



HARBOR ACRES

► Comparative Market Analysis, March 2024

ACTIVE

PENDING

SOLD



ACTIVE LISTINGS

Address	Lot #	List Price	HTD	LP/SqFt
1 1378 Harbor Dr	30	\$12,800,000	6,238	\$2,052
2 1449 Hillview Dr	130	\$6,500,000	4,982	\$1,305
3 1490 Hillview Dr	164	\$6,745,000	20,454	LOT
4 1515 Hillview Dr	126	\$7,650,000	5,424	\$1,410
5 1550 S Orange Ave	77	\$4,438,000	4,189	\$1,059

SALE PENDING

Address	Lot #	List Price	HTD	LP/SqFt
6 1233 Hillview Dr	147	\$28,500,000	11,275	\$2,528
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 1384 Harbor Dr	33	\$6,725,000	4,027	\$1,670	1/30/2024	76
9 1393 Harbor Dr	45	\$4,316,000	4,316	\$1,000	3/16/2023	243
10 1465 Hillview Dr	129	\$9,400,000	6,654	\$1,413	8/1/2023	554
11 1430 S Orange Ave	73	\$1,500,000	2,494	\$601	7/20/2023	36
Average Price/Days on Market		\$5,485,250		\$1,171		227

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