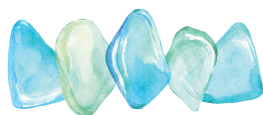




INTRACOASTAL - RIVERFRONT CONDOS

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 continuing to climb. These statistics are even more compelling when one considers the 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,



	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



INTRACOASTAL - RIVERFRONT CONDOS SOLD

Unit #	BR/BA	Approx. Sqft	Sales Price	DOM	Sold \$/Sqft
DOCKS ON OLD RIVER					
11A	2/2	1,000	\$227,000	101	\$227
13A	2/2	720	\$230,000	0	\$319
10-A	2/2	720	\$233,000	98	\$324
15-B	2/2	720	\$240,000	6	\$333
7C	2/2	720	\$245,000	5	\$340
15A	2.2	720	\$228,000	50	\$317
FLORENCIA					
204	3/3	1,851	\$460,000	171	\$249
307	3/3	1,938	\$490,000	383	\$253
707	3/3	1,935	\$525,000	19	\$271
303	3/4.5	1,842	\$505,000	0	\$274
703	3/4.5	1,851	\$515,000	12	\$278
606	3/4.5	1,839	\$515,000	317	\$280
403	3/4.5	1,839	\$539,000	3	\$293
601	4/4.5	2,419	\$700,000	107	\$289
501	4/4.5	2,419	\$785,000	49	\$325
HOLIDAY HARBOR					
127	2/2	1,066	\$204,000	102	\$191
321	2/2	1,066	\$210,000	70	\$197
337C	3/2	1,437	\$278,000	57	\$193
312A	3/3	1,443	\$278,000	341	\$193
LA SERENA					
405	3/3	1,828	\$519,000	95	\$284
103	3/3	1,828	\$520,000	127	\$285
202	3/3	1,792	\$570,000	5	\$318
307	3/3	1,828	\$572,000	65	\$313
401	4/4.5	2,371	\$722,500	69	\$305
PH501	4/4.5	2,371	\$890,000	7	\$375

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

Unit #	BR/BA	Approx. Sqft	Sales Price	DOM	Sold \$/Sqft
SAILMAKERS PLACE					
506	3/3	1,550	\$383,000	129	\$247
202	3/3	1,550	\$389,000	363	\$251
401	3/3	1,550	\$398,000	143	\$257
303	5/6.5	3,100	\$548,000	58	\$177
503	5/6.5	3,100	\$614,000	531	\$198
SEASPRAY					
413	2/2	1,239	\$405,000	59	\$327
212	2/2	1,239	\$410,000	173	\$331
312	2/2	1,239	\$431,000	13	\$348
314	2/2	1,239	\$459,000	2	\$370
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
111	3/3	1,624	\$478,500	66	\$295
506	3/3	1,624	\$597,500	126	\$368
SHIPWATCH SURF & YACHT CLUB					

Several sales occurred 'by owner' in Shipwatch Riverside "E" building. Please call Kathy for details.

SUNDOWN					
D12	2/2	1,076	\$302,000	17	\$281



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AMERICAN BEST REALTOR AWARD 2019
Newsweek
#1 REALTOR IN PERDIDO KEY

BANANA BAY							
Residence	BR	# Baths	# Half Baths	Approx. Sqft	Sales Price	DOM	Sold \$/Sqft
13901 DEL RIO DR	3	3	1	2,098	\$359,000	425	\$171
13945 DEL RIO DR	3	3	1	2,098	\$376,000	647	\$179
13929 DEL RIO DR	3	3	1	2,098	\$379,000	29	\$181
13941 DEL RIO DR	4	3	0	2,340	\$380,000	47	\$162
13937 DEL RIO DR	3	3	1	2,382	\$395,000	57	\$166