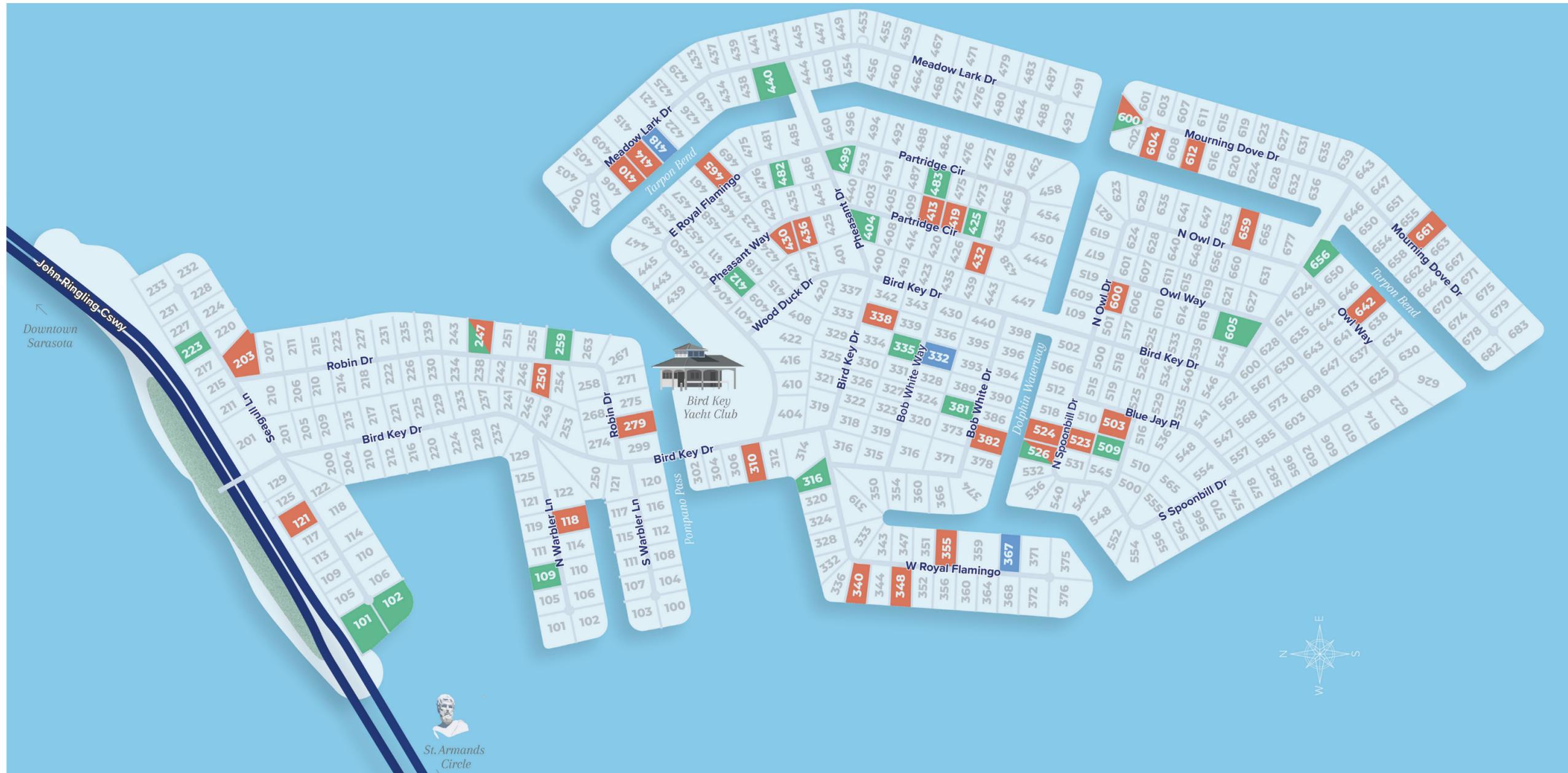


# BIRD KEY COMPREHENSIVE ANALYSIS,



## ACTIVE LISTINGS

	LISTPRICE	SQ FT HEATED	LP/SQFT
223 SEAGULL LN	\$1,325,000	1,814	\$730
605 WILD TURKEY LN	\$1,795,000	2,200	\$816
425 PARTRIDGE CIR	\$1,800,000	2,308	\$780
381 BOB WHITE DR	\$2,875,000	3,774	\$762
335 BOB WHITE WAY	\$3,399,000	2,844	\$1,195
440 MEADOW LARK DR	\$13,700,000	6,880	\$1,991
600 MOURNING DOVE DR	\$4,900,000	16,262	LOT
656 S OWL DR	\$5,985,000	3,417	\$1,752
404 PARTRIDGE CIR	\$2,895,000	3,303	\$876
483 PARTRIDGE CIR	\$2,195,000	2,392	\$918
499 PARTRIDGE CIR	\$2,499,000	2,539	\$984
412 PHEASANT WAY	\$3,395,000	2,677	\$1,268
247 ROBIN DR	\$13,950,000	5,466	\$2,552
259 ROBIN DR	\$8,900,000	4,078	\$2,182
482 E ROYAL FLAMINGO DR	\$3,650,750	2,757	\$1,324
101 SEAGULL LN	\$9,500,000	5,176	\$1,835
102 SEAGULL LN	\$6,300,000	3,706	\$1,700
509 SPOONBILL WAY	\$1,850,000	2,365	\$782
526 N SPOONBILL DR	\$8,800,000	5,287	\$1,664
526 N SPOONBILL DR	\$3,550,000	15,000	LOT
109 N WARBLER LN	\$8,975,000	3,500	\$2,564
109 N WARBLER LN	\$4,549,000	15,000	LOT

## PENDING LISTINGS

	LIST PRICE	SQ FT HEATED	LP/SQFT
332 BOB WHITE WAY	\$1,849,000	13,200	LOT
418 MEADOW LARK DR	\$2,700,000	2,757	\$979
367 W ROYAL FLAMINGO DR	\$4,500,000	5,257	\$856

## SOLD LISTINGS in the past 12 months

	SOLD PRICE	SQ FT HEATED	SP/SQFT	SOLD DATE
310 BIRD KEY DR	\$6,350,000	4,144	\$1,532	11/13/2025
338 BIRD KEY DR	\$1,150,000	1,660	\$693	12/30/2025
382 BOB WHITE DR	\$4,250,000	2,875	\$1,478	2/28/2025
465 E ROYAL FLAMINGO DR	\$4,500,000	2,846	\$1,581	9/24/2025
410 MEADOW LARK DR	\$3,550,000	3,257	\$1,090	1/23/2025
414 MEADOW LARK DR	\$4,200,000	5,000	\$840	6/27/2025
600 MOURNING DOVE DR	\$4,000,000	2,251	\$1,777	4/28/2025
604 MOURNING DOVE DR	\$5,100,000	5,240	\$973	1/5/2026
612 MOURNING DOVE DR	\$6,550,000	4,703	\$1,393	11/12/2025
661 MOURNING DOVE DR	\$6,800,000	4,618	\$1,473	12/3/2025
659 N OWL DR	\$3,850,000	3,342	\$1,152	8/27/2025
642 S OWL DR	\$3,220,000	2,428	\$1,326	1/22/2026
600 OWL WAY	\$2,300,000	2,317	\$993	3/19/2025
413 PARTRIDGE CIR	\$3,392,500	2,817	\$1,204	9/23/2025
419 PARTRIDGE CIR	\$2,350,000	2,229	\$1,054	4/18/2025
432 PARTRIDGE CIR	\$2,150,000	2,612	\$823	4/3/2025
430 PHEASANT WAY	\$3,717,500	3,461	\$1,074	1/22/2026
435 PHEASANT WAY	\$3,775,000	2,890	\$1,306	2/12/2025
203 ROBIN DR	\$3,760,000	5,660	\$664	10/24/2025
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
279 ROBIN DR	\$3,000,000	3,933	\$763	6/23/2025
340 W ROYAL FLAMINGO DR	\$7,250,000	6,067	\$1,195	2/21/2025
348 W ROYAL FLAMINGO DR	\$7,820,000	5,723	\$1,366	6/20/2025
355 W ROYAL FLAMINGO DR	\$4,150,000	3,273	\$1,268	12/29/2025
121 SEAGULL LN	\$4,000,000	4,594	\$871	8/15/2025
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
503 SPOONBILL WAY	\$1,200,000	2,274	\$528	12/22/2025
118 N WARBLER LN	\$6,350,000	4,594	\$1,382	12/15/2025



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