

Bird Key ► Comparative Market Analysis, April 2022



ACTIVE
PENDING
SOLD

ACTIVE LISTINGS

	LIST PRICE	SQ FT HEATED	LP/SQFT
454 MEADOW LARK DR	\$7,490,000	5,241	\$1,429
628 N OWL DR	\$2,495,000	2,534	\$985
643 OWL WAY	\$2,200,000	1,942	\$1,133
473 PARTRIDGE CIR	\$3,195,000	3,226	\$990

PENDING LISTINGS

	LIST PRICE	SQ FT HEATED	LP/SQFT
378 BOB WHITE DR	\$4,400,000	4,500	\$978
394 BOB WHITE DR	\$5,295,000	4,379	\$1,209
640 N OWL DR	\$1,900,000	3,204	\$593
420 PARTRIDGE CIR	\$2,400,000	3,549	\$676
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
224 BIRD KEY DR	\$3,375,000	4,650	\$726	4/26/21
314 BIRD KEY DR	\$4,100,000	2,612	\$1,570	2/16/22
430 BIRD KEY DR	\$1,185,000	2,498	\$474	5/4/21
518 BIRD KEY DR	\$1,175,000	1,861	\$631	10/1/21
518 BIRD KEY DR	\$1,450,000	1,861	\$779	10/20/21
518 BIRD KEY DR	\$1,550,000	1,861	\$833	11/18/21
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
534 BIRD KEY DR	\$1,800,000	2,793	\$644	6/18/21
360 BOB WHITE DR	\$4,175,000	4,427	\$943	9/30/21
374 BOB WHITE DR	\$2,875,000	3,409	\$843	11/19/21
374 BOB WHITE DR	\$3,800,000	3,409	\$1,115	1/24/22
390 BOB WHITE DR	\$5,995,000	4,904	\$1,222	1/28/22
395 BOB WHITE DR	\$2,149,000	3,142	\$684	4/30/21
315 BOB WHITE WAY	\$850,000	2,757	\$308	6/14/21
328 BOB WHITE WAY	\$1,195,000	1,983	\$603	11/30/21
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
483 MEADOW LARK DR	\$6,650,000	5,468	\$1,216	2/4/22
682 MOURNING DOVE DR	\$4,300,000	6,449	\$667	5/3/21

SOLD LISTINGS (In the past 12 months)

	SOLD PRICE	SQ FT HEATED	SP/SQFT	SOLD DATE
624 N OWL DR	\$2,790,000	2,452	\$1,138	4/29/21
614 S OWL DR	\$5,700,000	7,200	\$792	6/21/21
643 OWL WAY	\$1,599,900	1,942	\$824	5/28/21
473 PARTRIDGE CIR	\$900,000	2,221	\$405	5/5/21
491 PARTRIDGE CIR	\$2,900,000	4,535	\$639	7/22/21
401 PHEASANT DR	\$2,259,000	2,756	\$820	3/16/22
411 PHEASANT WAY	\$3,295,000	3,774	\$873	2/15/22
206 ROBIN DR	\$1,550,007	2,281	\$680	11/23/21
231 ROBIN DR	\$6,500,000	5,819	\$1,117	10/4/21
258 ROBIN DR	\$2,300,000	4,607	\$499	6/9/21
439 E ROYAL FLAMINGO DR	\$5,050,000	4,584	\$1,102	7/12/21
461 E ROYAL FLAMINGO DR	\$4,307,664	5,208	\$827	4/19/21
465 E ROYAL FLAMINGO DR	\$2,500,000	2,383	\$1,049	12/3/21
475 E ROYAL FLAMINGO DR	\$5,000,000	4,316	\$1,158	11/15/21
367 W ROYAL FLAMINGO DR	\$3,900,000	5,257	\$742	10/27/21
121 SEAGULL LN	\$3,100,000	4,594	\$675	6/3/21
122 SEAGULL LN	\$2,720,000	3,776	\$720	5/14/21
582 S SPOONBILL DR	\$6,500,000	4,215	\$1,542	9/1/21
122 N WARBLER LN	\$2,700,000	3,421	\$789	12/16/21
605 WILD TURKEY LN	\$1,500,000	2,200	\$682	6/25/21
605 WILD TURKEY LN	\$1,650,000	2,200	\$750	11/22/21
605 WILD TURKEY LN	\$1,850,000	2,200	\$841	1/18/22



**Roger's listing/sale

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