

BIRD KEY

Comprehensive Analysis, May 2025



ACTIVE LISTINGS

|     |                     | LIST PRICE  | SQ FT HEATED | LP/SQFT |
|-----|---------------------|-------------|--------------|---------|
| 329 | BIRD KEY DR         | \$5,450,000 | 4,906        | \$1,111 |
| 526 | BIRD KEY DR         | \$2,050,000 | 2,451        | \$836   |
| 414 | MEADOW LARK DR      | \$4,999,900 | 5,000        | \$1,000 |
| 612 | MOURNING DOVE DR    | \$7,195,000 | 4,703        | \$1,530 |
| 640 | N OWL DR            | \$3,695,000 | 2,672        | \$1,383 |
| 640 | N OWL DR            | \$1,895,000 | 12,960       | LOT     |
| 642 | S OWL DR            | \$3,499,000 | 2,128        | \$1,644 |
| 412 | PHEASANT WAY        | \$3,495,000 | 2,677        | \$1,306 |
| 316 | W ROYAL FLAMINGO DR | \$5,999,000 | 4,367        | \$1,374 |
| 355 | W ROYAL FLAMINGO DR | \$4,500,000 | 3,273        | \$1,375 |
| 367 | W ROYAL FLAMINGO DR | \$4,700,000 | 5,257        | \$894   |
| 121 | SEAGULL LN          | \$4,350,000 | 4,594        | \$947   |
| 531 | N SPOONBILL DR      | \$2,195,000 | 2,203        | \$996   |
| 109 | N WARBLER LN        | \$9,975,000 | 3,700        | \$2,696 |
| 109 | N WARBLER LN        | \$4,995,000 | 15,000       | LOT     |
| 118 | N WARBLER LN        | \$7,250,000 | 4,594        | \$1,578 |
| 605 | WILD TURKEY LN      | \$2,090,000 | 2,200        | \$950   |

PENDING LISTINGS

|     |                     | LIST PRICE  | SQ FT HEATED | LP/SQFT |
|-----|---------------------|-------------|--------------|---------|
| 279 | ROBIN DR            | \$3,295,000 | 3,933        | \$838   |
| 348 | W ROYAL FLAMINGO DR | \$7,920,000 | 5,723        | \$1,384 |

SOLD LISTINGS

|     |                     | (In the past 12 months) | SOLD PRICE  | SQ FT HEATED | SP/ SQFT | SOLD DATE  |
|-----|---------------------|-------------------------|-------------|--------------|----------|------------|
| 225 | BIRD KEY DR         |                         | \$1,415,000 | 3,140        | \$451    | 7/16/2024  |
| 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  |
| 476 | MEADOW LARK DR      |                         | \$4,000,000 | 3,336        | \$1,199  | 5/31/2024  |
| 600 | MOURNING DOVE DR    |                         | \$4,000,000 | 2,251        | \$1,777  | 4/28/2025  |
| 600 | OWL WAY             |                         | \$2,300,000 | 2,317        | \$993    | 3/19/2025  |
| 614 | OWL WAY             |                         | \$2,400,000 | 3,366        | \$713    | 7/19/2024  |
| 625 | S OWL DR            |                         | \$3,550,000 | 2,808        | \$1,264  | 1/21/2025  |
| 419 | PARTRIDGE CIR       |                         | \$2,350,000 | 2,229        | \$1,054  | 4/18/2025  |
| 425 | PARTRIDGE CIR       |                         | \$1,680,000 | 2,308        | \$728    | 8/14/2024  |
| 432 | PARTRIDGE CIR       |                         | \$2,150,000 | 2,612        | \$823    | 4/3/2025   |
| 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 |
| 404 | PHEASANT WAY        |                         | \$3,875,000 | 2,757        | \$1,406  | 12/20/2024 |
| 424 | PHEASANT WAY        |                         | \$3,975,000 | 2,756        | \$1,442  | 8/1/2024   |
| 435 | PHEASANT WAY        |                         | \$3,775,000 | 2,890        | \$1,306  | 2/12/2025  |
| 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  |
| 443 | E ROYAL FLAMINGO DR |                         | \$5,700,000 | 3,426        | \$1,664  | 6/28/2024  |
| 453 | E ROYAL FLAMINGO DR |                         | \$3,980,000 | 4,500        | \$884    | 12/18/2024 |
| 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   |
| 340 | W ROYAL FLAMINGO DR |                         | \$7,250,000 | 6,067        | \$1,195  | 2/21/2025  |
| 364 | W ROYAL FLAMINGO DR |                         | \$7,880,000 | 6,289        | \$1,253  | 11/6/2024  |
| 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 |

\*\*Roger's listing/sale

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