



HARBOR ACRES

► Comparative Market Analysis, April 2024

ACTIVE

PENDING

SOLD



ACTIVE LISTINGS

Address	Lot #	List Price	HTD	LP/SqFt
1 1607 Flower Dr	94	\$5,590,000	4,769	\$1,172
2 1378 Harbor Dr	30	\$12,400,000	6,238	\$1,988
3 1449 Hillview Dr	130	\$6,500,000	4,982	\$1,305
4 1490 Hillview Dr	164	\$7,500,000	20,454	LOT
5 1515 Hillview Dr	126	\$7,250,000	5,424	\$1,337
6 1550 S Orange Ave	77	\$4,438,000	4,189	\$1,059

SALE PENDING

Address	Lot #	List Price	HTD	LP/SqFt
7 1630 S Orange Ave	79	\$5,000,000	4,692	\$1,066

SOLD LISTINGS (in the past 12 months)

Address	Lot #	Sale Price	HTD	SP/SqFt	Sold Date	DTS
8 1430 S Orange Ave	73	\$1,500,000	2,494	\$601	7/20/2023	36
9 1384 Harbor Dr	33	\$6,725,000	4,027	\$1,670	1/30/2024	76
10 1465 Hillview Dr	129	\$9,400,000	6,654	\$1,413	8/1/2023	554
11 1233 Hillview Dr	147	\$20,000,000	11,275	\$1,774	3/29/2024	217
Average Price/Days on Market		\$9,406,250		\$1,364		221

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