



► BAY ISLES – HARBOR SECTION

Comparative Market Analysis, April 2024

ACTIVE

PENDING

SOLD



ACTIVE LISTINGS

	Address	Lot #	List Price	HTD	LP/SqFt
➊	1641 Harbor Cay Ln	21	\$5,397,111	18,379	LOT
➋	500 Harbor Point Rd	54	\$8,900,000	6,556	\$1,358
➌	540 Harbor Point Rd	50	\$6,790,000	4,626	\$1,468

PENDING LISTINGS

	Address	Lot #	List Price	HTD	LP/SqFt
➍	531 Harbor Point Rd	43	\$3,799,000	4,050	\$938

SOLD LISTINGS (in the last 12 months)

	Address	Lot #	List Price	HTD	LP/SqFt	Sold Price	Sold Date	SP/SqFt
➎	1630 Harbor Cay Ln	23	\$4,995,000	16,003	LOT	\$4,995,000	5/10/2023	LOT
➏	540 Harbor Cove Cir	63	\$3,600,000	16,980	LOT	\$2,970,000	2/7/2024	LOT
➐	511 Harbor Gate Way	2	\$2,999,000	3,304	\$908	\$2,795,000	12/12/2023	\$846
➑	540 Harbor Gate Way	5	\$3,999,000	5,048	\$792	\$3,600,000	4/14/2023	\$713
➒	541 Harbor Point Rd	44	\$7,950,000	5,114	\$1,555	\$7,712,750	1/5/2024	\$1,508
➓	1600 Harbor Sound Dr	12	\$2,900,000	3,934	\$737	\$2,400,000	1/5/2024	\$610



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