

BAY ISLES – HARBOR SECTION  
Comparative Market Analysis, December 2023

ACTIVE  
PENDING  
SOLD



ACTIVE LISTINGS

	Address	Lot #	List Price	HTD	LP/SqFt
1	1641 Harbor Cay Ln	21	\$5,397,111	18,379	LOT
2	500 Harbor Cove Cir	67	\$11,000,000	4,422	\$2,488
3	500 Harbor Point Rd	54	\$9,850,000	6,556	\$1,502
4	531 Harbor Point Rd	43	\$4,389,000	4,050	\$1,084

PENDING LISTINGS

	Address	Lot #	List Price	HTD	LP/SqFt
5	1600 Harbor Sound Dr	12	\$2,900,000	3,934	\$737
6	541 Harbor Point Rd	44	\$7,950,000	5,114	\$1,555

SOLD LISTINGS (in the last 12 months)

	Address	Lot #	List Price	HTD	LP/SqFt	Sold Price	Sold Date	SP/SqFt
7	1630 Harbor Cay Ln	23	\$4,995,000	16,003	LOT	\$4,995,000	5/10/2023	LOT
8	540 Harbor Gate Way	5	\$3,999,000	5,048	\$792	\$3,600,000	4/14/2023	\$713
9	511 Harbor Gate Way	2	\$3,999,000	5,048	\$792	\$3,600,000	4/14/2023	\$713



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