

BIRD KEY

Comparative Market Analysis, December 2023



AC1	TIVE TINGS	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

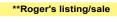
	NDING TINGS	LIST PRICE	SQ FT HEATED LP/SQFT			
568	BIRD KEY DR	\$2,499,000	2,310	\$1,082		
493	PARTRIDGE CIR	\$2,495,000	3,422	\$729		
404	PHEASANT WAY	\$3,975,000	2,757	\$1,442		
355	W ROYAL FLAMINGO DR	\$3,950,000	3,273	\$1,207		

	e past 12 months)	SOLD PRICE	SQ FT HEATED	SP/ SQFT	SOLD DATE
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

		LD LISTINGS ne past 12 months)	SOLD PRICE	SQ FT HEATED	SP/ SQFT	SOLD Date
	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





The property information herein is derived from various sources that may include, but not be limited to, county records and the Multiple Listing Service, and it may include approximations. Although the information is believed to be accurate, it is not warranted and you should not rely upon it without personal verification. Affiliated real estate agents are independent contractor sales associates, not employees.

©2023 Coldwell Banker. All Rights Reserved. Coldwell Banker and the Coldwell Banker logo are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Anywhere Advisors LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Fair Housing Act and the Equal Opportunity Act. Based on information from the Multiple Listing Service for the period December 29, 2022 through December 29, 2023.

