

Bird Key ► Comparative Market Analysis, December 2022



ACTIVE LISTINGS

		LIST PRICE	SQ FT HEATED	LP/SQFT
440	MEADOW LARK DR	\$10,995,000	6,198	\$1,774
429	PHEASANT WAY	\$2,200,000	2,706	\$813
117	S WARBLER LN	\$3,200,000	3,050	\$1,049

PENDING LISTINGS

		LIST PRICE	SQ FT HEATED	LP/SQFT
314	BIRD KEY DR	\$8,145,000	4,565	\$1,784
519	BLUE JAY PL	\$1,875,000	2,415	\$776
473	PARTRIDGE CIR	\$3,495,000	3,226	\$1,083
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
212	BIRD KEY DR			\$6,500,000	5,400	\$1,204	1/13/22
314	BIRD KEY DR			\$4,100,000	2,612	\$1,570	2/16/22
319	BIRD KEY DR			\$4,100,000	4,498	\$912	9/19/22
525	BIRD KEY DR			\$2,900,000	2,527	\$1,148	1/28/22
526	BIRD KEY DR			\$2,300,000	2,451	\$938	1/7/22
533	BIRD KEY DR			\$1,395,000	2,098	\$665	1/28/22
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
374	BOB WHITE DR			\$3,800,000	3,409	\$1,115	1/24/22
378	BOB WHITE DR			\$4,400,000	4,500	\$978	7/28/22
390	BOB WHITE DR			\$5,995,000	4,904	\$1,222	1/28/22
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

SOLD LISTINGS

(In the past 12 months)				SOLD PRICE	SQ FT HEATED	SP/ SQFT	SOLD DATE
422	MEADOW LARK DR			\$6,995,000	4,407	\$1,587	4/5/22
426	MEADOW LARK DR			\$2,952,000	2,415	\$1,222	12/30/21
454	MEADOW LARK DR			\$7,040,000	5,241	\$1,343	6/14/22
483	MEADOW LARK DR			\$6,650,000	5,468	\$1,216	2/4/22
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
643	OWL WAY			\$1,972,500	1,942	\$1,016	6/10/22
409	PARTRIDGE CIR			\$1,895,000	2,796	\$678	9/2/22
420	PARTRIDGE CIR			\$2,330,000	3,549	\$657	4/29/22
491	PARTRIDGE CIR			\$3,850,000	4,535	\$849	6/3/22
499	PARTRIDGE CIR			\$2,200,000	2,539	\$866	11/25/22
401	PHEASANT DR			\$2,259,000	2,756	\$820	3/16/22
411	PHEASANT WAY			\$3,295,000	3,774	\$873	2/15/22
231	SEAGULL LN			\$1,100,000	2,735	\$402	12/6/22
605	WILD TURKEY LN			\$1,850,000	2,200	\$841	1/18/22



\*\*Roger's listing/sale

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 This information may or may not include all listed, expired, withdrawn, pending or sold properties of one or more members of the My Florida Regional Multiple Listing Service".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

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