

BIRD KEY

► Comparative Market Analysis, January 2024



ACTIVE

PENDING

SOLD

ACTIVE LISTINGS

|     |                     | LIST PRICE   | SQ FT HEATED | LP/SQFT |
|-----|---------------------|--------------|--------------|---------|
| 217 | BIRD KEY DR         | \$2,595,000  | 2,489        | \$1,043 |
| 329 | BIRD KEY DR         | \$2,000,000  | 2,190        | \$913   |
| 526 | BIRD KEY DR         | \$2,450,000  | 2,451        | \$1,000 |
| 640 | N OWL DR            | \$4,143,000  | 3,344        | \$1,239 |
| 614 | OWL WAY             | \$2,695,000  | 3,366        | \$801   |
| 425 | PARTRIDGE CIR       | \$1,899,000  | 2,308        | \$823   |
| 424 | PHEASANT WAY        | \$3,975,000  | 2,756        | \$1,442 |
| 430 | PHEASANT WAY        | \$4,197,000  | 3,462        | \$1,212 |
| 435 | PHEASANT WAY        | \$3,925,000  | 2,883        | \$1,361 |
| 443 | E ROYAL FLAMINGO DR | \$6,700,000  | 3,426        | \$1,956 |
| 486 | E ROYAL FLAMINGO DR | \$3,995,000  | 3,854        | \$1,037 |
| 109 | N WARBLER LN        | \$11,750,000 | 5,292        | \$2,220 |
| 118 | N WARBLER LN        | \$7,250,000  | 4,594        | \$1,578 |

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   |
| 568                     | BIRD KEY DR      | \$2,170,000  | 2,310        | \$939    | 1/3/24    |
| 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   |
| 464                     | MEADOW LARK DR   | \$3,930,000  | 3,437        | \$1,143  | 1/30/24   |
| 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   |
| 493                     | PARTRIDGE CIR       | \$2,375,000 | 3,422        | \$694    | 1/29/24   |
| 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   |

PENDING LISTINGS

|     |                     | LIST PRICE  | SQ FT HEATED | LP/SQFT |
|-----|---------------------|-------------|--------------|---------|
| 245 | BIRD KEY DR         | \$2,250,000 | 2,515        | \$895   |
| 401 | PHEASANT DR         | \$3,950,000 | 2,756        | \$1,433 |
| 404 | PHEASANT WAY        | \$3,975,000 | 2,757        | \$1,442 |
| 259 | ROBIN DR            | \$5,995,000 | 4,078        | \$1,470 |
| 355 | W ROYAL FLAMINGO DR | \$3,950,000 | 3,273        | \$1,207 |



\*\*Roger's listing/sale

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