

► Bay Isles – Harbor Section Comparative Market Analysis, July 2022



ACTIVE LISTINGS

	Address	Lot #	List Price	HTD	LP/SqFt
①	500 Harbor Cove Cir	67	\$7,000,000	4,422	\$1,583
②	540 Harbor Cove Cir	63	\$3,600,000	2,081	\$1,730

PENDING LISTINGS

	Address	Lot #	List Price	HTD	LP/SqFt
③	501 Harbor Gate Way	1	\$2,995,000	3,662	\$818

SOLD LISTINGS (in the last 12 months)

	Address	Lot #	List Price	HTD	LP/SqFt	Sold Price	Sold Date	SP/SqFt
④	510 Harbor Cay Dr	36	\$4,495,000	5,439	\$826	\$4,495,000	8/13/2021	\$826
⑤	531 Harbor Cay Dr	15	\$3,800,000	4,396	\$864	\$3,600,000	8/2/2021	\$819
⑥	1601 Harbor Cay Ln	17	\$2,895,000	4,121	\$703	\$2,500,000	12/29/2021	\$607
⑦	1630 Harbor Cay Ln	23	\$3,999,000	2,473	\$1,617	\$4,500,000	5/5/2022	\$1,820
⑧	530 Harbor Gate Way	6	\$5,500,000	5,011	\$1,098	\$5,025,000	8/31/2021	\$1,003
⑨	500 Harbor Point Rd	54	\$5,475,000	6,556	\$835	\$5,237,500	10/14/2021	\$799



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