

BIRD KEY

Comprehensive Analysis, October 2024



ACTIVE LISTINGS

|     |                     | LIST PRICE  | SQ FT HEATED | LP/SQFT |
|-----|---------------------|-------------|--------------|---------|
| 410 | MEADOW LARK DR      | \$3,895,000 | 3,257        | \$1,196 |
| 435 | PHEASANT WAY        | \$3,925,000 | 2,890        | \$1,358 |
| 382 | BOB WHITE DR        | \$4,500,000 | 2,875        | \$1,565 |
| 414 | MEADOW LARK DR      | \$5,600,000 | 5,000        | \$1,120 |
| 640 | N OWL DR            | \$3,695,000 | 2,672        | \$1,383 |
| 640 | N OWL DR            | \$1,895,000 | 12,960       | LOT     |
| 625 | S OWL DR            | \$3,950,000 | 2,808        | \$1,407 |
| 430 | PHEASANT WAY        | \$4,197,000 | 3,461        | \$1,213 |
| 453 | E ROYAL FLAMINGO DR | \$8,495,000 | 4,500        | \$1,888 |
| 340 | W ROYAL FLAMINGO DR | \$8,300,000 | 6,067        | \$1,368 |
| 367 | W ROYAL FLAMINGO DR | \$5,750,000 | 5,257        | \$1,094 |
| 102 | SEAGULL LN          | \$6,900,000 | 3,706        | \$1,862 |
| 118 | N WARBLER LN        | \$7,250,000 | 4,594        | \$1,578 |

PENDING LISTINGS

|     |                     | LIST PRICE  | SQ FT HEATED | LP/SQFT |
|-----|---------------------|-------------|--------------|---------|
| 465 | PARTRIDGE CIR       | \$1,995,000 | 2,330        | \$856   |
| 404 | PHEASANT WAY        | \$3,975,000 | 2,757        | \$1,442 |
| 364 | W ROYAL FLAMINGO DR | \$8,750,000 | 6,289        | \$1,391 |

SOLD LISTINGS

|     |                     | (In the past 12 months) | SOLD PRICE   | SQ FT HEATED | SP/ SQFT | SOLD DATE  |
|-----|---------------------|-------------------------|--------------|--------------|----------|------------|
| 217 | BIRD KEY DR         |                         | \$2,400,000  | 2,489        | \$964    | 3/27/2024  |
| 225 | BIRD KEY DR         |                         | \$1,415,000  | 3,140        | \$451    | 7/16/2024  |
| 245 | BIRD KEY DR         |                         | \$2,125,000  | 2,515        | \$845    | 2/29/2024  |
| 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  |
| 568 | BIRD KEY DR         |                         | \$2,170,000  | 2,310        | \$939    | 1/3/2024   |
| 464 | MEADOW LARK DR      |                         | \$3,617,500  | 3,437        | \$1,053  | 12/1/2023  |
| 464 | MEADOW LARK DR      |                         | \$3,930,000  | 3,437        | \$1,143  | 1/30/2024  |
| 476 | MEADOW LARK DR      |                         | \$4,000,000  | 3,336        | \$1,199  | 5/31/2024  |
| 683 | MOURNING DOVE DR    |                         | \$11,500,000 | 6,540        | \$1,758  | 12/6/2023  |
| 600 | OWL WAY             |                         | \$1,875,000  | 2,317        | \$809    | 5/15/2024  |
| 614 | OWL WAY             |                         | \$2,400,000  | 3,366        | \$713    | 7/19/2024  |
| 425 | PARTRIDGE CIR       |                         | \$1,680,000  | 2,308        | \$728    | 8/14/2024  |
| 450 | PARTRIDGE CIR       |                         | \$3,775,000  | 2,754        | \$1,371  | 12/29/2023 |
| 493 | PARTRIDGE CIR       |                         | \$2,375,000  | 3,422        | \$694    | 1/29/2024  |
| 401 | PHEASANT DR         |                         | \$3,950,000  | 2,756        | \$1,433  | 4/23/2024  |
| 417 | PHEASANT WAY        |                         | \$2,282,000  | 3,428        | \$666    | 11/15/2023 |
| 424 | PHEASANT WAY        |                         | \$3,975,000  | 2,756        | \$1,442  | 8/1/2024   |
| 259 | ROBIN DR            |                         | \$5,995,000  | 4,078        | \$1,470  | 2/22/2024  |
| 443 | E ROYAL FLAMINGO DR |                         | \$5,700,000  | 3,426        | \$1,664  | 6/28/2024  |
| 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   |
| 355 | W ROYAL FLAMINGO DR |                         | \$3,800,000  | 3,273        | \$1,161  | 2/1/2024   |

\*\*Roger's listing/sale

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