

BIRD KEY

► Comparative Market Analysis, March 2024



ACTIVE

PENDING

SOLD

ACTIVE LISTINGS

		LIST PRICE	SQ FT HEATED	LP/SQFT
329	BIRD KEY DR	\$1,875,000	2,190	\$856
329	BIRD KEY DR	\$1,875,000	15,971	LOT
526	BIRD KEY DR	\$2,395,000	2,451	\$977
540	BIRD KEY DR	\$1,595,000	1,924	\$829
328	BOB WHITE WAY	\$2,295,000	1,983	\$1,157
476	MEADOW LARK DR	\$4,249,000	3,336	\$1,274
640	N OWL DR	\$4,143,000	3,344	\$1,239
640	N OWL DR	\$2,145,000	12,960	LOT
600	OWL WAY	\$2,100,000	2,317	\$906
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	\$8,995,000	6,067	\$1,483
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

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
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
606	OWL WAY	\$2,100,000	2,475	\$848	4/11/23
618	OWL WAY	\$1,880,000	2,434	\$772	7/3/23
627	OWL WAY	\$2,350,000	3,023	\$777	9/21/23
450	PARTRIDGE CIR	\$3,775,000	2,754	\$1,371	12/29/23
473	PARTRIDGE CIR	\$3,275,000	3,226	\$1,015	3/17/23
493	PARTRIDGE CIR	\$2,375,000	3,422	\$694	1/29/24

SOLD LISTINGS

SOLD LISTINGS (In the past 12 months)		SOLD PRICE	SQ FT HEATED	SP/ SQFT	SOLD DATE
417	PHEASANT WAY	\$2,282,000	3,428	\$666	11/15/23
424	PHEASANT WAY	\$1,500,000	1,964	\$764	5/3/23
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
259	ROBIN DR	\$5,995,000	4,078	\$1,470	2/22/24
449	E ROYAL FLAMINGO DR	\$5,600,000	3,484	\$1,607	3/15/23
453	E ROYAL FLAMINGO DR	\$3,750,000	3,926	\$955	3/1/23
465	E ROYAL FLAMINGO DR	\$3,500,000	2,383	\$1,469	3/23/23
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	\$3,000,000	1,936	\$1,550	3/23/23
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
217	BIRD KEY DR	\$2,475,000	2,489	\$994
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

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