

Bird Key ► Comparative Market Analysis, March 2023



ACTIVE LISTINGS

		LIST PRICE	SQ FT HEATED	LP/SQFT
217	BIRD KEY DR	\$2,195,000	2,489	\$882
526	BIRD KEY DR	\$2,595,000	2,451	\$1,059
568	BIRD KEY DR	\$2,499,000	2,310	\$1,082
118	N WARBLER LN	\$7,250,000	4,594	\$1,578
493	PARTRIDGE CIR	\$2,695,000	3,422	\$788
411	PHEASANT WAY	\$3,895,000	3,774	\$1,032
622	S OWL DR	\$9,950,000	5,635	\$1,766
626	S OWL DR	\$12,000,000	6,576	\$1,825
408	WOOD DUCK DR	\$2,399,000	2,846	\$843

PENDING LISTINGS

		LIST PRICE	SQ FT HEATED	LP/SQFT
606	OWL WAY	\$2,150,000	2,475	\$869
575	SPOONBILL DR	\$3,595,000	3,900	\$922

SOLD LISTINGS

(In the past 12 months)

		SOLD PRICE	SQ FT HEATED	SP/ SQFT	SOLD DATE
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
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
422	MEADOW LARK DR	\$6,995,000	4,407	\$1,587	4/5/22
454	MEADOW LARK DR	\$7,040,000	5,241	\$1,343	6/14/22
639	MOURNING DOVE DR	\$5,390,000	5,172	\$1,042	12/9/22
640	N OWL DR	\$1,800,000	3,204	\$562	6/6/22
615	OWL WAY	\$2,049,000	2,360	\$868	3/6/23
643	OWL WAY	\$1,972,500	1,942	\$1,016	6/10/22

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
420	PARTRIDGE CIR	\$2,330,000	3,549	\$657	4/29/22
473	PARTRIDGE CIR	\$3,275,000	3,226	\$1,015	3/17/23
491	PARTRIDGE CIR	\$3,850,000	4,535	\$849	6/3/22
499	PARTRIDGE CIR	\$2,200,000	2,539	\$866	11/25/22
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
231	SEAGULL LN	\$1,100,000	2,735	\$402	12/6/22
117	S WARBLER LN	\$2,900,000	3,050	\$951	2/15/23



**Roger's listing/sale

"Based on information from the My Florida Regional Multiple Listing Service Inc., for the period of March 23, 2022 through March 23, 2023. This information may or may not include all listed, expired, withdrawn, pending or sold properties of one or more members of the My Florida Regional Multiple Listing Service". Although the information is believed to be accurate, if not warranted, and you should not rely upon it without personal verification.

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