

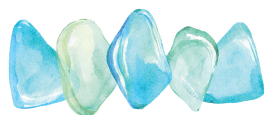
**Better
Homes**
and Gardens.
REAL ESTATE

**MAIN STREET
PROPERTIES**



LOST KEY GOLF AND BEACH CLUB

2020 ANNUAL REAL ESTATE REPORT



Kathy Justice

PERDIDO LIFE.COM
PERDIDO KEY'S NUMBER ONE REALTOR



PERDIDO KEY

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

ADDRESS	BED/ BATH	SQFT	PRICE	DOM	PRICE P/SQFT
LOST KEY RESORT VILLAS					
14362 BEACH HEATHER CT	2/2.5	1,500	\$311,590	122	\$208
14350 BEACH HEATHER CT	2/2.5	1,500	\$331,750	121	\$221
14390 BEACH HEATHER CT	2/2.5	1,500	\$331,390	25	\$221
14250 BEACH HEATHER CT	2/2.5	1,500	\$365,000	4	\$243
14333 BEACH HEATHER CT	3/3.5	1,651	\$365,000	29	\$221
14349 BEACH HEATHER CT	3/3.5	1,651	\$393,670	54	\$238
14285 BEACH HEATHER CT	3/3.5	1,651	\$443,000	8	\$268
14357 BEACH HEATHER CT	3/3.5	1,651	\$423,570	8	\$257

Better Homes and Gardens
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ONLY LOST KEY GOLF AND BEACH CLUB DATA PROVIDED IN THIS REPORT. PLEASE CONTACT ME FOR A COMPLETE PERDIDO KEY ANNUAL MARKET OVERVIEW. ALL DATA PROVIDED BY PENSACOLA ASSOCIATION OF REALTORS. MLS FROM 1/1/2020 - 12/31/2020 AS INPUT BY REALTORS.

LOST KEY GOLF AND BEACH CLUB

ADDRESS	B/B	SQFT	PRICE	DOM	P/SQFT	ADDRESS	B/B	SQFT	PRICE	DOM	P/SQFT
LOST KEY RESORT VILLAS						LOST KEY RESORT VILLAS					
6631 CARLINGA DR	4/4	2,148	\$425,000	196	\$198	14616 SALT MEADOW DR	2/2.5	1,500	\$320,000	45	\$213
6556 CARLINGA DR	4/4	2,170	\$455,000	103	\$210	14624 SALT MEADOW DR	2/2.5	1,500	\$320,000	41	\$213
6586 CARLINGA DR	4/4	2,170	\$455,000	147	\$210	14514 SALT MEADOW DR	2/2.5	1,500	\$323,000	92	\$215
6576 CARLINGA DR	4/4	2,170	\$458,300	71	\$211	14572 SALT MEADOW DR	2/2.5	1,500	\$324,500	125	\$216
6572 CARLINGA DR	4/4	2,170	\$460,000	426	\$212	14534 SALT MEADOW DR	2/2.5	1,500	\$325,000	34	\$217
6632 CARLINGA DR	4/4	2,170	\$470,000	28	\$217	14608 SALT MEADOW DR	2/2.5	1,500	\$330,000	0	\$220
6542 CARLINGA DR	4/4	2,148	\$472,500	13	\$220	14492 SALT MEADOW DR	2/2.5	1,500	\$330,000	111	\$220
6574 CARLINGA DR	4/4	2,170	\$474,000	411	\$218	14602 SALT MEADOW DR	2/2.5	1,500	\$337,500	6	\$225
6564 CARLINGA DR	4/4	2,170	\$479,500	40	\$221	14556 SALT MEADOW DR	2/2.5	1,500	\$350,000	2	\$233
6590 CARLINGA DR	4/4	2,170	\$479,750	66	\$221	14580 SALT MEADOW DR	2/2.5	1,500	\$363,000	12	\$242
6619 CARLINGA DR	4/4	2,128	\$485,000	24	\$228	14480 SALT MEADOW DR	2/2.5	1,494	\$375,000	0	\$251
6538 CARLINGA DR	4/4	2,128	\$490,000	24	\$230	14529 SALT MEADOW DR	3/3.5	1,651	\$339,000	132	\$205
6612 CARLINGA DR	4/4	2,148	\$495,000	2	\$230	14517 SALT MEADOW DR	3/3.5	1,651	\$380,000	374	\$230
6642 CARLINGA DR	4/4	2,148	\$495,000	2	\$230	14513 SALT MEADOW DR	3/3.5	1,651	\$385,000	222	\$233
6544 CARLINGA DR	4/4	2,148	\$495,000	4	\$230	14489 SALT MEADOW DR	3/3.5	1,651	\$390,000	15	\$236
6540 CARLINGA DR	4/4	2,148	\$495,000	4	\$230	14501 SALT MEADOW DR	3/3.5	1,651	\$420,000	92	\$254
6528 CARLINGA DR	4/4	2,148	\$496,000	11	\$231	14609 SALT MEADOW DR	3/3.5	1,651	\$426,000	33	\$258
6601 CARLINGA DR	4/4	2,148	\$498,000	0	\$232	14485 SALT MEADOW DR	3/3.5	1,651	\$429,000	0	\$260
6618 CARLINGA DR	4/4	2,170	\$500,000	4	\$230	14629 SALT MEADOW DR	3/3.5	1,690	\$434,900	164	\$257
LOST KEY RESORT VILLAS						SAN ANTON - D					
14393 CORDGRASS LN	4/4	2,170	\$454,900	3	\$210	505 - D	2/2	1,485	\$305,000	81	\$205
14393 CORDGRASS LN	4/4	2,170	\$462,000	8	\$213	705 - D	2/2	1,485	\$338,500	24	\$228
14386 CORDGRASS LN	4/4	2,170	\$462,000	132	\$213	905 - D	2/2	1,485	\$350,000	10	\$236
14399 CORDGRASS LN	4/4	2,170	\$469,900	0	\$217	406 - D	3/2	1,572	\$300,000	233	\$191
14364 CORDGRASS LN	4/4	2,170	\$475,900	59	\$219	704 - D	3/2	1,573	\$325,000	89	\$207
LA SALBADORA - C						SANTO AMARO - B					
402 - C	2/2	1,624	\$299,000	293	\$184	602 - B	2/2	1,624	\$275,000	144	\$169
603 - C	3/2	1,742	\$315,000	133	\$181	802 - B	2/2	1,624	\$344,000	9	\$212
601 - C	3/2	1,739	\$315,000	212	\$181	601 - B	3/2	1,739	\$355,000	224	\$204
503 - C	3/2	1,742	\$324,000	91	\$186	605 - B	3/2	1,739	\$337,500	161	\$194
703 - C	3/2	1,742	\$345,000	27	\$198	1003 - B	3/2	1,742	\$400,000	27	\$230
903 - C	3/2	1,742	\$357,000	51	\$205						
SAN ANDRES - A											
904 - A	2/2	1,624	\$325,000	31	\$200						
602 - A	2/2	1,624	\$375,000	183	\$231						
1004 - A	2/2	1,624	\$389,500	180	\$240						
802 - A	2/2	1,624	\$409,900	2	\$252						
505 - A	3/2	1,739	\$405,000	47	\$233						
805 - A	3/2	1,739	\$415,000	14	\$239						

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