



BIRD KEY

► Comparative Market Analysis, April 2024



ACTIVE

PENDING

SOLD

ACTIVE LISTINGS

	LIST PRICE	SQ FT HEATED	LP/SQFT
329 BIRD KEY DR	\$1,795,000	2,190	\$820
526 BIRD KEY DR	\$2,395,000	2,451	\$977
328 BOB WHITE WAY	\$2,295,000	1,983	\$1,157
414 MEADOW LARK DR	\$6,900,000	5,000	\$1,380
476 MEADOW LARK DR	\$4,249,000	3,336	\$1,274
640 N OWL DR	\$3,995,000	2,672	\$1,495
640 N OWL DR	\$2,145,000	12,960	LOT
614 OWL WAY	\$2,545,000	3,366	\$756
425 PARTRIDGE CIR	\$1,795,000	2,308	\$778
430 PHEASANT WAY	\$4,197,000	3,461	\$1,213
435 PHEASANT WAY	\$3,925,000	2,890	\$1,358
443 E ROYAL FLAMINGO DR	\$6,700,000	3,426	\$1,956
486 E ROYAL FLAMINGO DR	\$3,750,000	3,854	\$973
340 W ROYAL FLAMINGO DR	\$8,750,000	6,067	\$1,442
364 W ROYAL FLAMINGO DR	\$9,250,000	6,289	\$1,471
109 N WARBLER LN	\$11,750,000	5,292	\$2,220
118 N WARBLER LN	\$7,250,000	4,594	\$1,578

SOLD LISTINGS

(In the past 12 months)

	SOLD PRICE	SQ FT HEATED	SP/ SQFT	SOLD DATE
216 BIRD KEY DR	\$5,600,000	5,287	\$1,059	8/11/23
217 BIRD KEY DR	\$1,765,000	2,489	\$709	6/20/23
217 BIRD KEY DR	\$2,400,000	2,489	\$964	3/27/24
245 BIRD KEY DR	\$2,125,000	2,515	\$845	2/29/24
526 BIRD KEY DR	\$2,225,000	2,451	\$908	5/16/23
568 BIRD KEY DR	\$2,170,000	2,310	\$939	1/3/24
410 MEADOW LARK DR	\$3,450,000	3,257	\$1,059	6/6/23
464 MEADOW LARK DR	\$3,617,500	3,437	\$1,053	12/1/23
464 MEADOW LARK DR	\$3,930,000	3,437	\$1,143	1/30/24
632 MOURNING DOVE DR	\$2,550,000	2,743	\$930	9/20/23
683 MOURNING DOVE DR	\$11,500,000	6,540	\$1,758	12/6/23
622 S OWL DR	\$9,750,000	5,635	\$1,730	6/1/23
626 S OWL DR	\$11,250,000	6,576	\$1,711	6/1/23
618 OWL WAY	\$1,880,000	2,434	\$772	7/3/23
627 OWL WAY	\$2,350,000	3,023	\$777	9/21/23

SOLD LISTINGS

(In the past 12 months)

	SOLD PRICE	SQ FT HEATED	SP/ SQFT	SOLD DATE
450 PARTRIDGE CIR	\$3,775,000	2,754	\$1,371	12/29/23
493 PARTRIDGE CIR	\$2,375,000	3,422	\$694	1/29/24
417 PHEASANT WAY	\$2,282,000	3,428	\$666	11/15/23
424 PHEASANT WAY	\$1,500,000	1,964	\$764	5/3/23
259 ROBIN DR	\$5,995,000	4,078	\$1,470	2/22/24
469 E ROYAL FLAMINGO DR	\$3,300,000	3,279	\$1,006	7/28/23
355 W ROYAL FLAMINGO DR	\$3,800,000	3,273	\$1,161	2/1/24
575 SPOONBILL DR	\$3,595,000	3,900	\$922	6/28/23
114 N WARBLER LN	\$3,100,000	1,936	\$1,601	6/2/23
408 WOOD DUCK DR	\$1,850,000	2,846	\$650	5/30/23

PENDING LISTINGS

	LIST PRICE	SQ FT HEATED	LP/SQFT
540 BIRD KEY DR	\$1,595,000	1,924	\$829
401 PHEASANT DR	\$3,950,000	2,756	\$1,433
404 PHEASANT WAY	\$3,975,000	2,757	\$1,442
424 PHEASANT WAY	\$3,975,000	2,756	\$1,442

**Roger's listing/sale

The property information herein is derived from various sources that may include, but not be limited to, county records and the Multiple Listing Service, and it may include approximations. Although the information is believed to be accurate, it is not warranted and you should not rely upon it without personal verification. Affiliated real estate agents are independent contractor sales associates, not employees. ©2023 Coldwell Banker. All Rights Reserved. Coldwell Banker and the Coldwell Banker logo are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Anywhere Advisors LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Fair Housing Act and the Equal Opportunity Act. Based on information from the Multiple Listing Service for the period April 11, 2023 through April 11, 2024.



View our properties on: pettingell.com

Non-Solicitation Disclaimer

If your property is currently listed, please disregard. It is not our intention to solicit properties that are already represented by another broker.

