

Bird Key ► Comparative Market Analysis, February 2022



ACTIVE
PENDING
SOLD

ACTIVE LISTINGS

	LIST PRICE	SQ FT HEATED	LP/SQFT
454 MEADOW LARK DR	\$7,490,000	5,241	\$1,429
420 PARTRIDGE CIR	\$2,500,000	3,549	\$704
473 PARTRIDGE CIR	\$3,095,000	3,226	\$959

PENDING LISTINGS

	LIST PRICE	SQ FT HEATED	LP/SQFT
314 BIRD KEY DR	\$4,199,000	2,612	\$1,608
378 BOB WHITE DR	\$4,400,000	4,500	\$978
394 BOB WHITE DR	\$5,295,000	4,379	\$1,209
422 MEADOW LARK DR	\$6,995,000	4,407	\$1,587
401 PHEASANT DR	\$2,180,718	2,756	\$791
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
241 BIRD KEY DR	\$990,000	2,169	\$456	3/26/21
430 BIRD KEY DR	\$1,185,000	2,498	\$474	5/4/21
443 BIRD KEY DR	\$1,330,000	2,676	\$497	3/22/21
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
562 BIRD KEY DR	\$2,119,144	2,892	\$733	3/30/21
547 BLUE JAY PL	\$1,450,000	2,754	\$527	3/19/21
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	\$2,500,000	15,000	LOT	10/22/21
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
320 BOB WHITE WAY	\$1,175,000	2,238	\$525	3/12/21
323 BOB WHITE WAY	\$1,495,000	2,730	\$548	4/9/21
328 BOB WHITE WAY	\$1,195,000	1,983	\$603	11/30/21
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
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
622 S OWL DR	\$6,000,000	5,635	\$1,065	3/15/21
630 S OWL DR	\$4,250,000	4,793	\$887	4/16/21

SOLD LISTINGS (In the past 12 months)

	SOLD PRICE	SQ FT HEATED	SP/SQFT	SOLD DATE
619 OWL WAY	\$1,125,000	1,732	\$650	3/17/21
643 OWL WAY	\$1,599,900	1,942	\$824	5/28/21
472 PARTRIDGE CIR	\$3,895,000	4,470	\$871	4/2/21
473 PARTRIDGE CIR	\$900,000	2,221	\$405	5/5/21
491 PARTRIDGE CIR	\$2,900,000	4,535	\$639	7/22/21
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
242 ROBIN DR	\$1,249,000	2,498	\$500	3/1/21
258 ROBIN DR	\$2,300,000	4,607	\$499	6/9/21
268 ROBIN DR	\$3,095,000	3,950	\$784	4/15/21
439 E ROYAL FLAMINGO DR	\$5,050,000	4,584	\$1,102	7/12/21
450 E ROYAL FLAMINGO DR	\$1,825,000	2,819	\$647	3/5/21
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
324 W ROYAL FLAMINGO DR	\$4,800,000	3,812	\$1,259	3/17/21
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
233 SEAGULL LN	\$6,650,000	7,754	\$858	2/18/21
532 N SPOONBILL DR	\$2,240,000	2,771	\$808	3/5/21
582 S SPOONBILL DR	\$6,500,000	4,215	\$1,542	9/1/21
585 S SPOONBILL DR	\$1,375,000	2,171	\$633	4/13/21
111 N WARBLER LN	\$3,500,000	3,251	\$1,077	3/15/21
122 N WARBLER LN	\$2,700,000	3,421	\$789	12/16/21
121 S WARBLER LN	\$1,919,000	2,424	\$792	3/4/21
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

"Based on information from the My Florida Regional Multiple Listing Service Inc., for the period of February 15, 2021 through February 15, 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 not rely upon it without personal verification.

View our properties on:

floridamoves.com coldwellbanker.com realtor.com
fl.living.net nytimes.com coldwellbankerpreviews.com

Non-Solicitation Disclaimer: If your property is currently listed, please disregard. It is not our intention to solicit properties that are already represented by another broker.