

Bird Key ► Comparative Market Analysis, September 2023



ACTIVE LISTINGS

		LIST PRICE	SQ FT HEATED	LP/SQFT
425	PARTRIDGE CIR	\$2,250,000	2,308	\$975
640	N OWL DR	\$4,293,000	3,344	\$1,284
443	E ROYAL FLAMINGO DR	\$7,400,000	3,426	\$2,160
118	N WARBLER LN	\$7,250,000	4,594	\$1,578
424	PHEASANT WAY	\$3,975,000	2,756	\$1,442

PENDING LISTINGS

		LIST PRICE	SQ FT HEATED	LP/SQFT
464	MEADOW LARK DR	\$3,800,000	3,437	\$1,106

SOLD LISTINGS

SOLD LISTINGS (In the past 12 months)		SOLD PRICE	SQ FT HEATED	SP/ SQFT	SOLD DATE
216	BIRD KEY DR	\$5,600,000	5,287	\$1,059	8/11/23
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
526	BIRD KEY DR	\$2,225,000	2,451	\$908	5/16/23
519	BLUE JAY PL	\$1,725,000	2,415	\$714	1/27/23
394	BOB WHITE DR	\$5,150,000	4,379	\$1,176	12/13/22
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
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

SOLD LISTINGS

SOLD LISTINGS (In the past 12 months)		SOLD PRICE	SQ FT HEATED	SP/ SQFT	SOLD DATE
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
469	E ROYAL FLAMINGO DR	\$3,300,000	3,279	\$1,006	7/28/23
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
627	OWL WAY	\$2,350,000	3,023	\$777	9/21/23
632	MOURNING DOVE DR	\$2,550,000	2,743	\$1,055	9/20/23



\*\*Roger's listing/sale

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