

Bird Key ► Comparative Market Analysis, June 2023



ACTIVE LISTINGS

		LIST PRICE	SQ FT HEATED	LP/SQFT
216	BIRD KEY DR	\$5,995,000	5,287	\$1,134
632	MOURNING DOVE DR	\$2,995,000	2,743	\$1,092
640	N OWL DR	\$4,293,000	3,344	\$1,284
640	N OWL DR	\$2,295,000	12,960	
627	OWL WAY	\$2,590,000	3,023	\$857
493	PARTRIDGE CIR	\$2,645,000	3,422	\$773
443	E ROYAL FLAMINGO DR	\$7,400,000	3,426	\$2,160
469	E ROYAL FLAMINGO DR	\$3,595,000	3,279	\$1,096
118	N WARBLER LN	\$7,250,000	4,594	\$1,578

PENDING LISTINGS

		LIST PRICE	SQ FT HEATED	LP/SQFT
618	OWL WAY	\$2,295,000	2,434	\$943
575	SPOONBILL DR	\$3,595,000	3,900	\$922

SOLD LISTINGS

		SOLD PRICE	SQ FT HEATED	SP/ SQFT	SOLD DATE
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
319	BIRD KEY DR	\$4,100,000	4,498	\$912	9/19/22
526	BIRD KEY DR	\$2,225,000	2,451	\$908	5/16/23
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
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

SOLD LISTINGS

		SOLD PRICE	SQ FT HEATED	SP/ SQFT	SOLD DATE
409	PARTRIDGE CIR	\$1,895,000	2,796	\$678	9/2/22
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
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
231	SEAGULL LN	\$1,100,000	2,735	\$402	12/6/22
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



\*\*Roger's listing/sale

"Based on information from the My Florida Regional Multiple Listing Service Inc., for the period of June 28, 2022 through June 28, 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 This information may or may not include all listed, expired, withdrawn, pending or sold properties of one or more members of the My Florida Regional Multiple Listing Service".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

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