

► Bay Isles – Harbor Section
Comparative Market Analysis, February 2023



ACTIVE LISTINGS

	Address	Lot #	List Price	HTD	LP/SqFt
➊	1630 Harbor Cay Ln	23	5,495,000	16,003	LOT
➋	500 Harbor Cove Cir	67	8,250,000	4,422	\$1,866
➌	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
➍	1630 Harbor Cay Ln	23	\$3,999,000	2,473	\$1,617	\$4,500,000	5/5/2022	\$1,820
➎	501 Harbor Gate Way	1	\$2,995,000	3,662	\$818	\$2,775,000	8/24/2022	\$758
➏	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 February 24, 2022 through February 24, 2023. This information may or may not include all listed, expired, withdrawn, pending or sold properties of one or more members of the My Florida Regional Multiple Listing Service.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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