

Bird Key ► Comparative Market Analysis, February 2023



ACTIVE LISTINGS

		LIST PRICE	SQ FT HEATED	LP/SQFT
217	BIRD KEY DR	\$2,195,000	2,489	\$882
526	BIRD KEY DR	\$2,895,000	2,451	\$1,181
440	MEADOW LARK DR	\$10,995,000	6,198	\$1,774
493	PARTRIDGE CIR	\$2,695,000	3,422	\$788
424	PHEASANT WAY	\$1,675,000	1,964	\$853
465	E ROYAL FLAMINGO DR	\$7,250,000	4,450	\$1,629
118	N WARBLER LN	\$7,250,000	4,594	\$1,578
408	WOOD DUCK DR	\$2,464,000	2,846	\$866

PENDING LISTINGS

		LIST PRICE	SQ FT HEATED	LP/SQFT
615	OWL WAY	\$2,195,000	2,360	\$930
473	PARTRIDGE CIR	\$3,495,000	3,226	\$1,083
575	SPOONBILL DR	\$3,595,000	3,900	\$922

SOLD LISTINGS

		SOLD PRICE	SQ FT HEATED	SP/ SQFT	SOLD DATE
(In the past 12 months)					
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
422	MEADOW LARK DR	\$6,995,000	4,407	\$1,587	4/5/22
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
643	OWL WAY	\$1,972,500	1,942	\$1,016	6/10/22

SOLD LISTINGS

		SOLD PRICE	SQ FT HEATED	SP/ SQFT	SOLD DATE
(In the past 12 months)					
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
429	PHEASANT WAY	\$2,000,000	2,706	\$739	2/1/23
231	SEAGULL LN	\$1,100,000	2,735	\$402	12/6/22
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 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 This information may or may not include all listed, expired, withdrawn, pending or sold properties of one or more members of the My Florida Regional Multiple Listing Service".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

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