ROGER PETTINGELL
LUXURY WATERFRONT SPECIALIST

COLDWELL BANKER

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#1 SARASOTA REALTOR - 2020, 2019, 2018, 2017, 2016, 2015, 2014, 2013, 2012, 2010 & 2008

Bird Key ▶ *Comparative Market Analysis, March 2021*

ACTIVE LISTINGS

		PRICE	SQ. FT.	PRICE PER SQ. FT.
439	E ROYAL FLAMINGO DR	$5,500,000	4,584	$1,200
121	SEAGULL LN	$3,600,000	4,594	$784

PENDING LISTINGS

		PRICE	SQ. FT.	PRICE PER SQ. FT.
241	BIRD KEY DR	$999,000	2,169	$461
430	BIRD KEY DR	$1,249,000	2,498	$500
443	BIRD KEY DR	$1,330,000	2,676	$497
562	BIRD KEY DR	$2,119,144	2,892	$733
547	BLUE JAY PL	$1,490,000	2,754	$541
378	BOB WHITE DR	$4,400,000	4,500	$978
323	BOB WHITE WAY	$1,495,000	2,730	$548
614	S OWL DR	$6,250,000	7,200	$868
622	S OWL DR	$6,500,000	5,635	$1,154
630	S OWL DR	$4,250,000	4,793	$887
619	OWL WAY	$1,125,000	1,732	$650
472	PARTRIDGE CIR	$4,175,000	4,470	$934
401	PHEASANT DR	$2,180,718	2,756	$791
258	ROBIN DR	$2,395,000	4,607	$520
268	ROBIN DR	$3,095,000	3,950	$784
461	E ROYAL FLAMINGO DR	$4,175,000	5,208	$802
324	W ROYAL FLAMINGO DR	$4,495,000	3,812	$1,179

SOLD LISTINGS
(In the past 12 months)

		SOLD PRICE	SQ. FT.	PRICE PER SQ. FT.
213	BIRD KEY DR	$839,950	2,211	$380
224	BIRD KEY DR	$2,700,000	3,999	$675
229	BIRD KEY DR	$1,075,000	2,766	$389
232	BIRD KEY DR	$3,000,000	6,052	$496
304	BIRD KEY DR	$4,900,000	4,180	$1,172
517	BIRD KEY DR	$1,199,000	2,300	$521
525	BIRD KEY DR	$1,950,000	2,527	$772
568	BIRD KEY DR	$915,000	2,210	$414
548	BLUE JAY PL	$1,835,000	3,700	$496
378	BOB WHITE DR	$1,635,000	2,952	$554
386	BOB WHITE DR	$2,050,000	2,980	$688
394	BOB WHITE DR	$1,925,000	2,816	$684
320	BOB WHITE WAY	$1,175,000	2,238	$525
343	BOB WHITE WAY	$750,000	2,996	$250
402	MEADOW LARK DR	$1,999,500	1,934	$1,034
410	MEADOW LARK DR	$2,100,000	3,257	$645
426	MEADOW LARK DR	$1,335,000	2,415	$553
438	MEADOW LARK DR	$2,415,000	3,617	$668
447	MEADOW LARK DR	$4,850,000	4,778	$1,015
450	MEADOW LARK DR	$3,825,000	5,250	$729
612	MOURNING DOVE DR	$1,350,000	15,000	LOT
616	MOURNING DOVE DR	$1,470,215	3,444	$427
635	MOURNING DOVE DR	$3,100,000	3,653	$849
675	MOURNING DOVE DR	$6,100,000	7,047	$866
623	N OWL DR	$2,200,000	4,633	$475
629	N OWL DR	$3,425,000	4,437	$772
641	N OWL DR	$3,225,000	4,608	$700
659	N OWL DR	$1,799,000	3,342	$538
656	S OWL DR	$1,424,000	17,673	LOT
615	OWL WAY	$1,150,000	2,100	$548

SOLD LISTINGS
(In the past 12 months)

		SOLD PRICE	SQ. FT.	PRICE PER SQ. FT.
420	PARTRIDGE CIR	$1,130,200	3,549	$318
476	PARTRIDGE CIR	$3,300,000	5,267	$627
493	PARTRIDGE CIR	$950,000	3,422	$278
494	PARTRIDGE CIR	$1,950,000	4,272	$456
499	PARTRIDGE CIR	$1,350,000	2,539	$532
400	PHEASANT DR	$700,000	2,160	$324
401	PHEASANT DR	$735,000	2,580	$285
440	PHEASANT DR	$1,480,000	3,800	$389
460	PHEASANT DR	$2,055,000	3,356	$612
222	ROBIN DR	$2,180,000	3,002	$726
242	ROBIN DR	$1,249,000	2,498	$500
258	ROBIN DR	$1,050,000	4,607	$228
404	E ROYAL FLAMINGO DR	$1,235,000	2,988	$413
439	E ROYAL FLAMINGO DR	$3,350,000	4,584	$731
450	E ROYAL FLAMINGO DR	$1,825,000	2,819	$647
453	E ROYAL FLAMINGO DR	$1,800,000	3,926	$458
464	E ROYAL FLAMINGO DR	$850,000	2,788	$305
470	E ROYAL FLAMINGO DR	$850,000	2,480	$343
352	W ROYAL FLAMINGO DR	$3,250,000	4,899	$663
105	SEAGULL LN	$1,450,000	2,509	$578
121	SEAGULL LN	$2,782,372	4,594	$606
210	SEAGULL LN	$845,000	2,504	$337
224	SEAGULL LN	$3,050,000	4,404	$693
233	SEAGULL LN	$6,650,000	7,754	$858
532	N SPOONBILL DR	$2,240,000	2,771	$808
110	N WARBLER LN	$3,550,000	4,706	$754
114	N WARBLER LN	$1,462,500	1,936	$755
121	S WARBLER LN	$1,919,000	2,424	$792
631	WILD TURKEY LN	$960,000	2,615	$367

****Roger's listing/sale**

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