

► Bay Isles – Harbor Section  
Comparative Market Analysis, September 2023



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	\$9,850,000	6,556	\$1,502

PENDING LISTINGS

Address	Lot #	List Price	HTD	LP/SqFt
There are currently no pending sales.				

SOLD LISTINGS (in the last 12 months)

	Address	Lot #	List Price	HTD	LP/SqFt	Sold Price	Sold Date	SP/SqFt
➍	1630 Harbor Cay Ln	23	\$4,995,000	16,003	LOT	\$4,995,000	5/10/2023	LOT
➎	540 Harbor Gate Way	5	\$3,999,000	5,048	\$792	\$3,600,000	4/14/2023	\$713
➏	550 Harbor Point Rd	49	\$10,000,000	6,062	\$1,650	\$10,000,000	11/17/2022	\$1,650



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