

BIRD KEY

Comprehensive Analysis, August 2024



ACTIVE LISTINGS

		LIST PRICE	SQ FT HEATED	LP/SQFT
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
465	PARTRIDGE CIR	\$2,095,000	2,330	\$899
430	PHEASANT WAY	\$4,197,000	3,461	\$1,213
435	PHEASANT WAY	\$3,925,000	2,890	\$1,358
340	W ROYAL FLAMINGO DR	\$8,500,000	6,067	\$1,401
364	W ROYAL FLAMINGO DR	\$8,750,000	6,289	\$1,391
367	W ROYAL FLAMINGO DR	\$5,750,000	5,257	\$1,094
102	SEAGULL LN	\$6,900,000	3,706	\$1,862
121	SEAGULL LN	\$4,850,000	4,594	\$1,056
109	N WARBLER LN	\$11,750,000	5,292	\$2,220
118	N WARBLER LN	\$7,250,000	4,594	\$1,578

PENDING LISTINGS

		LIST PRICE	SQ FT HEATED	LP/SQFT
404	PHEASANT WAY	\$3,975,000	2,757	\$1,442

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
632	MOURNING DOVE DR	\$2,550,000	2,743	\$930	9/20/2023
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
627	OWL WAY	\$2,350,000	3,023	\$777	9/21/2023
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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