

## ► Bay Isles – Harbor Section

### Comparative Market Analysis, August 2022



### ACTIVE LISTINGS

	Address	Lot #	List Price	HTD	LP/SqFt
➊	500 Harbor Cove Cir	67	\$7,000,000	4,422	\$1,583
➋	540 Harbor Cove Cir	63	\$3,600,000	2,081	\$1,730

### PENDING LISTINGS

	Address	Lot #	List Price	HTD	LP/SqFt
➌	501 Harbor Gate Way	1	\$2,995,000	3,662	\$818

### SOLD LISTINGS (in the last 12 months)

	Address	Lot #	List Price	HTD	LP/SqFt	Sold Price	Sold Date	SP/SqFt
➍	1601 Harbor Cay Ln	17	\$2,895,000	4,121	\$703	\$2,500,000	12/29/2021	\$607
➎	1630 Harbor Cay Ln	23	\$3,999,000	2,473	\$1,617	\$4,500,000	5/5/2022	\$1,820
➏	530 Harbor Gate Way	6	\$5,500,000	5,011	\$1,098	\$5,025,000	8/31/2021	\$1,003
➐	500 Harbor Point Rd	54	\$5,475,000	6,556	\$835	\$5,237,500	10/14/2021	\$799



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