

WE ARE PERDIDO KEY

OVER 18 YEARS OF COASTAL
REAL ESTATE EXPERIENCE



Kathy Justice
LICENSED REAL ESTATE PROFESSIONAL



REAL ESTATE REPORT

PERDIDO KEY 2017



GULF-FRONT CONDOS

SALES PRICE INCREASED

UP 8% FROM \$484,933 2016
TO \$527,941 2017

GULF-FRONT CONDOS

TOTAL UNITS SOLD

UP 9% FROM 129 2016
TO 142 2017

SINGLE FAMILY HOMES

	Days on Market	AVG Sales Price	Cost /sqft
2016	226	\$490,761	\$177.89
2017	137	\$478,276	\$166.34

GULF-FRONT CONDOS

TOTAL UNITS SOLD

	2016	2017
1 Bedroom	7	18
2 Bedroom	55	50
3 Bedroom	41	38
4 Bedroom	21	26
5 Bedroom	3	7



Avg. Price/Sqft 2016 \$291 2017 \$305

** ALL DATA DOES NOT INCLUDE VISTA DEL MAR NEW CONSTRUCTION.

**FIND YOUR
Perdido Key
HOME**

www.PerdidoLife.com



Kathy Justice

LICENSED REAL ESTATE PROFESSIONAL



MAIN STREET
PROPERTIES



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Community

PERDIDO KEY NEWS

2017 MARKED ANOTHER YEAR OF UPWARD TRENDING REAL ESTATE PRICES AND DECREASING INVENTORY IN PERDIDO KEY.

Overall, condominium prices were up 8% with 4BR Gulf-front condos leading the way at a 10% increase in average price. Single-family home sales remained about the same, yet we saw the landscape of Perdido Key change with multiple new construction homes, the addition of over 70 new Resort Villas by WCI in Lost Key Golf & Beach Club and the long-awaited completion of Vista del Mar Condominium. I expect 2018 real estate trends to be similar to 2017 with a continued Seller's Market and limited new construction offerings which include a new redesign of The Meridian (between Mirabella and La Riva) to be released in March with new prices starting in the \$800K's.

If you are thinking of selling, it is important to choose a Realtor who understands shifting market trends and works with appraisers to ensure the highest values for their customers. My knowledge and experience saved my customers tens of thousands of dollars last year and in some cases much more.

I love sharing the Perdido Life!
I welcome your call, text or email anytime.

A stylized, handwritten signature in blue ink, likely belonging to the author of the article.

FLORIDA-ALABAMA TPO PEDESTRIAN/BICYCLE PLAN

Design is underway for a long-awaited and much needed Pedestrian/Bicycle Path from the Flora-Bama to the Theo Baars Intracoastal Waterway Bridge. This multi-use path would finally allow safe walking, running and cycling on Perdido Key Drive in addition to the already existing path on River Road. The first draft of the design will be released in April 2018 with the final plan design draft to be released in June of 2018. The Florida-Alabama TPO (Transportation Planning Organization) is hosting community workshops to gather input from locals.



For more details, visit:
www.wfrpc.org/movesafeemeraldcoast

2017 SPOTLIGHT ON PERDIDO KEY

Vista del Mar is the first new Gulf-front condominium completed in over 10 years.

Lost Key Golf and Beach Club sold 72 Resort Villas (2,3 and 4BR townhome / duplex-style villas).

WCI completes their long-awaited Beach Club offering Lost Key residents and guests access to the Gulf of Mexico with beachfront swimming pool, restaurant and full beach service.

Sacred Heart Hospital opens a new 28,000sf Medical Park offering outpatient and walk-in care, full-service laboratories and diagnostic imaging.

OWA officially opened in July 2017 - the 14-acre amusement park located in Foley, AL currently has 21 rides, 44,000 sf of restaurants and shopping and has much more planned for its 520 acres including water park, RV park and 90,000 sf indoor events center. Just one more fun thing to do in the Perdido Key area!

The Flora-Bama is named one of the Top 20 Beach Bars in the World by Coastal Living Magazine.

Perdido Key was named Wildlife Destination of the Year by the international publication, Luxury Travel Guide.

Perdido Key *Living*

WWW.PERDIDOLIFE.COM

Perdido Key's Ultimate Property Search Website



"Kathy is without question the leading agent on the beach in Perdido Key. She is honest, straight-forward & effective. She is a real pro who cares about her clients!"

-T. Geldermen



PERDIDOLIFE.COM

Kathy Justice

LICENSED REAL ESTATE PROFESSIONAL

Knowledge. Passion. Integrity.



IN PERDIDO KEY

PERDIDO KEY
2017
ANNUAL MARKET
SUMMARY

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Gulf Front Condos

UNIT	SOLD PRICE	BEDS	SQFT	PR/SQFT	DATE SOLD
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ATLANTIS					
7W	\$625,000	4	2615	\$239.01	9/27/17
1W	\$627,500	4	2615	\$239.96	5/24/17
3 EAST	\$685,000	4	2615	\$261.95	5/24/17
5E	\$760,000	4	2615	\$290.63	11/16/17
BEACH & YACHT CLUB					
501A	\$395,000	2	1378	\$286.65	12/1/17
1003A	\$580,000	3	1720	\$337.21	9/18/17
1003B	\$600,000	3	1721	\$348.63	10/17/17
BEACH COLONY					
1B	\$405,000	2	1497	\$270.54	1/25/17
T-10B	\$450,000	2	1497	\$300.60	8/31/17
T-PH18B	\$450,000	2	1497	\$300.60	12/22/17
T-B7	\$450,000	2	1497	\$300.60	5/31/17
E8C	\$472,000	2	1497	\$315.30	10/25/17
1-12B	\$480,000	2	1497	\$320.64	11/8/17
E-2B	\$508,000	3	1680	\$302.38	1/31/17
T10C	\$515,000	3	1676	\$307.28	9/7/17
T1A	\$520,000	3	1750	\$297.14	6/29/17
E3A	\$522,500	3	1750	\$298.57	10/26/17
E7A	\$524,000	3	1752	\$299.09	6/29/17
E8A	\$525,000	3	1750	\$300.00	8/11/17
E-7D	\$528,000	3	1752	\$301.37	6/9/17
E14D	\$528,500	3	1750	\$302.00	11/29/17
T5A	\$530,000	3	1750	\$302.86	9/15/17
EPH2B	\$540,000	3	1683	\$320.86	10/25/17
W11D	\$549,000	3	1738	\$315.88	11/30/17
E-9B	\$550,000	3	1680	\$327.38	8/25/17
PHIA	\$580,000	3	1928	\$300.83	1/23/17
CAPRI					
301	\$1,075,000	4	3174	\$338.69	5/12/17
402	\$1,200,000	4	3174	\$378.07	12/19/17
CLUB CABANA					
101	\$481,000	4	2330	\$206.44	9/8/17
EDEN					
W407	\$400,000	2	1374	\$291.12	12/27/17
306W	\$420,000	2	1374	\$305.68	5/15/17
W105	\$450,000	2	1357	\$331.61	3/31/17
W603	\$520,000	2	1374	\$378.46	6/29/17
W102	\$550,000	2	1374	\$400.29	10/27/17
GULF SIDE VILLAS					
1A	\$214,000	1	832	\$257.21	1/13/17

INDIGO					
1203-E	\$460,000	2	1314	\$350.08	3/13/17
403 E	\$480,000	2	1314	\$365.30	4/12/17
1203-E	\$498,000	2	1314	\$379.00	11/17/17
1403E	\$515,000	2	1314	\$391.93	10/27/17
1105E	\$615,000	3	1975	\$311.39	7/24/17
1702W	\$620,000	3	1768	\$350.68	6/30/17
1402W	\$630,000	3	1768	\$356.33	7/3/17
1602E	\$635,000	3	1768	\$359.16	9/15/17
502E	\$655,000	3	1768	\$370.48	12/12/17
504W	\$694,500	3	2005	\$346.38	7/12/17
2004W	\$695,000	3	2006	\$346.46	9/15/17
406E	\$750,000	4	2004	\$374.25	6/29/17
LA BELLE MAISON					
A-401	\$796,000	4	2520	\$315.87	5/12/17
LA RIVA					
EAST 2W	\$909,000	4	3186	\$285.31	6/13/17
WEST 8W	\$910,000	4	2942	\$309.31	10/5/17
WEST 3E	\$915,000	4	3186	\$287.19	8/3/17
E3E	\$1,000,000	4	2942	\$339.90	5/12/17
PH 1501E	\$1,950,000	5	4878	\$399.75	10/20/17
LANDS END					
601	\$475,000.00	3	1890	\$251.32	8/28/17
701	\$515,000.00	3	1890	\$272.49	7/31/17
LA PLAYA					
202	\$477,750.00	3	2035	\$234.77	12/13/17
1202	\$625,000.00	3	2035	\$307.13	12/11/17
MARINER					
A-110	\$160,000	1	531	\$301.32	4/4/17
A-308	\$169,000	1	531	\$318.27	5/1/17
C-306	\$269,000	2	1079	\$249.30	1/17/17
B-212	\$292,500	2	1117	\$261.86	1/18/17
MEDITERRANEAN					
1101E	\$1,000,000	4	3383	\$295.60	5/25/17
MIRABELLA					
1602	\$642,000	4	2000	\$321.00	3/22/17
702	\$689,000	4	2001	\$344.33	9/21/17
1601	\$747,500	4	2265	\$330.02	2/3/17
MOLOKAI VILLAS					
B7	\$360,000	2	1209	\$297.77	11/7/17
NEEDLE RUSH POINT					
F32	\$211,000	1	896	\$235.49	1/31/17
OCEAN BREEZE					
303W	\$275,000.00	2	968	\$284.09	5/30/17
204W	\$288,000.00	2	968	\$297.52	11/6/17
703	\$290,000.00	2	960	\$302.08	12/5/17
401W	\$360,000.00	3	1548	\$232.56	8/29/17
206W	\$375,000.00	3	1344	\$279.02	5/19/17
PALACIO					
904	\$470,000	3	1683	\$279.26	7/18/17
304	\$475,000	3	1683	\$282.23	3/31/17
106	\$499,000	3	1935	\$257.88	4/19/17
801	\$525,000	3	1935	\$271.32	1/20/17
201	\$525,000	3	1935	\$271.32	3/10/17
806	\$525,000	3	1935	\$271.32	10/13/17
1903	\$950,000	4	3587	\$264.85	10/26/17

All data provided by Pensacola Association of Realtors MLS
from 1/1/17 through 12/31/17 as input by Realtors.

PERDIDO SKY					
G-3	\$200,000	1	704	\$284.09	6/23/17
#12	\$223,000	1	675	\$330.37	5/23/17
33	\$225,000	1	675	\$333.33	9/25/17
PERDIDO SUN					
114	\$216,000	1	832	\$259.62	3/3/17
304	\$220,000	1	832	\$264.42	2/6/17
206	\$226,000	1	842	\$268.41	9/6/17
614	\$227,500	1	832	\$273.44	5/19/17
802	\$232,900	1	832	\$279.93	5/4/17
606	\$235,000	1	832	\$282.45	6/8/17
1102	\$236,000	1	820	\$287.80	4/18/17
714	\$239,000	1	832	\$287.26	6/13/17
214	\$255,000	1	832	\$306.49	8/11/17
808	\$349,000	2	1128	\$309.40	1/3/17
PERDIDO TOWERS					
302	\$350,000	2	1254	\$279.11	6/5/17
SAN PERDIDO					
1-E	\$650,000	4	2505	\$259.48	2/2/17
4-W	\$777,000	4	2469	\$314.70	8/14/17
4-E	\$779,000	4	2505	\$310.98	10/31/17
SANDY KEY					
116	\$330,000	2	1219	\$270.71	7/6/17
434	\$345,000	2	1213	\$284.42	8/3/17
437	\$347,500	2	1219	\$285.07	4/24/17
226	\$348,500	2	1219	\$285.89	6/30/17
827	\$350,000	2	1219	\$287.12	3/24/17
226	\$351,500	2	1219	\$288.35	2/28/17
813	\$353,000	2	1219	\$289.58	1/19/17
323	\$355,000	2	1219	\$291.22	10/26/17
825	\$357,000	2	1219	\$292.86	3/22/17
628	\$380,000	3	1495	\$254.18	5/22/17
616	\$385,500	2	1219	\$316.24	9/27/17
731	\$395,000	3	1495	\$264.21	9/20/17
513	\$405,000	2	1204	\$336.38	12/20/17
326	\$415,000	2	1219	\$340.44	10/12/17
711	\$419,000	3	1495	\$280.27	5/15/17
SEA WATCH					
8E	\$815,000	4	2741	\$297.34	7/28/17
SEASPRAY					
223	\$380,000	2	1325	\$286.79	1/10/17
503	\$395,000	2	1239	\$318.81	6/14/17
923	\$407,500	2	1286	\$316.87	8/14/17
623E	\$410,000	2	1286	\$318.82	11/10/17
722-E	\$482,500	3	1362	\$354.26	11/30/17
425	\$500,000	3	1522	\$328.52	6/14/17
SHIPWATCH SURF & YACHT CLUB					
D502	\$375,000	2	1184	\$316.72	9/18/17
D201	\$395,000	2	1184	\$333.61	7/13/17
A-804	\$405,000	2	1184	\$342.06	1/31/17
THE MARSEILLES					
W-602	\$739,000	4	2414	\$306.13	12/13/17
E-101	\$799,000	4	2415	\$330.85	1/31/17
602E	\$799,000	4	2415	\$330.85	11/16/17
800E	\$1,200,000	5	3800	\$315.79	1/20/17

PALMS OF PERDIDO					
501	\$1,000,000	5	3941	\$253.74	11/27/17
901	\$1,100,000	5	3941	\$279.12	9/26/17
701	\$1,225,000	5	3941	\$310.83	5/1/17
1102	\$1,225,000	5	3941	\$310.83	9/28/17
702	\$1,226,000	5	3941	\$311.09	8/28/17
VILLAS BELVEDERE					
B	\$1,010,000	3	2900	\$348.28	7/28/17
WINDEMERE					
301	\$250,000	1	616	\$405.84	7/24/17
704	\$282,500	1	752	\$375.66	8/25/17
904	\$290,000	1	755	\$384.11	4/28/17
506	\$359,000.00	2	1170	\$306.84	4/28/17
1405	\$379,900	2	1176	\$323.04	1/6/17
1207	\$381,000	2	1215	\$313.58	3/24/17
1407	\$385,000	2	1215	\$316.87	3/24/17
1503	\$434,500	2	1170	\$371.37	11/13/17
1501	\$560,000	3	1597	\$350.66	4/25/17
1408	\$677,000	4	2232	\$303.32	2/27/17
WINDWARD					
707	\$320,000	2	1267	\$252.57	1/27/17
803	\$340,000	2	1267	\$268.35	3/31/17
607	\$350,000	2	1267	\$276.24	6/2/17
VISTA DEL MAR					
707	\$900,000	3	2041	\$440.96	8/17/17
802	\$910,000	3	2038	\$446.52	8/18/17
803	\$935,000	3	1958	\$477.53	7/21/17
607	\$935,000	3	2041	\$458.11	8/3/17
506	\$950,000	3	2057	\$461.84	7/19/17
804	\$975,000	3	2038	\$478.41	8/11/17
508	\$1,150,000	5	2865	\$401.40	7/31/17
401	\$1,225,000	4	2761	\$443.68	7/10/17
701	\$1,325,000	4	2761	\$479.90	8/23/17
205	\$1,650,000	4	3293	\$501.06	7/31/17

* Vista del Mar sales do not include developer sales and only represent re-sales



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Call Kathy at 850-712-4631
www.PERDIDOLIFE.COM
Perdido Key's Ultimate Property Search Website

Beach View - Vista Del Mar
Perdido Key, FL



2017 REAL ESTATE SALES

PERDIDO KEY, FLORIDA

All data provided by Pensacola Association of Realtors MLS from
1/1/17 through 12/31/17 as input by Realtors.

Non Gulf Front Condos

UNIT	SOLD PRICE	BEDS	SQFT	PR/SQFT	DATE SOLD
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BANANA BAY					
13901 DEL RIO DR	\$328,750	3	2098	\$156.70	11/17/17
13905 DEL RIO DR	\$338,000	4	2340	\$144.44	8/24/17
13909 DEL RIO DR	\$350,000	3	1936	\$180.79	6/19/17
13909 DEL RIO DR	\$359,900	3	2098	\$171.54	2/28/17
13913 DEL RIO DR	\$394,900	3	2406	\$164.13	5/9/17
13928 PLAYA WAY	\$600,000	3	2336	\$256.85	11/10/17
6046 VALHALLA AVE	\$279,900	2	1854	\$150.97	5/31/17
6080 ELYSIAN AVE	\$316,000	3	1936	\$163.22	9/1/17
DOCKS ON OLE RIVER					
9A	\$195,000	2	720	\$270.83	8/25/17
10-A	\$200,000	2	720	\$277.78	10/20/17
7C	\$228,750	2	720	\$317.71	4/7/17
13B	\$229,000	2	720	\$318.06	4/7/17
FLORENCIA					
204	\$375,000	3	1850	\$202.70	10/2/17
406	\$447,000	3	1839	\$243.07	9/22/17
804	\$674,000	6	3710	\$181.67	6/16/17
408	\$695,000	4	2445	\$284.25	8/31/17
GRAND CARIBBEAN					
102W	\$125,000	1	697	\$179.34	3/1/17
306	\$158,000	1	697	\$226.69	3/21/17
406E	\$160,000	1	697	\$229.56	3/31/17
203W	\$160,000	1	697	\$229.56	5/24/17
405E	\$168,100	1	697	\$241.18	5/5/17
201W	\$169,500	1	697	\$243.19	5/8/17
115-W	\$172,000	1	697	\$246.77	10/3/17
306	\$174,000	1	697	\$249.64	11/6/17
312W	\$180,000	1	697	\$258.25	9/29/17
201E	\$188,500	2	1016	\$185.53	4/26/17
408W	\$190,000	1	697	\$272.60	10/20/17
405W	\$195,000	1	697	\$279.77	9/29/17
117E	\$215,000	2	1058	\$203.21	2/3/17
416-E	\$227,500	2	1016	\$223.92	6/16/17

HOLIDAY HARBOR					
B125	\$140,000	2	1066	\$131.33	12/11/17
335C	\$180,000	2	1066	\$168.86	7/24/17
332-C	\$182,000	2	1144	\$159.09	8/15/17
KEY HARBOUR					
N	\$290,000	3	1684	\$172.21	7/3/17
J	\$311,000	3	1662	\$187.12	4/13/17
LA SERENA					
104	\$425,000	3	1766	\$240.66	4/13/17
204	\$469,000	3	1766	\$265.57	3/31/17
410	\$485,500	3	1792	\$270.93	11/29/17
408	\$510,000	3	1766	\$288.79	4/21/17
206	\$637,000	3	2434	\$261.71	6/30/17
PH507	\$685,000	4	2371	\$288.91	5/1/17
LOST KEY GOLF & BEACH CLUB					
302C	\$295,000	2	1624	\$181.65	4/20/17
303-A	\$303,000	3	1742	\$173.94	3/29/17
704B	\$305,000	2	1624	\$187.81	9/1/17
305-A	\$330,000	3	1739	\$189.76	6/30/17
903C	\$335,000	3	1742	\$192.31	3/2/17
501 A	\$338,000	3	1739	\$194.36	3/23/17
505B	\$340,000	3	1739	\$195.51	12/22/17
801C	\$340,000	3	1739	\$195.51	4/21/17
706	\$345,000	3	1572	\$219.47	10/24/17
1003	\$407,000	3	1553	\$262.07	10/16/17
802C	\$320,000	2	1624	\$197.04	5/5/17
LOST KEY LANDING					
C4	\$117,500	1	768	\$152.99	5/8/17
8C	\$150,000	1	768	\$195.31	8/1/17
B5	\$237,500	2	1196	\$198.58	9/28/17
MOLOKAI VILLAS					
1A	\$216,000	2	900	\$240.00	6/30/17
5B	\$229,000	2	900	\$254.44	8/31/17
3-B	\$219,000	2	900	\$243.33	8/21/17
OLD RIVER LANDING					
	\$269,000	4	1760	\$152.84	2/17/17
PERDIDO DUNES					
D	\$335,000	2	1457	\$229.92	6/2/17
PERDIDO KEY COVES					
B4	\$241,500	2	1080	\$223.61	4/11/17
5	\$225,000	2	1383	\$162.69	10/30/17

PESCADOR LANDING					
A-5	\$232,500	1	772	\$301.17	11/28/17
PURPLE PARROT					
C18U	\$138,000	1	654	\$211.01	5/12/17
B-4D	\$140,000	1	654	\$214.07	8/11/17
A14-U	\$140,000	1	654	\$214.07	10/30/17
C2U	\$142,500	2	654	\$217.89	5/24/17
A12U	\$142,500	1	654	\$217.89	3/20/17
7B-U	\$152,000	1	654	\$232.42	3/30/17
C-27D	\$154,000	1	654	\$235.47	4/7/17
A16D	\$155,000	1	654	\$237.00	5/19/17
C26-D	\$155,500	1	654	\$237.77	9/19/17
C39	\$191,000	2	1152	\$165.80	1/9/17
C-31	\$200,000	2	1152	\$173.61	5/9/17
B3	\$202,000	2	1152	\$175.35	8/25/17
C24	\$210,000	2	1152	\$182.29	10/17/17
C33	\$212,000	3	1296	\$163.58	3/10/17
C40	\$214,000	2	1152	\$185.76	12/21/17
C3	\$220,000	3	1296	\$169.75	6/16/17
RIVIERA DUNES					
105	\$275,000	3	1754	\$156.78	8/30/17
204	\$315,000	4	1767	\$178.27	1/4/17

SAILMAKERS PLACE					
305	\$316,000	3	1550	\$203.87	4/11/17
405	\$319,500	3	1550	\$206.13	3/9/17
505	\$362,500	3	1550	\$233.87	6/2/17
801	\$369,900	3	1550	\$238.65	7/17/17
606	\$370,000	3	1550	\$238.71	12/1/17
304	\$417,500	5	3100	\$134.68	5/5/17
SEASPRAY RIVERSIDE					
513	\$325,000	2	1239	\$262.31	1/30/17
712	\$332,500	2	1260	\$263.89	10/20/17
SHIPWATCH SURF & YACHT CLUB					
E-301	\$350,000	3	1548	\$226.10	6/28/17
E505	\$415,000	3	1548	\$268.09	9/15/17
SUNDOWN					
A33	\$171,000	1	684	\$250.00	10/10/17
B33	\$173,000	1	700	\$247.14	3/15/17
C 12	\$248,500	2	1076	\$230.95	12/18/17
A 24	\$288,000	3	1218	\$236.45	5/23/17
VILLAGIO					
C 244	\$120,000	3	949	\$126.45	1/26/17
C 240	\$135,000	3	874	\$154.46	4/26/17
C-241	\$145,000	3	949	\$152.79	4/25/17

Single Family Homes

HOMES	SALES PRICE	BEDROOMS	SQFT	PR/SQFT	SOLD DATE
14433 RIVER RD	\$325,000	3	3,505	\$92.72	1/12/17
13542 PERDIDO KEY DR	\$350,000	3	2,150	\$162.79	12/11/17
7145 LAFITTE REEF	\$360,900	3	2,320	\$155.56	1/31/17
6111 SIGUENZA DR	\$375,000	3	1,792	\$209.26	12/11/13
14383 ARBORGATE DR	\$379,900	4	2,990	\$127.06	12/15/17
932 NAUTILUS CT	\$385,000	3	2,844	\$135.37	6/9/17
14391 ARBORGATE DR	\$437,000	4	2,990	\$146.15	6/23/17
7991 DOUBLE GATE DR	\$449,525	4	2,656	\$169.25	4/17/17
616 CLUBHOUSE TER	\$499,900	4	2,900	\$172.38	11/30/17
7221 LAFITTE REEF	\$542,000	4	2,400	\$225.83	6/16/17
7217 SURFVIEW DR	\$570,000	3	2,352	\$242.35	12/15/17
385 GULFVIEW LN	\$579,915	7	6,000	\$96.65	1/15/17
205 KEY LARGO PL	\$585,000	5	2,842	\$205.84	1/10/17
321 GULFVIEW LN	\$620,000	5	3,306	\$187.54	11/14/17
365 GULFVIEW LN	\$715,000	5	4,300	\$166.28	4/4/17



Kathy Justice
LICENSED REAL ESTATE PROFESSIONAL



MAIN STREET
PROPERTIES



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