

BIRD KEY

Comprehensive Analysis, March 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	\$2,100,000	2,451	\$857
414	MEADOW LARK DR	\$4,999,900	5,000	\$1,000
600	MOURNING DOVE DR	\$4,200,000	16,262	LOT
640	N OWL DR	\$3,695,000	2,672	\$1,383
640	N OWL DR	\$1,895,000	12,960	LOT
606	OWL WAY	\$2,249,000	2,475	\$909
435	PARTRIDGE CIR	\$1,975,000	2,290	\$862
412	PHEASANT WAY	\$3,750,000	2,677	\$1,401
430	PHEASANT WAY	\$4,250,000	3,461	\$1,228
279	ROBIN DR	\$3,995,000	3,933	\$1,016
316	W ROYAL FLAMINGO DR	\$5,999,000	4,367	\$1,374
355	W ROYAL FLAMINGO DR	\$4,850,000	3,273	\$1,482
367	W ROYAL FLAMINGO DR	\$5,295,000	5,257	\$1,007
102	SEAGULL LN	\$6,500,000	3,706	\$1,754
121	SEAGULL LN	\$4,599,999	4,594	\$1,001
524	N SPOONBILL DR	\$4,150,000	3,425	\$1,212
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	\$4,795,000	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
600	MOURNING DOVE DR	\$4,200,000	2,251	\$1,866
432	PARTRIDGE CIR	\$2,299,000	2,612	\$880
419	PARTRIDGE CIR	\$2,495,000	2,229	\$1,119
348	W ROYAL FLAMINGO DR	\$7,920,000	5,723	\$1,384

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
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
425	PARTRIDGE CIR	\$1,680,000	2,308	\$728	8/14/2024
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
401	PHEASANT DR	\$3,950,000	2,756	\$1,433	4/23/2024
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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