

BIRD KEY COMPREHENSIVE ANALYSIS



ACTIVE LISTINGS

		LISTPRICE	SQ FT HEATED	LP/SQFT
440	MEADOW LARK DR	\$13,700,000	6,880	\$1,991
600	MOURNING DOVE DR	\$4,900,000	16,262	LOT
624	MOURNING DOVE DR	\$4,695,000	3,853	\$1,219
642	S OWL DR	\$3,295,000	2,428	\$1,357
483	PARTRIDGE CIR	\$2,195,000	2,392	\$918
499	PARTRIDGE CIR	\$2,599,000	2,539	\$1,024
430	PHEASANT WAY	\$3,870,000	3,461	\$1,118
101	SEAGULL LN	\$9,500,000	5,176	\$1,835
223	SEAGULL LN	\$1,495,000	1,814	\$824
503	SPOONBILL WAY	\$1,525,000	2,274	\$671
316	W ROYAL FLAMINGO DR	\$5,495,000	4,367	\$1,258
355	W ROYAL FLAMINGO DR	\$4,400,000	3,273	\$1,344
367	W ROYAL FLAMINGO DR	\$4,500,000	5,257	\$856
109	N WARBLER LN	\$8,975,000	3,500	\$2,564
109	N WARBLER LN	\$4,549,000	15,000	LOT
118	N WARBLER LN	\$6,885,000	4,594	\$1,499
605	WILD TURKEY LN	\$1,995,000	2,200	\$907

PENDING LISTINGS

		LIST PRICE	SQ FT HEATED	LP/SQFT
310	BIRD KEY DR	\$6,795,000	4,144	\$1,640
612	MOURNING DOVE DR	\$6,995,000	4,703	\$1,487
661	MOURNING DOVE DR	\$7,900,000	4,618	\$1,711

SOLD LISTINGS
in the past 12 months

		SOLD PRICE	SQ FT HEATED	SP/SQFT	SOLD DATE
382	BOB WHITE DR	\$4,250,000	2,875	\$1,478	2/28/2025
410	MEADOW LARK DR	\$3,550,000	3,257	\$1,090	1/23/2025
414	MEADOW LARK DR	\$4,200,000	5,000	\$840	6/27/2025
600	MOURNING DOVE DR	\$4,000,000	2,251	\$1,777	4/28/2025
659	N OWL DR	\$3,850,000	3,342	\$1,152	8/27/2025
625	S OWL DR	\$3,550,000	2,808	\$1,264	1/21/2025
600	OWL WAY	\$2,300,000	2,317	\$993	3/19/2025
413	PARTRIDGE CIR	\$3,392,500	2,817	\$1,204	9/23/2025
419	PARTRIDGE CIR	\$2,350,000	2,229	\$1,054	4/18/2025
432	PARTRIDGE CIR	\$2,150,000	2,612	\$823	4/3/2025
465	PARTRIDGE CIR	\$1,768,000	2,330	\$759	11/7/2024
404	PHEASANT WAY	\$3,875,000	2,757	\$1,406	12/20/2024
435	PHEASANT WAY	\$3,775,000	2,890	\$1,306	2/12/2025
203	ROBIN DR	\$3,760,000	5,660	\$664	10/24/2025
247	ROBIN DR	\$5,500,000	3,059	\$1,798	2/11/2025
250	ROBIN DR	\$1,800,000	2,548	\$706	2/20/2025
279	ROBIN DR	\$3,000,000	3,933	\$763	6/23/2025
453	E ROYAL FLAMINGO DR	\$3,980,000	4,500	\$884	12/18/2024
465	E ROYAL FLAMINGO DR	\$4,500,000	2,846	\$1,581	9/24/2025
340	W ROYAL FLAMINGO DR	\$7,250,000	6,067	\$1,195	2/21/2025
348	W ROYAL FLAMINGO DR	\$7,820,000	5,723	\$1,366	6/20/2025
364	W ROYAL FLAMINGO DR	\$7,880,000	6,289	\$1,253	11/6/2024
121	SEAGULL LN	\$4,000,000	4,594	\$871	8/15/2025
523	N SPOONBILL DR	\$1,550,000	1,932	\$802	3/21/2025
524	N SPOONBILL DR	\$3,950,000	3,425	\$1,153	5/16/2025
526	N SPOONBILL DR	\$3,150,000	2,762	\$1,140	1/30/2025
421	WOOD DUCK DR	\$1,900,000	2,052	\$926	12/12/2024



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