



PERDIDO KEY 2021 ANNUAL REAL ESTATE REPORT

COURTESY OF



Kathy Justice

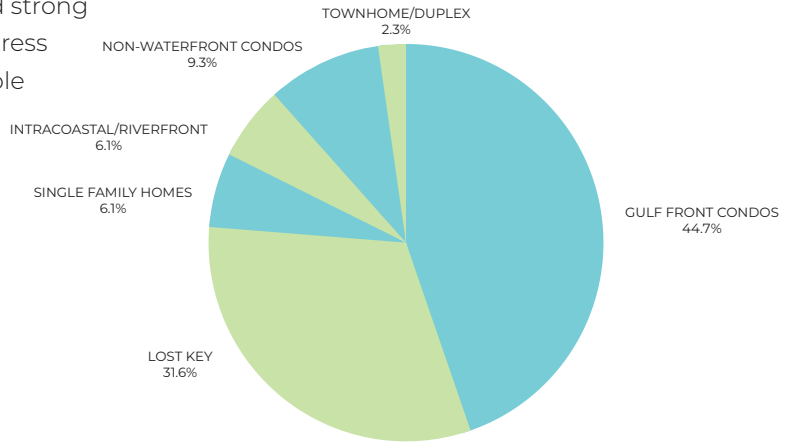
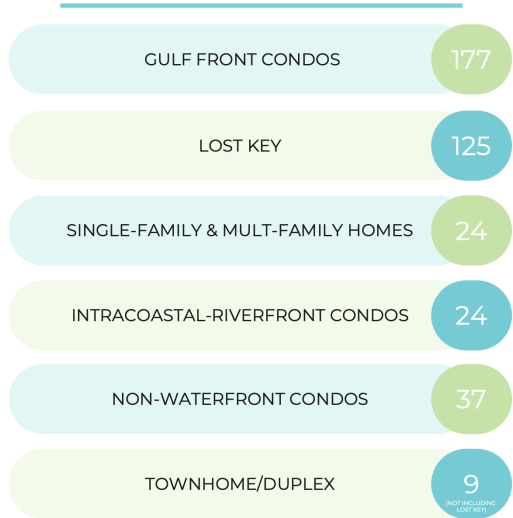
PERDIDO KEY'S #1 REALTOR 2007-2021



THANK YOU PERDIDO KEY! I AM HONORED TO BE YOUR LEADING REAL ESTATE AGENT FOR 15 CONSECUTIVE YEARS! I TAKE GREAT PRIDE IN SETTING HIGH STANDARDS AND EXCEEDING YOUR EXPECTATIONS. TO ALL MY CUSTOMERS, PAST AND PRESENT, THANK YOU FOR YOUR BUSINESS AND FRIENDSHIP! I APPRECIATE THE OPPORTUNITY TO SERVE YOU IN 2022!

The island saw unprecedented growth in 2021 with a 16% increase in average price and 21% increase in average price per sqft. The real estate market in Perdido Key is off to a phenomenal start in 2022 with 60 closed sales through mid-February at prices almost 13% higher than 2021 averages. New beachfront construction came to life in 2021 with the ground breaking of Portico at Perdido, Viviana, and Eleanor Beach where only a few opportunities remain. This year will continue to be a Seller's market with continued low inventory and strong Buyer demand. If you are considering selling, I cannot stress enough the importance of working with a knowledgeable Realtor who will price your property accurately and help guide appraisers through these upward market trends. I would love to share my knowledge with you. I invite your call, text or email anytime!

TOTAL SOLD IN 2021



AVERAGE OVERALL YEAR-OVER-YEAR

	2020	2021	% CHANGE
DAYS ON MARKET	81	43	44% ↓
AVERAGE SALES PRICE	\$504,196	\$586,452	16% ↑
AVERAGE PRICE/SQFT	\$293	\$355	21% ↑
NUMBER OF SALES	300	416	38% ↑

2021 GULF FRONT CONDO SALES MARKET SNAPSHOT

	# SALES		AVG. SALES PRICE		% CHANGE	AVG. DOM		% CHANGE	AVG. PRICE/SF		% CHANGE
	2020	2021	2020	2021		2020	2021		2020	2021	
1-BED	8	16	\$322,075	\$314,919	2% ↓	50	70	40% ↑	\$409	\$420	3% ↑
2-BED	45	48	\$462,591	\$564,723	22% ↑	50	54	8% ↑	\$366	\$448	22% ↑
3-BED	45	54	\$649,096	\$789,283	22% ↑	46	51	11% ↑	\$366	\$444	21% ↑
4-BED	22	25	\$1,003,859	\$1,096,508	9% ↑	166	75	55% ↓	\$351	\$416	18% ↑
5-BED	3	5	\$1,433,333	\$2,095,000	46% ↑	231	194	16% ↓	\$364	\$485	33% ↑

2021 PERDIDO KEY SALES

SINGLE FAMILY HOMES

SINGLE/MULTI-FAMILY						
ADDRESS	Beds/Baths	Apx. Sqft	Sales Price	DOM	Sold \$/Sqft	Waterfront
608 CLUBHOUSE TER	4/4	2,979	\$510,000	2	\$171	BEACH ACCESS
615 CLUBHOUSE TER	3/2	2,576	\$607,000	0	\$236	BEACH ACCESS
605 CLUBHOUSE TER	3/3.5	2,072	\$725,000	11	\$350	BEACH ACCESS
627 CLUBHOUSE TER	3/3.5	2,100	\$739,000	0	\$352	BEACH ACCESS
1259 PARASOL PL	3/3	2,070	\$775,000	3	\$374	BEACH ACCESS
7237 SHARP REEF	4/3	3,009	\$892,000	37	\$296	BEACH ACCESS
7247 SHARP REEF	5/3	4,717	\$960,000	57	\$204	BEACH ACCESS
1218 PARASOL PL	5/5.5	4,802	\$2,400,000	179	\$500	BEACH ACCESS
7293 CAPTAIN KIDD REEF	3/3.5	3,000	\$1,825,000	23	\$608	CANAL W/BEACH ACCESS
13404 GONGORA DR	4/2	1,896	\$719,000	3	\$379	CANAL
14350 SEMMES ST	3/2	1,328	\$320,000	35	\$241	NO ACCESS
13524 PERDIDO KEY DR	3/3	1,422	\$325,000	2	\$229	NO ACCESS
14020 WATERVIEW DR	3/2	1,736	\$329,000	65	\$190	NO ACCESS
14457 RIVER RD	3/2	1,602	\$355,000	56	\$222	NO ACCESS
13526 PERDIDO KEY DR	3/3	1,780	\$384,000	174	\$216	NO ACCESS
13974 HANGING BRANCH WAY	4/3.5	3,201	\$470,000	87	\$147	NO ACCESS
7959 DOUBLE GATE DR	4/3.5	3,201	\$510,000	20	\$159	NO ACCESS
13979 HANGING BRANCH WAY	4/3.5	2,990	\$515,000	117	\$172	NO ACCESS
936 NAUTILUS CT	3/3	1,975	\$619,000	32	\$313	NO ACCESS
841 SAILFISH CT	4/3.5	2,862	\$750,000	11	\$262	NO ACCESS
14150 RIVER RD	3/2	1,250	\$548,025	29	\$438	RIVER ACCESS
421 GULFVIEW LN	6/4	2,971	\$870,000	10	\$293	RIVER ACCESS
353 GULFVIEW LN	5/4.5	4,077	\$1,150,000	18	\$282	RIVER ACCESS
16698 PERDIDO KEY DR	5/5	2,785	\$1,500,000	102	\$539	RIVER ACCESS
16604 PERDIDO KEY DR - 1	4/4.5	2,875	\$950,000	251	\$330	RIVER ACCESS
16604 PERDIDO KEY DR - 2	4/4.5	2,875	\$915,000	191	\$318	RIVER ACCESS
16604 PERDIDO KEY DR - 3	4/4.5	2,875	\$1,000,000	281	\$348	RIVER ACCESS

TOWNHOME/DUPLEX						
7243 CAPTAIN KIDD REEF	2/2.5	1,700	\$650,000	10	\$382	CANAL W/BEACH ACCESS
7222 CAPTAIN KIDD REEF	3/2.5	1,566	\$625,000	6	\$399	CANAL W/BEACH ACCESS
7204 CAPTAIN KIDD REEF	3/2.5	2,214	\$877,000	3	\$396	CANAL W/BEACH ACCESS
7146 SHARP REEF - A3	2/2.5	1,160	\$352,500	2	\$304	CANAL
7196 SHARP REEF - 1	3/2.5	1,260	\$575,000	2	\$456	CANAL
16300 PERDIDO KEY DR - 15	2/2.5	1,372	\$285,000	39	\$208	RIVER ACCESS
13575 PERDIDO KEY DR - 304	2/2.5	1,100	\$209,000	3	\$190	NO ACCESS

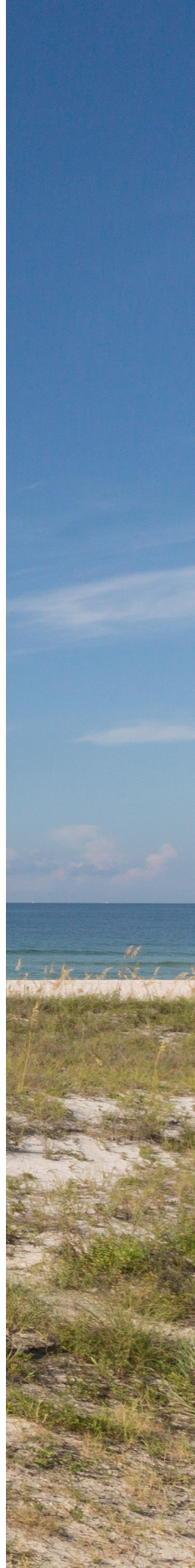
SINGLE FAMILY YEAR-OVER-YEAR

	2020	2021	% CHANGE
DAYS ON MARKET	77	66	↓ 14%
AVERAGE SALES PRICE	\$619,118	\$802,297	↑ 30%
AVERAGE PRICE/SQFT	\$241	\$302	↑ 25%
NUMBER OF SALES	20	27	↑ 35%

I INVITE YOUR CALL, TEXT OR EMAIL ANYTIME!

KATHY JUSTICE
850-712-4631
KATHY@PERDIDOGIRL.COM

All data provided by Pensacola Association of Realtors. MLS from 01/01/2021 - 12/31/2021 as input by Realtors. If your property is currently listed with another Realtor, this is not a solicitation.



2021 PERDIDO KEY SALES

GULF FRONT CONDOS

Unit #	BR/BA	Apx. Sqft	Sales Price	DOM	Sold \$/Sqft
BEACH COLONY					
E-4C	2/2	1,501	\$550,000	110	\$366
E-10C	2/2	1,501	\$550,000	92	\$366
T-3B	2/2	1,497	\$590,000	178	\$394
E-16C	2/2	1,497	\$595,000	26	\$397
T-14B	2/2	1,497	\$625,000	5	\$418
W-13B	2/2	1,540	\$630,000	4	\$409
W-1C	2/2	1,497	\$647,000	41	\$432
T-2B	2/2	1,494	\$675,000	4	\$452
T-1C	3/3	1,683	\$621,000	156	\$369
W-17B	3/3	1,680	\$670,000	10	\$399
E-2D	3/3	1,750	\$675,000	13	\$386
E-3B	3/3	1,680	\$699,900	3	\$417
E-2D	3/3	1,750	\$768,500	50	\$439
T-14D	3/3	1,750	\$789,000	81	\$451
E-8B	3/3	1,683	\$790,000	5	\$469
T-14A	3/3	1,756	\$675,000	0	\$384
E-14A	3/3	1,752	\$679,000	3	\$388
1-11A	3/3	1,738	\$700,000	31	\$403
T-15A	3/3	1,756	\$725,000	3	\$413
T-2A	3/3	1,756	\$725,000	6	\$413
T-15C	3/3	1,680	\$735,000	11	\$438
W8D	3/3	1,738	\$735,000	0	\$423
T-15D	3/3	1,756	\$759,000	5	\$432
W-7A	3/3	1,750	\$779,000	1	\$445
W-8D	3/3	1,928	\$800,000	6	\$415
W-PH1-A	3/3	1,928	\$826,000	64	\$428
TSH2-A	4/4.5	2,998	\$1,075,000	49	\$359

CAPRI

301	4/4.5	3,174	\$1,205,000	70	\$380
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GULF SIDE VILLA

1-C	1/1	832	\$298,200	135	\$358
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GULF FRONT YEAR-OVER-YEAR

	2020	2021	% CHANGE
DAYS ON MARKET	74	44	↓ 40%
AVERAGE SALES PRICE	\$640,491	\$734,069	↑ 15%
AVERAGE PRICE/SQFT	\$366	\$439	↑ 20%
NUMBER OF SALES	125	177	↑ 42%

Unit #	BR/BA	Apx. Sqft	Sales Price	DOM	Sold \$/Sqft
INDIGO					
1704E	2/2	1,381	\$720,000	97	\$521
804E	2/2	1,381	\$736,000	15	\$533
1403E	2/2.5	1,314	\$716,000	7	\$545
503E	2/2.5	1,314	\$720,000	0	\$548
2003E	2/2.5	1,314	\$725,000	1	\$552
1203E	2/2.5	1,314	\$750,000	12	\$571
1503W	3/3	1,768	\$789,900	129	\$447
1802E	3/3	1,768	\$822,500	196	\$465
302E	3/3	1,768	\$850,000	12	\$481
2005E	3/3	1,768	\$855,000	36	\$484
1702E	3/3	1,768	\$889,000	0	\$503
2002E/ Cabana #6	3/3	1,768	\$959,000	50	\$542
604W	3/3.5	2,006	\$840,000	45	\$419
2004W	3/3.5	2,006	\$920,000	5	\$459
904W	3/3.5	2,006	\$939,000	0	\$468
1504W	4/4	2,006	\$865,000	436	\$431
706 E	4/4	2,004	\$900,000	722	\$449
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
1101W	4/4	2,005	\$975,000	0	\$486
1104W	4/4	2,006	\$975,000	18	\$487
LA BELLE MAISON					
301	4/4.5	2,520	\$875,000	91	\$347
102	4/4.5	2,520	\$965,000	7	\$383
LA RIVA					
EAST 7E	4/4.5	2,942	\$1,125,000	2	\$382
WEST 3W	4/4.5	2,942	\$1,200,000	0	\$408
WEST 7E	4/4.5	3,186	\$1,581,200	2	\$496
CENTER PH8	4/4.5	4,313	\$1,850,000	0	\$429
16A & 16B Center Tower	5/5.5	7,250	\$2,650,000	612	\$366
LA PLAYA					
202	3/3.5	2,035	\$870,000	1	\$428
801	3/3.5	2,267	\$955,000	3	\$421
501	3/3.5	2,267	\$1,200,000	1	\$529
203	4/4.5	2,822	\$1,300,000	0	\$461
MEDITERRANEAN					
601E	4/4.5	3,383	\$1,138,000	4	\$336
902E	4/4.5	3,383	\$1,350,000	23	\$399
301E	4/4.5	3,383	\$1,450,000	17	\$429
MIRABELLA					
1202	4/4	2,000	\$849,000	27	\$425
1001	4/4	2,265	\$949,500	4	\$419

Unit #	BR/BA	Apx. Sqft	Sales Price	DOM	Sold \$/Sqft
OCEAN BREEZE					
E302	2/2	960	\$335,000	5	\$346
E202	2/2	960	\$455,000	42	\$474
E104	3/2	1,344	\$510,000	46	\$379
E604	3/2	1,344	\$520,000	251	\$387
W104	2/2	968	\$415,000	9	\$432
W502	2/2	968	\$450,000	12	\$465
W802	2/2	968	\$477,500	3	\$493
W604	2/2	968	\$494,900	12	\$511
W706	3/2	1,344	\$420,000	168	\$313

PALACIO					
803	2/2	1,310	\$549,000	5	\$419
303	2/2	1,310	\$569,000	2	\$433
703	2/2	1,310	\$600,000	3	\$458
1002	2/2	1,438	\$650,000	30	\$452
1605	3/2	1,574	\$676,000	37	\$429
1705	3/2	1,574	\$700,000	52	\$445
504	3/3	1,683	\$649,000	0	\$386
206	3/3	1,935	\$665,000	105	\$344
304	3/3	1,683	\$705,000	5	\$419
404	3/3	1,683	\$715,000	31	\$425
406	3/3	1,935	\$749,000	52	\$387
PH1	4/5.5	3,431	\$1,125,000	358	\$328

PERDIDO SKYE					
24	1/1	675	\$335,000	3	\$496
52	1/1	675	\$347,000	64	\$514
75	1/1	675	\$350,000	7	\$519
25	1/1	675	\$350,000	1	\$519
63	1/1	675	\$360,000	2	\$533
45	1/1	675	\$277,500	202	\$411

PERDIDO SUN					
702	1/1.5	832	\$250,000	160	\$300
212	1/1.5	832	\$250,000	161	\$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
806	1/1.5	832	\$330,000	56	\$397

SAN PERDIDO					
3W	4/4.5	2,469	\$825,000	0	\$334

SANDY KEY					
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
136	2/2	1,204	\$509,000	41	\$423
622	2/2	1,219	\$509,000	0	\$418

Unit #	BR/BA	Apx. Sqft	Sales Price	DOM	Sold \$/Sqft
SANDY KEY					
812	2/2	1,204	\$540,000	4	\$449
816	2/2	1,204	\$550,000	3	\$457
324	2/2	1,219	\$550,000	123	\$451
335	2/2	1,204	\$552,500	3	\$459
433	2/2	1,219	\$555,000	14	\$455
232	2/2	1,204	\$555,000	60	\$461
513	2/2	1,204	\$559,000	1	\$464
438	3/2	1,495	\$579,000	7	\$387
818	3/2	1,495	\$579,000	0	\$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

SOLANA SHORES					
5	2/2.5	1,565	\$359,900	0	\$230

SPANISH KEY					
604	3/3	1,606	\$685,000	0	\$427
403	3/3	1,606	\$737,000	37	\$459
407	3/3	1,606	\$742,500	52	\$462

THE MARSEILLES					
601E	4/4.5	2,414	\$900,000	12	\$373

THE PALMS OF PERDIDO					
202	3/3	1,755	\$730,000	6	\$416
1101	5/5	3,941	\$1,525,000	3	\$387
1102	5/5	3,941	\$1,975,000	0	\$501

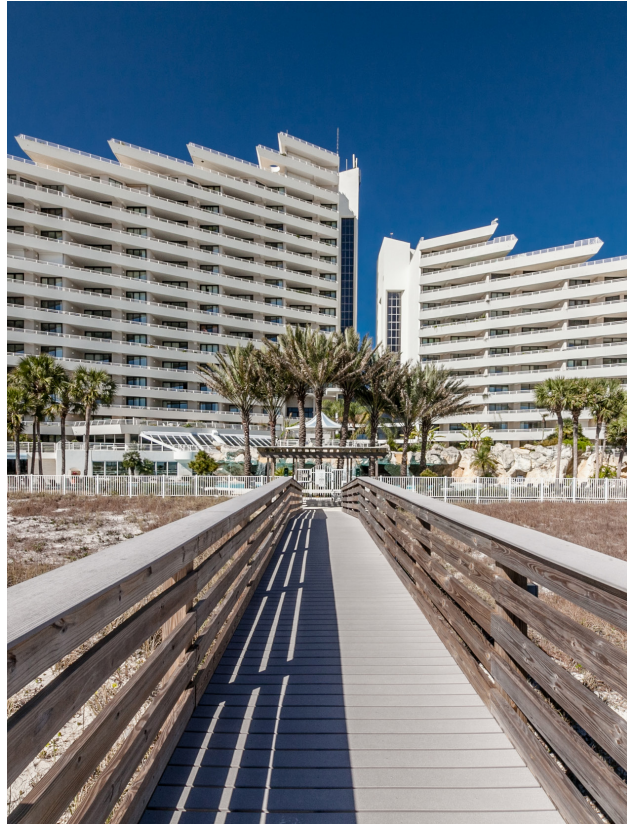
VISTA DEL MAR					
607	3/3.5	2,041	\$1,175,000	60	\$576
202	3/3.5	2,041	\$1,225,000	67	\$600
304	3/3.5	1,966	\$1,275,000	1	\$649
602	3/3.5	2,041	\$1,295,000	0	\$634
802	3/3.5	2,041	\$1,425,000	11	\$698
908	5/5.5	2,865	\$1,925,000	177	\$672

WINDEMERE					
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
503	2/2	1,170	\$580,000	12	\$496
1505	2/2	1,170	\$599,000	6	\$512
702	2/2	1,215	\$625,000	0	\$514
1302	2/2	1,215	\$660,000	10	\$543
1005	2/2	1,170	\$699,000	0	\$597
1008	4/4	2,501	\$1,100,000	0	\$440

2021 PERDIDO KEY SALES

BEACH FRONT CONDOS WITH BOATING

Unit #	BR/BA	Apx. Sqft	Sales Price	DOM	Sold \$/Sqft
BEACH & YACHT CLUB					
203A	3/3	1,710	\$675,000	103	\$395
403 & 404B	4/4.5	3,328	\$1,075,000	319	\$323
EDEN					
W1001	2/2	1,417	\$515,000	82	\$363
E401	2/2	1,207	\$525,000	24	\$435
W205	2/2	1,357	\$595,000	7	\$438
W1101	2/2	1,417	\$649,900	22	\$459
B303	2/2	1,374	\$650,000	6	\$473
MOLOKAI VILLAS					
B7	3/2	1,204	\$520,000	15	\$432
NEEDLE RUSH POINT					
D31	2/2	1,149	\$530,000	2	\$461
B12	2/2	1,149	\$550,000	34	\$479
PERDIDO TOWERS					
307	2/2.5	1,308	\$580,000	0	\$443
104	3/1.5	1,669	\$550,000	4	\$330
RIVIERA DUNES					
403	3/3	1,767	\$615,000	128	\$348
502	3/3	1,672	\$625,000	12	\$374
SEAFARER					
308	2/2	1,260	\$560,000	6	\$444
SEASPRAY					
923	2/2	1,286	\$510,000	11	\$397
723	2/2	1,286	\$630,100	25	\$490
622	3/2	1,362	\$680,000	84	\$499
422	3/2	1,518	\$700,000	7	\$461
824	3/2	1,645	\$725,000	11	\$441
821	3/3	1,522	\$750,000	5	\$493
321	3/3	1,522	\$751,000	1	\$493
SHIPWATCH SURF & YACHT CLUB					
A303	2/2	1,184	\$504,000	3	\$426
D401	2/2	1,184	\$515,000	0	\$435
D301	2/2	1,184	\$619,000	3	\$523
D804	3/2	1,364	\$600,000	0	\$440
C301	4/3	1,988	\$909,000	41	\$457
WINDWARD					
804	2/2	1,267	\$465,000	3	\$367



Kathy Justice
PERDIDO LIFE.COM

Better Homes and Gardens
REAL ESTATE

MAIN STREET PROPERTIES

KATHY JUSTICE
850-712-4631
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2021 PERDIDO KEY SALES

INTRACOASTAL - RIVERFRONT CONDOS

Unit #	BR/BA	Apx. Sqft	Sales Price	DOM	Sold \$/Sqft
FLORENCIA					
107	3/3	1,935	\$480,000	163	\$248
407	3/3	1,938	\$530,000	5	\$273
104	3/3	1,848	\$550,000	8	\$298
106	3/3.5	1,839	\$455,000	222	\$247
103	3/3.5	1,839	\$535,000	3	\$291
108	4/3.5	2,419	\$569,000	8	\$235
902	4/3.5	3,712	\$1,330,000	141	\$358
HOLIDAY HARBOR					
115 A	2/2	1,196	\$205,000	7	\$171
315 A	2/2	1,196	\$270,000	0	\$226
232 C	2/2	1,066	\$270,000	32	\$253
321 B	2/2	1,066	\$277,500	35	\$260
212 A	3/3	1,443	\$270,000	4	\$187
211 A	3/2	1,443	\$300,000	76	\$208
LA SERENA					
202	3/3	1,792	\$640,000	39	\$357
101	4/3.5	2,371	\$760,000	6	\$321
MOLOKAI VILLAS					
1A	2/2	900	\$349,000	6	\$388
7B	2/2	900	\$415,000	9	\$461
NEEDLE RUSH POINT					
G-23	2/2	1,149	\$450,000	94	\$392
OLD RIVER LANDING					
9	2/2	1,180	\$460,000	4	\$390
PESCADOR LANDING					
1-B	1/1	900	\$320,000	20	\$356

Unit #	BR/BA	Apx. Sqft	Sales Price	DOM	Sold \$/Sqft
SAILMAKERS PLACE					
206	3/3	1,550	\$359,900	252	\$240
306	3/3	1,550	\$380,000	74	\$245
SHIPWATCH SURF & YACHT CLUB					
E702	2/2	1,116	\$485,000	0	\$435
E505	3/2	1,548	\$625,000	30	\$404
SUNDOWN					
D33	1/1	684	\$260,000	5	\$380
B25	2/2	1,076	\$380,000	1	\$353

INTRACOASTAL-RIVERFRONT YEAR-OVER-YEAR

	2020	2021	% CHANGE
DAYS ON MARKET	100	52	48%
AVERAGE SALES PRICE	\$443,895	\$484,438	9%
AVERAGE PRICE/SQFT	\$278	\$301	8%
NUMBER OF SALES	38	25	34%



BANANA BAY							
Residence	Beds	Baths	Half Baths	Approx. Sqft	Sales Price	DOM	Sold \$/Sqft
13932 PLAYA WAY	3	2	1	2,296	\$550,000	137	\$240
6046 VALHALLA AVE	3	3	0	1,900	\$370,000	0	\$195
6050 VALHALLA AVE	3	3	0	2,500	\$450,000	47	\$180
6070 VALHALLA AVE	3	3	1	2,478	\$333,600	449	\$135
6079 VALHALLA AVE	2	2	1	1,884	\$382,500	5	\$203
6080 ELYSIAN AVE	3	3	1	1,936	\$380,000	22	\$196

Thinking of Selling?
I appreciate the opportunity to serve you!

2021 PERDIDO KEY SALES

LOST KEY GOLF AND BEACH CLUB

Address	BR/BA	Apx. Sqft	Sales Price	DOM	Sold \$/Sqft	Address	BR/BA	Apx. Sqft	Sales Price	DOM	Sold \$/Sqft
LOST KEY TOWNHOMES						LOST KEY TOWNHOMES					
14234 BEACH HEATHER CT	2/2.5	1,500	\$479,000	0	\$319	6522 CARLINGA DR	4/4	2,148	\$650,000	12	\$303
14238 BEACH HEATHER CT	2/2.5	1,500	\$478,000	25	\$319	6524 CARLINGA DR	4/4	2,148	\$650,000	138	\$303
14258 BEACH HEATHER CT	2/2.5	1,500	\$480,000	28	\$320	6526 CARLINGA DR	4/4	2,148	\$505,900	7	\$236
14266 BEACH HEATHER CT	2/2.5	1,506	\$460,000	41	\$305	6526 CARLINGA DR	4/4	2,148	\$605,000	23	\$282
14282 BEACH HEATHER CT	2/2.5	1,500	\$466,000	25	\$311	6536 CARLINGA DR	4/4	2,148	\$540,000	0	\$251
14294 BEACH HEATHER CT	2/2.5	1,500	\$465,000	29	\$310	6558 CARLINGA DR	4/4	2,170	\$700,000	29	\$323
14306 BEACH HEATHER CT	2/2.5	1,500	\$480,000	128	\$320	6562 CARLINGA DR	4/4	2,170	\$530,000	0	\$244
14318 BEACH HEATHER CT	2/2.5	1,506	\$480,000	3	\$319	6566 CARLINGA DR	4/4	2,148	\$525,000	6	\$244
14342 BEACH HEATHER CT	2/2.5	1,500	\$472,000	5	\$315	6583 CARLINGA DR	4/4	2,170	\$668,900	1	\$308
14201 BEACH HEATHER CT	3/2.5	1,651	\$589,000	62	\$357	6585 CARLINGA DR	4/4	2,148	\$649,900	40	\$303
14229 BEACH HEATHER CT	3/2.5	1,651	\$599,000	0	\$363	6589 CARLINGA DR	4/4	2,128	\$575,000	2	\$270
14233 BEACH HEATHER CT	3/2.5	1,651	\$589,000	16	\$357	6599 CARLINGA DR	4/4	2,148	\$650,000	0	\$303
14237 BEACH HEATHER CT	3/2.5	1,651	\$520,000	0	\$315	6610 CARLINGA DR	4/4	2,148	\$657,500	3	\$306
14253 BEACH HEATHER CT	3/2.5	1,651	\$600,000	4	\$363	6613 CARLINGA DR	4/4	2,148	\$605,000	5	\$282
14257 BEACH HEATHER CT	3/2.5	1,651	\$433,000	3	\$262	6631 CARLINGA DR	4/4	2,148	\$680,000	2	\$317
14265 BEACH HEATHER CT	3/2.5	1,651	\$562,500	22	\$341	6633 CARLINGA DR	4/4	2,148	\$640,000	2	\$298
14281 BEACH HEATHER CT	3/2.5	1,651	\$569,000	11	\$345	6644 CARLINGA DR	4/4	2,170	\$660,000	31	\$304
14289 BEACH HEATHER CT	3/2.5	1,690	\$605,000	26	\$358	14500 SALT MEADOW DR	2/2.5	1,500	\$450,000	3	\$300
14341 BEACH HEATHER CT	3/2.5	1,651	\$490,000	13	\$297	14528 SALT MEADOW DR	2/2.5	1,500	\$365,000	32	\$243
14369 BEACH HEATHER CT	3/2.5	1,651	\$490,970	18	\$297	14558 SALT MEADOW DR	2/2.5	1,500	\$450,000	33	\$300
14402 BEACH HEATHER CT	3/2.5	1,651	\$443,440	171	\$269	14592 SALT MEADOW DR	2/2.5	1,500	\$424,000	0	\$283
14422 BEACH HEATHER CT	3/2.5	1,651	\$527,500	0	\$320	14612 SALT MEADOW DR	2/2.5	1,500	\$440,000	13	\$293
14426 BEACH HEATHER CT	3/2.5	1,651	\$486,170	2	\$294	14624 SALT MEADOW DR	2/2.5	1,500	\$455,000	8	\$303
14430 BEACH HEATHER CT	3/2.5	1,651	\$497,000	1	\$301	14628 SALT MEADOW DR	2/2.5	1,506	\$462,500	3	\$307
14346 CORDGRASS LN	4/4	2,170	\$561,500	2	\$259	14445 SALT MEADOW DR	3/2.5	1,651	\$500,000	0	\$303
14348 CORDGRASS LN	4/4	2,170	\$558,000	1	\$257	14445 SALT MEADOW DR	3/2.5	1,651	\$500,000	0	\$303
14350 CORDGRASS LN	4/4	2,170	\$513,300	0	\$237	14473 SALT MEADOW DR	3/2.5	1,690	\$425,000	5	\$251
14351 CORDGRASS LN	4/4	2,170	\$674,416	16	\$311	14473 SALT MEADOW DR	3/2.5	1,651	\$523,000	0	\$317
14352 CORDGRASS LN	4/4	2,170	\$516,300	61	\$238	14477 SALT MEADOW DR	3/2.5	1,651	\$449,900	0	\$273
14353 CORDGRASS LN	4/4	2,170	\$526,300	92	\$243	14481 SALT MEADOW DR	3/2.5	1,651	\$421,000	15	\$255
14354 CORDGRASS LN	4/4	2,170	\$500,800	10	\$231	14497 SALT MEADOW DR	3/2.5	1,651	\$471,000	24	\$285
14355 CORDGRASS LN	4/4	2,170	\$526,300	92	\$243	14509 SALT MEADOW DR	3/2.5	1,651	\$508,000	1	\$308
14356 CORDGRASS LN	4/4	2,170	\$506,300	153	\$233	14525 SALT MEADOW DR	3/2.5	1,651	\$415,000	233	\$251
14357 CORDGRASS LN	4/4	2,170	\$510,800	24	\$235	14541 SALT MEADOW DR	3/2.5	1,634	\$415,000	13	\$254
14359 CORDGRASS LN	4/4	2,170	\$513,300	42	\$237	14557 SALT MEADOW DR	3/2.5	1,651	\$438,000	102	\$265
14365 CORDGRASS LN	4/4	2,170	\$495,900	0	\$229	14569 SALT MEADOW DR	3/2.5	1,651	\$541,000	0	\$328
14370 CORDGRASS LN	4/4	2,170	\$655,000	38	\$302	14573 SALT MEADOW DR	3/2.5	1,651	\$560,000	12	\$339
14399 CORDGRASS LN	4/4	2,170	\$652,190	47	\$301	14601 SALT MEADOW DR	3/2.5	1,634	\$422,800	7	\$259
						14613 SALT MEADOW DR	3/2.5	1,690	\$549,000	6	\$325



2021 PERDIDO KEY SALES

LOST KEY GOLF AND BEACH CLUB

Unit #	BR/BA	Apx. Sqft	Sales Price	DOM	Sold \$/Sqft	Unit #	BR/BA	Apx. Sqft	Sales Price	DOM	Sold \$/Sqft
LA SALBADORA (SITE 18)						SANTO AMARO (SITE 18)					
202C	2/2	1,624	\$354,900	118	\$219	404B	2/2	1,624	\$364,000	77	\$224
902C	2/2	1,624	\$374,000	20	\$230	804B	2/2	1,624	\$379,000	37	\$233
402C	2/2	1,624	\$399,999	46	\$246	604B	2/2	1,624	\$400,000	43	\$246
404C	2/2	1,624	\$405,000	0	\$249	302B	2/2	1,624	\$406,000	21	\$250
904C	2/2	1,624	\$425,400	20	\$262	602B	2/2	1,624	\$418,000	18	\$257
305C	3/2	1,739	\$375,000	69	\$216	904B	2/2	1,624	\$425,000	41	\$262
805C	3/2	1,739	\$389,000	62	\$224	704B	2/2	1,624	\$425,000	32	\$262
401C	3/2	1,739	\$395,000	20	\$227	503B	3/2	1,742	\$420,000	11	\$241
1005C	3/2	1,739	\$435,000	155	\$250	705B	3/2	1,739	\$350,000	371	\$201
901C	3/2	1,739	\$505,000	10	\$290	703B	3/2	1,742	\$355,900	140	\$204
601C	3/2	1,739	\$399,000	17	\$229	203B	3/2	1,742	\$380,000	39	\$218
SAN ANDRES (SITE 18)						SAN ANTON (SITE 18)					
202A	2/2	1,624	\$364,500	5	\$224	305D	2/2	1,485	\$339,900	107	\$229
504A	2/2	1,624	\$389,000	0	\$240	402D	2/2	1,485	\$392,900	111	\$265
302A	2/2	1,624	\$415,000	98	\$256	702D	2/2	1,485	\$395,000	25	\$266
805A	3/2	1,739	\$517,500	3	\$298	1002D	2/2	1,485	\$450,000	0	\$303
						805D	2/2	1,485	\$370,000	138	\$249
						605D	2/2	1,485	\$378,000	11	\$255
						802D	2/2	1,485	\$380,000	0	\$256
						404D	3/2	1,773	\$365,000	256	\$206
						1001D	3/2	1,573	\$450,000	727	\$286
						604D	3/2	1,573	\$365,000	40	\$232
						504D	3/2	1,742	\$385,000	0	\$221
						501D	3/2	1,572	\$390,000	0	\$248
						903D	3/2	1,742	\$402,000	2	\$231
						601D	3/2	1,572	\$425,000	8	\$270
						506D	3/2	1,572	\$426,000	31	\$271
						804D	3/2	1,572	\$440,000	0	\$280
						803D	3/2	1,573	\$375,000	36	\$238
						904D	3/2	1,573	\$405,000	0	\$257
						703D	3/2	1,573	\$440,000	2	\$280
						1006D	3/2	1,572	\$465,000	9	\$296



LOST KEY GOLF & BEACH CLUB YEAR-OVER-YEAR

	2020	2021	% CHANGE
DAYS ON MARKET	76	40	47%
AVERAGE SALES PRICE	\$393,408	\$483,729	23%
AVERAGE PRICE/SQFT	\$222	\$277	25%
NUMBER OF SALES	77	124	61%



Would you like to know your property value?
 Contact me for a professional opinion.
 KATHY@PERDIDOGIRL.COM | 850-712-4631

All data provided by Pensacola Association of Realtors. MLS from 01/01/2021 - 12/31/2021 as input by Realtors. Kathy Justice | Licensed Real Estate Professional If your property is currently listed with another Realtor, this is not a solicitation.