

Bird Key ► Comparative Market Analysis, April 2023



ACTIVE LISTINGS

		LIST PRICE	SQ FT HEATED	LP/SQFT
216	BIRD KEY DR	\$6,999,999	5,287	\$1,324
217	BIRD KEY DR	\$1,999,999	2,489	\$804
640	N OWL DR	\$2,295,000	12,960	LOT
618	OWL WAY	\$2,295,000	2,434	\$943
493	PARTRIDGE CIR	\$2,695,000	3,422	\$788
411	PHEASANT WAY	\$3,695,000	3,774	\$979
118	N WARBLER LN	\$7,250,000	4,594	\$1,578
408	WOOD DUCK DR	\$2,199,000	2,846	\$773

PENDING LISTINGS

		LIST PRICE	SQ FT HEATED	LP/SQFT
526	BIRD KEY DR	\$2,295,000	2,451	\$936
410	MEADOW LARK DR	\$3,795,000	3,257	\$1,165
622	S OWL DR	\$9,950,000	5,635	\$1,766
626	S OWL DR	\$12,000,000	6,576	\$1,825
575	SPOONBILL DR	\$3,595,000	3,900	\$922

SOLD LISTINGS

(In the past 12 months)

		SOLD PRICE	SQ FT HEATED	SP/ SQFT	SOLD DATE
314	BIRD KEY DR	\$4,600,000	4,565	\$1,008	2/17/23
319	BIRD KEY DR	\$4,100,000	4,498	\$912	9/19/22
567	BIRD KEY DR	\$1,730,000	2,414	\$717	9/22/22
519	BLUE JAY PL	\$1,875,000	2,415	\$776	8/24/22
519	BLUE JAY PL	\$1,725,000	2,415	\$714	1/27/23
378	BOB WHITE DR	\$4,400,000	4,500	\$978	7/28/22
394	BOB WHITE DR	\$5,150,000	4,379	\$1,176	12/13/22
319	BOB WHITE WAY	\$1,600,000	2,800	\$571	7/31/22
324	BOB WHITE WAY	\$1,525,000	1,870	\$816	12/15/22
454	MEADOW LARK DR	\$7,040,000	5,241	\$1,343	6/14/22
639	MOURNING DOVE DR	\$5,390,000	5,172	\$1,042	12/9/22
640	N OWL DR	\$1,800,000	3,204	\$562	6/6/22
606	OWL WAY	\$2,100,000	2,475	\$848	4/11/23
615	OWL WAY	\$2,049,000	2,360	\$868	3/6/23
643	OWL WAY	\$1,972,500	1,942	\$1,016	6/10/22

SOLD LISTINGS

(In the past 12 months)

		SOLD PRICE	SQ FT HEATED	SP/ SQFT	SOLD DATE
409	PARTRIDGE CIR	\$1,895,000	2,796	\$678	9/2/22
420	PARTRIDGE CIR	\$2,330,000	3,549	\$657	4/29/22
473	PARTRIDGE CIR	\$3,275,000	3,226	\$1,015	3/17/23
491	PARTRIDGE CIR	\$3,850,000	4,535	\$849	6/3/22
499	PARTRIDGE CIR	\$2,200,000	2,539	\$866	11/25/22
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
231	SEAGULL LN	\$1,100,000	2,735	\$402	12/6/22
114	N WARBLER LN	\$3,000,000	1,936	\$1,550	3/23/23
117	S WARBLER LN	\$2,900,000	3,050	\$951	2/15/23



**Roger's listing/sale

"Based on information from the My Florida Regional Multiple Listing Service Inc., for the period of April 27, 2022 through April 27, 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 This information may or may not include all listed, expired, withdrawn, pending or sold properties of one or more members of the My Florida Regional Multiple Listing Service".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

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