

Bird Key ► Comparative Market Analysis, August 2022



ACTIVE LISTINGS

		LIST PRICE	SQ FT HEATED	LP/SQFT
314	BIRD KEY DR	\$4,650,000	2,612	\$1,780
440	MEADOW LARK DR	\$10,995,000	6,198	\$1,774

PENDING LISTINGS

		LIST PRICE	SQ FT HEATED	LP/SQFT
319	BIRD KEY DR	\$4,500,000	4,498	\$1,000
567	BIRD KEY DR	\$1,850,000	2,414	\$766
519	BLUE JAY PL	\$1,695,000	2,415	\$702
394	BOB WHITE DR	\$5,295,000	4,379	\$1,209
409	PARTRIDGE CIR	\$1,950,000	2,796	\$697
499	PARTRIDGE CIR	\$2,200,000	2,539	\$866
575	SPOONBILL DR	\$3,595,000	3,900	\$922

SOLD LISTINGS

		SOLD PRICE	SQ FT HEATED	SP/ SQFT	SOLD DATE
(In the past 12 months)					
212	BIRD KEY DR	\$6,500,000	5,400	\$1,204	1/13/22
314	BIRD KEY DR	\$4,100,000	2,612	\$1,570	2/16/22
518	BIRD KEY DR	\$1,175,000	1,861	\$631	10/1/21
518	BIRD KEY DR	\$1,450,000	1,861	\$779	10/20/21
518	BIRD KEY DR	\$1,550,000	1,861	\$833	11/18/21
525	BIRD KEY DR	\$2,900,000	2,527	\$1,148	1/28/22
526	BIRD KEY DR	\$2,300,000	2,451	\$938	1/7/22
533	BIRD KEY DR	\$1,395,000	2,098	\$665	1/28/22
360	BOB WHITE DR	\$4,175,000	4,427	\$943	9/30/21
374	BOB WHITE DR	\$2,875,000	3,409	\$843	11/19/21
374	BOB WHITE DR	\$3,800,000	3,409	\$1,115	1/24/22
378	BOB WHITE DR	\$4,400,000	4,500	\$978	7/28/22
390	BOB WHITE DR	\$2,500,000	15,000	LOT	10/22/21
390	BOB WHITE DR	\$5,995,000	4,904	\$1,222	1/28/22
319	BOB WHITE WAY	\$1,600,000	2,800	\$571	7/31/22
328	BOB WHITE WAY	\$1,195,000	1,983	\$603	11/30/21
422	MEADOW LARK DR	\$6,995,000	4,407	\$1,587	4/5/22
426	MEADOW LARK DR	\$2,952,000	2,415	\$1,222	12/30/21
454	MEADOW LARK DR	\$7,040,000	5,241	\$1,343	6/14/22
483	MEADOW LARK DR	\$6,650,000	5,468	\$1,216	2/4/22

SOLD LISTINGS

		SOLD PRICE	SQ FT HEATED	SP/ SQFT	SOLD DATE
(In the past 12 months)					
640	N OWL DR	\$1,800,000	3,204	\$562	6/6/22
643	OWL WAY	\$1,972,500	1,942	\$1,016	6/10/22
420	PARTRIDGE CIR	\$2,330,000	3,549	\$657	4/29/22
491	PARTRIDGE CIR	\$3,850,000	4,535	\$849	6/3/22
401	PHEASANT DR	\$2,259,000	2,756	\$820	3/16/22
411	PHEASANT WAY	\$3,295,000	3,774	\$873	2/15/22
206	ROBIN DR	\$1,550,007	2,281	\$680	11/23/21
231	ROBIN DR	\$6,500,000	5,819	\$1,117	10/4/21
465	E ROYAL FLAMINGO DR	\$2,500,000	2,383	\$1,049	12/3/21
475	E ROYAL FLAMINGO DR	\$5,000,000	4,316	\$1,158	11/15/21
367	W ROYAL FLAMINGO DR	\$3,900,000	5,257	\$742	10/27/21
582	S SPOONBILL DR	\$6,500,000	4,215	\$1,542	9/1/21
122	N WARBLER LN	\$2,700,000	3,421	\$789	12/16/21
605	WILD TURKEY LN	\$1,650,000	2,200	\$750	11/22/21
605	WILD TURKEY LN	\$1,850,000	2,200	\$841	1/18/22



\*\*Roger's listing/sale

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