

BIRD KEY

► Comparative Market Analysis, December 2023



ACTIVE LISTINGS

		LIST PRICE	SQ FT HEATED	LP/SQFT
217	BIRD KEY DR	\$2,595,000	2,489	\$1,043
245	BIRD KEY DR	\$2,250,000	2,515	\$895
526	BIRD KEY DR	\$2,450,000	2,451	\$1,000
640	N OWL DR	\$4,293,000	3,344	\$1,284
640	N OWL DR	\$2,295,000	12,960	LOT
614	OWL WAY	\$2,695,000	3,366	\$801
425	PARTRIDGE CIR	\$1,950,000	2,308	\$845
424	PHEASANT WAY	\$3,975,000	2,756	\$1,442
443	E ROYAL FLAMINGO DR	\$7,250,000	3,426	\$2,116
118	N WARBLER LN	\$7,250,000	4,594	\$1,578

PENDING LISTINGS

		LIST PRICE	SQ FT HEATED	LP/SQFT
568	BIRD KEY DR	\$2,499,000	2,310	\$1,082
493	PARTRIDGE CIR	\$2,495,000	3,422	\$729
404	PHEASANT WAY	\$3,975,000	2,757	\$1,442
355	W ROYAL FLAMINGO DR	\$3,950,000	3,273	\$1,207

SOLD LISTINGS

		SOLD PRICE	SQ FT HEATED	SP/ SQFT	SOLD DATE
(In the past 12 months)					
216	BIRD KEY DR	\$5,600,000	5,287	\$1,059	8/11/23
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
526	BIRD KEY DR	\$2,225,000	2,451	\$908	5/16/23
519	BLUE JAY PL	\$1,725,000	2,415	\$714	1/27/23
410	MEADOW LARK DR	\$3,450,000	3,257	\$1,059	6/6/23
464	MEADOW LARK DR	\$3,617,500	3,437	\$1,053	12/1/23
632	MOURNING DOVE DR	\$2,550,000	2,743	\$930	9/20/23
683	MOURNING DOVE DR	\$11,500,000	6,540	\$1,758	12/6/23
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
618	OWL WAY	\$1,880,000	2,434	\$772	7/3/23
627	OWL WAY	\$2,350,000	3,023	\$777	9/21/23

SOLD LISTINGS

		SOLD PRICE	SQ FT HEATED	SP/ SQFT	SOLD DATE
(In the past 12 months)					
450	PARTRIDGE CIR	\$3,775,000	2,754	\$1,371	12/29/23
473	PARTRIDGE CIR	\$3,275,000	3,226	\$1,015	3/17/23
417	PHEASANT WAY	\$2,282,000	3,428	\$666	11/15/23
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
469	E ROYAL FLAMINGO DR	\$3,300,000	3,279	\$1,006	7/28/23
575	SPOONBILL DR	\$3,595,000	3,900	\$922	6/28/23
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

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