



JUDY KEPECZ HAYS team



\$3.4 Billion Career Sales

Kepez@JudyHays.com | www.LongboatKeyLuxury.com

941.780.0597

941.587.1700

941.376.6411

Bird Key Market Report

March 7, 2025

ACTIVE LISTINGS FOR SALE

ADDRESS	LIST PRICE	SQ. FT.	BR/BA/HB	YEAR BUILT	FURNISHING
435 PARTRIDGE CIR	\$1,975,000	2,290	3/2/1	1974	-
605 WILD TURKEY LN	\$2,090,000	2,200	3/2/1	1972	Unfurnished
526 BIRD KEY DR	\$2,100,000	2,451	3/2/1	1965	Furnished
531 N SPOONBILL DR	\$2,250,000	2,203	3/3/1	1967	-
640 N OWL DR	\$3,695,000	2,672	3/3/0	2025	-
279 ROBIN DR	\$3,995,000	3,933	3/3/1	1992	-
430 PHEASANT WAY	\$4,250,000	3,461	4/4/1	2025	-
121 SEAGULL LN	\$4,850,000	4,594	4/4/0	2020	Optional
414 MEADOW LARK DR	\$4,999,900	5,000	4/4/2	1979	-
355 W ROYAL FLAMINGO DR	\$5,000,000	3,273	4/3/0	1964	Unfurnished
367 W ROYAL FLAMINGO DR	\$5,295,000	5,257	4/4/0	1967	-
102 SEAGULL LN	\$6,500,000	3,706	3/3/0	1973	Optional
118 N WARBLER LN	\$7,250,000	4,594	4/4/3	2023	-
109 N WARBLER LN	\$10,995,000	4,416	4/4/1	1970	-

PENDING SALE

ADDRESS	LIST PRICE	SQ. FT.	BR/BA/HB	YEAR BUILT	FURNISHING
523 N SPOONBILL DR	\$1,795,000	1,932	3/2/0	1965	Optional
432 PARTRIDGE CIR	\$2,299,000	2,612	4/3/0	1978	Optional
600 OWL WAY	\$2,350,000	2,317	3/3/0	1970	-
419 PARTRIDGE CIR	\$2,495,000	2,229	4/3/0	1973	-

SOLD - PAST SIX MONTHS

ADDRESS	LIST PRICE	SOLD PRICE	SQ. FT.	BR/BA/HB	YEAR BUILT	FURNISHING
465 PARTRIDGE CIR	\$1,995,000	\$1,768,000	2,330	3/2/1	1973	Unfurnished
250 ROBIN DR	\$1,900,000	\$1,800,000	2,548	3/3/0	1968	-
421 WOOD DUCK DR	\$1,975,000	\$1,900,000	2,052	3/3/1	1962	-
526 N SPOONBILL DR	\$3,400,000	\$3,150,000	2,762	3/2/0	1965	Unfurnished
410 MEADOW LARK DR	\$3,895,000	\$3,550,000	3,257	4/2/1	1973	Unfurnished
625 S OWL DR	\$3,950,000	\$3,550,000	2,808	3/3/0	2024	Unfurnished
435 PHEASANT WAY	\$3,925,000	\$3,775,000	2,890	3/3/1	2024	-
404 PHEASANT WAY	\$3,975,000	\$3,875,000	2,757	3/3/1	2023	-
453 E ROYAL FLAMINGO DR	\$8,495,000	\$3,980,000	4,500	4/3/1	1962	-
473 PARTRIDGE CIR	\$4,175,000	\$4,175,000	3,226	4/3/1	2022	Unfurnished
382 BOB WHITE DR	\$4,500,000	\$4,250,000	2,875	4/3/0	1971	Optional
247 ROBIN DR	\$5,999,999	\$5,500,000	3,059	3/3/0	1960	-
340 W ROYAL FLAMINGO DR	\$7,975,000	\$7,250,000	6,067	4/6/1	2001	Unfurnished
364 W ROYAL FLAMINGO DR	\$8,750,000	\$7,880,000	6,289	4/5/1	2007	-

**LISTED AND/OR SOLD BY COLDWELL BANKER

Please call us if you're thinking of buying or selling!

Judy Kepez-Hays 941.587.1700



I HAVE BEEN SELLING RESIDENCES IN BIRD KEY FOR THE PAST 40 YEARS!

100 North Tamiami Trail | Sarasota, FL 34236 | Kepez@JudyHays.com | www.LongboatKeyLuxury.com

Report based on information from the My Florida Regional Multiple Listing Service, Inc. 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.