

Bird Key ► Comparative Market Analysis, July 2023



ACTIVE LISTINGS

		LIST PRICE	SQ FT HEATED	LP/SQFT
464	MEADOW LARK DR	\$3,800,000	3,437	\$1,106
632	MOURNING DOVE DR	\$2,895,000	2,743	\$1,055
640	N OWL DR	\$4,293,000	3,344	\$1,284
627	OWL WAY	\$2,550,000	3,023	\$844
443	E ROYAL FLAMINGO DR	\$7,400,000	3,426	\$2,160
118	N WARBLER LN	\$7,250,000	4,594	\$1,578

PENDING LISTINGS

		LIST PRICE	SQ FT HEATED	LP/SQFT
216	BIRD KEY DR	\$5,995,000	5,287	\$1,134
469	E ROYAL FLAMINGO DR	\$3,595,000	3,279	\$1,096

SOLD LISTINGS

(In the past 12 months)				SOLD PRICE	SQ FT HEATED	SP/ SQFT	SOLD DATE
217	BIRD KEY DR			\$1,765,000	2,489	\$709	6/20/23
314	BIRD KEY DR			\$4,600,000	4,565	\$1,008	2/17/23
319	BIRD KEY DR			\$4,100,000	4,498	\$912	9/19/22
526	BIRD KEY DR			\$2,225,000	2,451	\$908	5/16/23
567	BIRD KEY DR			\$1,730,000	2,414	\$717	9/22/22
519	BLUE JAY PL			\$1,875,000	2,415	\$776	8/24/22
519	BLUE JAY PL			\$1,725,000	2,415	\$714	1/27/23
378	BOB WHITE DR			\$4,400,000	4,500	\$978	7/28/22
394	BOB WHITE DR			\$5,150,000	4,379	\$1,176	12/13/22
319	BOB WHITE WAY			\$1,600,000	2,800	\$571	7/31/22
324	BOB WHITE WAY			\$1,525,000	1,870	\$816	12/15/22
410	MEADOW LARK DR			\$3,450,000	3,257	\$1,059	6/6/23
639	MOURNING DOVE DR			\$5,390,000	5,172	\$1,042	12/9/22
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
606	OWL WAY			\$2,100,000	2,475	\$848	4/11/23
615	OWL WAY			\$2,049,000	2,360	\$868	3/6/23
618	OWL WAY			\$1,880,000	2,434	\$772	7/3/23

SOLD LISTINGS

(In the past 12 months)				SOLD PRICE	SQ FT HEATED	SP/ SQFT	SOLD DATE
409	PARTRIDGE CIR			\$1,895,000	2,796	\$678	9/2/22
473	PARTRIDGE CIR			\$3,275,000	3,226	\$1,015	3/17/23
499	PARTRIDGE CIR			\$2,200,000	2,539	\$866	11/25/22
424	PHEASANT WAY			\$1,500,000	1,964	\$764	5/3/23
429	PHEASANT WAY			\$2,000,000	2,706	\$739	2/1/23
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
231	SEAGULL LN			\$1,100,000	2,735	\$402	12/6/22
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
117	S WARBLER LN			\$2,900,000	3,050	\$951	2/15/23
408	WOOD DUCK DR			\$1,850,000	2,846	\$650	5/30/23



**Roger's listing/sale

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