

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



ACTIVE LISTINGS

	Address	Lot #	List Price	HTD	LP/SqFt
➊	540 Harbor Gate Way	5	\$4,500,000	5,048	\$891

PENDING LISTINGS

	Address	Lot #	List Price	HTD	LP/SqFt
There are currently no pending sales.					

SOLD LISTINGS (in the last 12 months)

	Address	Lot #	List Price	HTD	LP/SqFt	Sold Price	Sold Date	SP/SqFt
➋	1601 Harbor Cay Ln	17	\$2,895,000	4,121	\$703	\$2,500,000	12/29/2021	\$607
➌	1630 Harbor Cay Ln	23	\$3,999,000	2,473	\$1,617	\$4,500,000	5/5/2022	\$1,820
➍	501 Harbor Gate Way	1	\$2,995,000	3,662	\$818	\$2,775,000	8/24/2022	\$758
➎	550 Harbor Point Rd	49	\$10,000,000	6,062	\$1,650	\$10,000,000	11/17/2022	\$1,650



Based on information from the My Florida Regional Multiple Listing Service, Inc. for the period December 20, 2021 through December 20, 2022. This information may or may not include all listed, expired, withdrawn, pending or sold properties of one or more members of the My Florida Regional Multiple Listing Service. Although the information is believed to be accurate, if not warranted, and you should not rely upon it without personal verification.

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