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MAIN STREET  
PROPERTIES

# PERDIDO KEY SUMMER 2021 REAL ESTATE UPDATE



*Kathy Justice*

PERDIDO LIFE.COM

PERDIDO KEY'S NUMBER ONE REALTOR



REALTOR

PERDIDO KEY 2021

## END OF SUMMER MARKET UPDATE

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Condo prices continue to soar in 2021 as Buyer demand remains strong and inventory low. Beach-front condo prices are up almost 16% from the end of last year which is unprecedented since 2005. Price per square foot value is up 9%. Many people ask whether today's market is similar to the 2004-2006 market and when it will crash, but majority of today's buyers are highly qualified and are buying primarily for personal use, even if they plan to rent their property. I am optimistic that Buyer demand will remain strong through year end; however, as the Summer season comes to a close, we are starting to see an increase in inventory. Prices are also beginning to level-out as Buyers push back on inflated listing prices from Sellers.

Fall is historically a busy selling season at the beach and if you are thinking of selling, I recommend listing while inventory remains low. I would appreciate the opportunity to help you! As Perdido Key's leading real estate professional, my knowledge is your greatest asset and helps me navigate today's market challenges to bring my customers top dollar and peace of mind. I love sharing my knowledge and invite your questions anytime.

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

Blessings to you and yours!

*Kathy*



### PORTICO AT PERDIDO NEW CONSTRUCTION UPDATE

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Portico at Perdido construction is underway! The newest addition to Perdido Key's beautiful coastline is a boutique condominium of 27 exclusive and expansive residences with wide floor plans and spacious outdoor living areas. A fortunate few will enjoy the privacy, security, and uncrowded beaches at Portico with it's 30-day minimum rental restriction. Portico offers their owners and guests plenty of first-come, first-served garage covered parking, climate-controlled owner storage, and impressive amenities featuring a Gulf-front Infinity-style pool, covered poolside lounge area and indoor heated pool.

With only 7 residences remaining, the opportunity to be a part of Portico at Perdido is quickly disappearing. Call Kathy for more information on how to reserve your residence today – 850-712-4631.





END OF SUMMER MARKET UPDATE  
 BEACH FRONT CONDOS WITH BOATING

Unit	BR/BA	Sqft	Sold \$	DOM	\$/Sqft
<b>BEACH &amp; YACHT CLUB</b>					
403&404B	4/4.5	3,328	\$1,075,000	319	\$323
203A	3/3	1,710	\$675,000	103	\$395
<b>EDEN</b>					
W205	2/2	1,357	\$595,000	7	\$438
B303	2/2	1,374	\$650,000	6	\$473
W1001	2/2	1,417	\$515,000	82	\$363
E401	2/2	1,207	\$525,000	24	\$435
W1101	2/2	1,417	\$649,900	22	\$459
<b>MOLOKAI VILLAS</b>					
B7	3/2	1,204	\$520,000	15	\$432
<b>OLD RIVER LANDING</b>					
9	2/2	1,180	\$460,000	4	\$390
<b>PERDIDO TOWERS</b>					
104	3/3.5	1,669	\$550,000	4	\$330
307	2/2.5	1,308	\$580,000	0	\$443
<b>RIVIERA DUNES</b>					
403	3/3	1,767	\$615,000	128	\$348
<b>SEASPRAY</b>					
821	3/3	1,522	\$750,000	5	\$493
<b>SHIPWATCH SURF &amp; YACHT CLUB</b>					
E702	2/2	1,116	\$485,000	0	\$435
A303	2/2	1,184	\$504,000	3	\$426
D401	2/2	1,184	\$515,000	0	\$435
D804	3/2	1,364	\$600,000	0	\$440
<b>SUNDOWN</b>					
B25	2/2	1,076	\$380,000	1	\$353
<b>WINDWARD</b>					
804	2/2	1,267	\$465,000	3	\$367

INTRACOASTAL - RIVERFRONT CONDOS

Unit	BR/BA	Sqft	Sold \$	DOM	\$/Sqft
<b>FLORENCIA</b>					
106	3/3.5	1,839	\$455,000	222	\$247
407	3/3	1,938	\$530,000	5	\$273
103	3/3.5	1,839	\$535,000	3	\$291
104	3/3	1,848	\$550,000	8	\$298
108	4/3.5	2,419	\$569,000	8	\$235
902	4/3.5	3,712	\$1,330,000	141	\$358
107	3/3	1,935	\$480,000	163	\$248
<b>HOLIDAY HARBOR</b>					
115 A	2/2	1,196	\$205,000	7	\$171
232 C	2/2	1,066	\$270,000	32	\$253
315 A	2/2	1,196	\$270,000	0	\$226
211	3/2	1,443	\$300,000	76	\$208
<b>LA SERENA</b>					
101	4/3.5	2,371	\$760,000	6	\$321
202	3/3	1,792	\$640,000	39	\$357
<b>SAILMAKERS PLACE</b>					
206	3/3	1,500	\$359,900	252	\$240
306	3/3	1,550	\$380,000	74	\$245
<b>BANANA BAY COMMUNITY</b>					
<b>VALHALLA AVE</b>					
6070	3/3.5	2,478	\$333,600	449	\$135
6046	3/3	1,900	\$370,000	0	\$195
6080	3/3.5	1,936	\$380,000	22	\$196
6050	3/3	2,500	\$450,000	47	\$180
<b>PLAYA WAY</b>					
13932	3/2.5	2,296	\$550,000	137	\$240
<b>RIVER RD</b>					
14150	3/2	1,250	\$548,025	29	\$438
14457	3/2	1,602	\$355,000	56	\$222

FOR A COMPLIMENTARY HOME ANALYSIS  
 EMAIL [KATHY@PERDIDOGIRL.COM](mailto:kathy@perdidogirl.com)

  @THEPERDIDOGIRL



**Kathy Justice**

BETTER HOMES AND GARDENS REAL ESTATE

MAIN STREET PROPERTIES

AMERICA'S BEST REALTOR 2021 Newsweek

#1 REALTOR IN PERDIDO KEY

# END OF SUMMER MARKET UPDATE

## GULF FRONT CONDO SALES

Unit	BR/BA	Sqft	Sold \$	DOM	\$/Sqft
<b>BEACH COLONY</b>					
E10C	2/2	1,501	\$550,000	92	\$366
E4C	2/2	1,501	\$550,000	110	\$366
T3B	2/2	1,497	\$590,000	178	\$394
E16C	2/2	1,497	\$595,000	26	\$397
T1C	3/3	1,683	\$621,000	156	\$369
13B	2/2	1,540	\$630,000	4	\$409
17B	3/3	1,680	\$670,000	10	\$399
T14A	3/3	1,756	\$675,000	0	\$384
E-2D	3/3	1,750	\$675,000	13	\$386
E14A	3/3	1,752	\$679,000	3	\$388
T2A	3/3	1,756	\$725,000	6	\$413
W18D	3/3	1,928	\$800,000	6	\$415
WPH1A	3/3	1,928	\$826,000	64	\$428
E-3B	3/3	1,680	\$699,900	3	\$417
T15A	3/3	1,756	\$725,000	3	\$413
T14B	2/2	1,497	\$625,000	5	\$418
T15D	3/3	1,756	\$759,000	5	\$432
W7A	3/3	1,750	\$779,000	1	\$445
TSH2A	4/4.5	2,998	\$1,075,000	49	\$359
W8D	3/3	1,738	\$735,000	0	\$423
<b>CAPRI</b>					
301	4/4.5	3,174	\$1,205,000	70	\$380
<b>GULF SIDE VILLA</b>					
1-C	1/1	832	\$298,200	135	\$358
<b>INDIGO</b>					
1503W	3/3	1,768	\$789,900	129	\$447
1802E	3/3	1,768	\$822,500	196	\$465
604W	3/3.5	2,006	\$840,000	45	\$419
1504W	4/4	2,006	\$865,000	436	\$431
2004W	3/3.5	2,004	\$920,000	5	\$459
1701W	4/4	2,005	\$930,000	4	\$464
1001W	4/4	2,005	\$940,000	49	\$469
301W	4/4	2,005	\$965,000	2	\$481
1403E	2/2.5	1,314	\$716,000	7	\$545
706E	4/4	2,004	\$900,000	722	\$449
904W	3/3.5	2,006	\$939,000	0	\$468
2003E	2/2.5	1,544	\$725,000	1	\$470
1104W	4/4	2,004	\$975,000	18	\$487
804E	2/2	1,381	\$736,000	15	\$533

Unit	BR/BA	Sqft	Sold \$	DOM	\$/Sqft
<b>LA BELLE MAISON</b>					
301	4/4.5	2,520	\$875,000	91	\$347
<b>LA RIVA</b>					
3W	4/4.5	2,942	\$1,200,000	0	\$408
7E	4/4.5	2,942	\$1,125,000	2	\$382
7E	4/4.5	2,942	\$1,581,200	2	\$496
C-PH 16A/B	5/5.5	7,250	\$2,650,000	612	\$366
<b>MEDITERRANEAN</b>					
601E	4/4.5	3,383	\$1,138,000	4	\$336
902E	4/4.5	3,383	\$1,350,000	23	\$399
<b>MIRABELLA</b>					
1202	4/4	2,000	\$849,000	27	\$425
1001	4/4	2,265	\$949,500	4	\$419
<b>OCEAN BREEZE</b>					
302	2/2	967	\$335,000	5	\$346
706W	3/2	1,344	\$420,000	168	\$313
604E	3/2	1,344	\$520,000	251	\$387
W104	2/2	960	\$415,000	9	\$432

## 2021 GULF FRONT CONDO AVERAGES

	2020	2021
DAYS ON MARKET	76	52
AVERAGE SALES PRICE	\$639,374	\$695,535
AVERAGE COST/SQFT	\$366	\$424
NUMBER OF SALES	124	110



# END OF SUMMER MARKET UPDATE

## GULF FRONT CONDO SALES

Unit	BR/BA	Sqft	Sold \$	DOM	\$/Sqft
<b>PALACIO</b>					
803	2/2	1,310	\$549,000	5	\$419
504	3/3	1,683	\$649,000	0	\$386
206	3/3	1,935	\$665,000	105	\$344
PH1	4/4.5	3,431	\$1,125,000	358	\$328
303	2/2	1,313	\$569,000	2	\$433
<b>PERDIDO SUN</b>					
212	1/1.5	832	\$250,000	161	\$300
702	1/1.5	832	\$250,000	160	\$300
312	1/1.5	832	\$270,000	273	\$325
202	1/1.5	832	\$275,000	1	\$331
612	1/1.5	832	\$294,000	6	\$353
814	1/1.5	832	\$297,000	12	\$357
<b>PERDIDO SKY</b>					
45	1/1	675	\$277,500	202	\$411
24	1/1	675	\$335,000	3	\$496
25	1/1	675	\$350,000	1	\$519
63	1/1	675	\$360,000	2	\$533
<b>SAN PERDIDO</b>					
3W	4/4.5	2,469	\$825,000	0	\$334
<b>SANDY KEY</b>					
137	2/2	1,219	\$420,000	1	\$345
336	2/2	1,219	\$459,000	36	\$377
123	2/2	1,204	\$479,900	3	\$399
322	2/2	1,219	\$499,999	1	\$410
818	3/2	1,495	\$579,000	0	\$387
438	3/2	1,495	\$579,000	7	\$387
518	3/2	1,495	\$599,000	0	\$401
831	3/2	1,412	\$600,000	1	\$425
411	3/2	1,424	\$625,000	3	\$439
812	2/2	1,204	\$540,000	4	\$449
513	2/2	1,204	\$559,000	1	\$464
622	2/2	1,219	\$509,000	0	\$418
335	2/2	1,204	\$552,500	3	\$459

Unit	BR/BA	Sqft	Sold \$	DOM	\$/Sqft
<b>SEASPRAY</b>					
923	2/2	1,286	\$510,000	11	\$397
821	3/3	1,522	\$750,000	5	\$493
321	3/3	1,522	\$751,000	1	\$493
<b>SOLANA SHORES</b>					
5	2/2.5	1,565	\$359,900	0	\$230
<b>THE MARSEILLES</b>					
601E	4/4.5	2,414	\$900,000	12	\$373
<b>THE PALMS</b>					
202	3/3	1,755	\$730,000	6	\$416
<b>VISTA DEL MAR</b>					
607	3/3.5	2,041	\$1,175,000	60	\$576
202	3/3.5	2,041	\$1,225,000	67	\$600
304	3/3.5	1,966	\$1,275,000	1	\$649
602	3/3.5	2,041	\$1,295,000	0	\$634
908	5/5.5	2,865	\$1,925,000	177	\$672
802	3/3.5	2,041	\$1,425,000	11	\$698
<b>WINDEMERE</b>					
1204	1/1.5	755	\$375,000	3	\$497
404	1/1.5	755	\$380,000	40	\$503
703	2/2	1,170	\$490,000	104	\$419
806	2/2	1,170	\$522,000	38	\$446
403	2/2	1,170	\$525,000	0	\$449
702	2/2	1,215	\$535,000	0	\$440
1402	2/2	1,215	\$549,000	3	\$452
1505	2/2	1,170	\$599,000	6	\$512



**PERDIDO LIFE .COM**  
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