

BIRD KEY

Comprehensive Analysis, November 2024



ACTIVE LISTINGS

		LIST PRICE	SQ FT HEATED	LP/SQFT
382	BOB WHITE DR	\$4,500,000	2,875	\$1,565
410	MEADOW LARK DR	\$3,895,000	3,257	\$1,196
414	MEADOW LARK DR	\$5,600,000	5,000	\$1,120
640	N OWL DR	\$3,695,000	2,672	\$1,383
640	N OWL DR	\$1,895,000	12,960	LOT
606	OWL WAY	\$2,299,000	2,475	\$929
430	PHEASANT WAY	\$4,197,000	3,461	\$1,213
435	PHEASANT WAY	\$3,925,000	2,890	\$1,358
247	ROBIN DR	\$5,999,999	3,059	\$1,961
453	E ROYAL FLAMINGO DR	\$8,495,000	4,500	\$1,888
340	W ROYAL FLAMINGO DR	\$7,975,000	6,067	\$1,314
367	W ROYAL FLAMINGO DR	\$5,699,000	5,257	\$1,084
102	SEAGULL LN	\$6,900,000	3,706	\$1,862
118	N WARBLER LN	\$7,250,000	4,594	\$1,578

PENDING LISTINGS

		LIST PRICE	SQ FT HEATED	LP/SQFT
625	S OWL DR	\$3,950,000	2,808	\$1,407
404	PHEASANT WAY	\$3,975,000	2,757	\$1,442
421	WOOD DUCK DR	\$1,975,000	2,052	\$962

SOLD LISTINGS

		(In the past 12 months)	SOLD PRICE	SQ FT HEATED	SP/ SQFT	SOLD DATE
217	BIRD KEY DR		\$2,400,000	2,489	\$964	3/27/2024
225	BIRD KEY DR		\$1,415,000	3,140	\$451	7/16/2024
245	BIRD KEY DR		\$2,125,000	2,515	\$845	2/29/2024
329	BIRD KEY DR		\$1,540,000	2,190	\$703	4/30/2024
540	BIRD KEY DR		\$1,500,000	1,924	\$780	4/30/2024
568	BIRD KEY DR		\$2,170,000	2,310	\$939	1/3/2024
464	MEADOW LARK DR		\$3,617,500	3,437	\$1,053	12/1/2023
464	MEADOW LARK DR		\$3,930,000	3,437	\$1,143	1/30/2024
476	MEADOW LARK DR		\$4,000,000	3,336	\$1,199	5/31/2024
683	MOURNING DOVE DR		\$11,500,000	6,540	\$1,758	12/6/2023
600	OWL WAY		\$1,875,000	2,317	\$809	5/15/2024
614	OWL WAY		\$2,400,000	3,366	\$713	7/19/2024
425	PARTRIDGE CIR		\$1,680,000	2,308	\$728	8/14/2024
450	PARTRIDGE CIR		\$3,775,000	2,754	\$1,371	12/29/2023
465	PARTRIDGE CIR		\$1,768,000	2,330	\$759	11/7/2024
473	PARTRIDGE CIR		\$4,175,000	3,226	\$1,294	10/23/2024
493	PARTRIDGE CIR		\$2,375,000	3,422	\$694	1/29/2024
401	PHEASANT DR		\$3,950,000	2,756	\$1,433	4/23/2024
424	PHEASANT WAY		\$3,975,000	2,756	\$1,442	8/1/2024
259	ROBIN DR		\$5,995,000	4,078	\$1,470	2/22/2024
443	E ROYAL FLAMINGO DR		\$5,700,000	3,426	\$1,664	6/28/2024
470	E ROYAL FLAMINGO DR		\$1,675,000	2,480	\$675	8/9/2024
486	E ROYAL FLAMINGO DR		\$2,800,000	3,854	\$727	7/1/2024
355	W ROYAL FLAMINGO DR		\$3,800,000	3,273	\$1,161	2/1/2024
364	W ROYAL FLAMINGO DR		\$7,880,000	6,289	\$1,253	11/6/2024

**Roger's listing/sale

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