

BIRD KEY

Comprehensive Analysis, April 2025



ACTIVE LISTINGS

	LIST PRICE	SQ FT HEATED	LP/SQFT
329 BIRD KEY DR	\$5,450,000	4,906	\$1,111
526 BIRD KEY DR	\$2,050,000	2,451	\$836
414 MEADOW LARK DR	\$4,999,900	5,000	\$1,000
640 N OWL DR	\$3,695,000	2,672	\$1,383
640 N OWL DR	\$1,895,000	12,960	LOT
642 S OWL DR	\$3,499,000	2,128	\$1,644
606 OWL WAY	\$2,249,000	2,475	\$909
435 PARTRIDGE CIR	\$1,975,000	2,290	\$862
412 PHEASANT WAY	\$3,599,000	2,677	\$1,344
279 ROBIN DR	\$3,295,000	3,933	\$838
465 E ROYAL FLAMINGO DR	\$4,995,000	2,846	\$1,755
316 W ROYAL FLAMINGO DR	\$5,999,000	4,367	\$1,374
355 W ROYAL FLAMINGO DR	\$4,500,000	3,273	\$1,375
367 W ROYAL FLAMINGO DR	\$4,900,000	5,257	\$932
102 SEAGULL LN	\$6,500,000	3,706	\$1,754
121 SEAGULL LN	\$4,350,000	4,594	\$947
531 N SPOONBILL DR	\$2,195,000	2,203	\$996
109 N WARBLER LN	\$9,975,000	3,700	\$2,696
109 N WARBLER LN	\$4,995,000	15,000	LOT
118 N WARBLER LN	\$7,250,000	4,594	\$1,578
605 WILD TURKEY LN	\$2,090,000	2,200	\$950

PENDING LISTINGS

	LIST PRICE	SQ FT HEATED	LP/SQFT
348 W ROYAL FLAMINGO DR	\$7,920,000	5,723	\$1,384
524 N SPOONBILL DR	\$4,150,000	3,425	\$1,212

SOLD LISTINGS

(In the past 12 months)	SOLD PRICE	SQ FT HEATED	SP/ SQFT	SOLD DATE
225 BIRD KEY DR	\$1,415,000	3,140	\$451	7/16/2024
329 BIRD KEY DR	\$1,540,000	2,190	\$703	4/30/2024
540 BIRD KEY DR	\$1,500,000	1,924	\$780	4/30/2024
382 BOB WHITE DR	\$4,250,000	2,875	\$1,478	2/28/2025
410 MEADOW LARK DR	\$3,550,000	3,257	\$1,090	1/23/2025
476 MEADOW LARK DR	\$4,000,000	3,336	\$1,199	5/31/2024
600 MOURNING DOVE DR	\$4,000,000	16,262	LOT	4/25/2025
625 S OWL DR	\$3,550,000	2,808	\$1,264	1/21/2025
600 OWL WAY	\$1,875,000	2,317	\$809	5/15/2024
600 OWL WAY	\$2,300,000	2,317	\$993	3/19/2025
614 OWL WAY	\$2,400,000	3,366	\$713	7/19/2024
419 PARTRIDGE CIR	\$2,350,000	2,229	\$1,054	4/18/2025
425 PARTRIDGE CIR	\$1,680,000	2,308	\$728	8/14/2024
432 PARTRIDGE CIR	\$2,150,000	2,612	\$823	4/3/2025
465 PARTRIDGE CIR	\$1,768,000	2,330	\$759	11/7/2024
473 PARTRIDGE CIR	\$4,175,000	3,226	\$1,294	10/23/2024
404 PHEASANT WAY	\$3,875,000	2,757	\$1,406	12/20/2024
424 PHEASANT WAY	\$3,975,000	2,756	\$1,442	8/1/2024
435 PHEASANT WAY	\$3,775,000	2,890	\$1,306	2/12/2025
247 ROBIN DR	\$5,500,000	3,059	\$1,798	2/11/2025
250 ROBIN DR	\$1,800,000	2,548	\$706	2/20/2025
443 E ROYAL FLAMINGO DR	\$5,700,000	3,426	\$1,664	6/28/2024
453 E ROYAL FLAMINGO DR	\$3,980,000	4,500	\$884	12/18/2024
470 E ROYAL FLAMINGO DR	\$1,675,000	2,480	\$675	8/9/2024
486 E ROYAL FLAMINGO DR	\$2,800,000	3,854	\$727	7/1/2024
340 W ROYAL FLAMINGO DR	\$7,250,000	6,067	\$1,195	2/21/2025
364 W ROYAL FLAMINGO DR	\$7,880,000	6,289	\$1,253	11/6/2024
523 N SPOONBILL DR	\$1,550,000	1,932	\$802	3/21/2025
526 N SPOONBILL DR	\$3,150,000	2,762	\$1,140	1/30/2025
421 WOOD DUCK DR	\$1,900,000	2,052	\$926	12/12/2024

**Roger's listing/sale

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