	\$382
1022	3/2	1,362	\$575,000	5	\$422
506	3/3	1,624	\$597,500	126	\$368
SHIPWATCH SURF & YACHT CLUB					
A-704	2/2	1,184	\$470,000	121	\$397
A201	3/2	1,364	\$500,000	0	\$367
C301	4/3	1,975	\$695,000	0	\$352
PERDIDO TOWERS					
406	2/2	1,035	\$421,400	164	\$407
605	2/2	1,305	\$475,000	3	\$364
502	2/3.5	1,254	\$400,000	88	\$319
105	3/4.5	1,667	\$405,900	78	\$243
102	3/4.5	1,667	\$430,000	0	\$258
WINDWARD					
Several sales occurred "by owner" in Windward in 2020. Please call Kathy for details.					



Kathy Justice

Better Homes and Gardens
REAL ESTATE

MAIN STREET PROPERTIES

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FOR A COMPLETE, IN-DEPTH MARKET SUMMARY, EMAIL KATHY@PERDIDOGIRL.COM