

Harbor Acres

► Comparative Market Analysis, April 2022

ACTIVE LISTINGS

Address	Lot #	List Price	HTD	LP/SqFt
1 1373 Harbor Dr	53	\$6,000,000	5,950	\$1,008
2 1423 & 1435 Hillview Dr	131	\$21,600,000	11,588	\$1,864
3 1465 Hillview Dr	129	\$9,575,000	6,654	\$1,439
4 1515 Hillview Dr	126	\$8,400,000	5,424	\$1,549
5 1309 Vista Dr	141	\$18,000,000	8,452	\$2,130

SALE PENDING

Address	Lot #	List Price	HTD	LP/SqFt
6 1534 Harbor Pl	68	\$4,295,000	4,074	\$1,054
7 1486 Hillview Dr	163	\$10,800,000	8,433	\$1,281
8 1516 S Orange Ave	75	\$1,325,000	1,726	\$768

SOLD LISTINGS (in the past 12 months)

Address	Lot #	Sale Price	HTD	SP/SqFt	Sold Date	DTS
9 1607 Flower Dr	94	\$1,425,000	15,000	LOT	1/27/2022	87
10 1347 Harbor Dr	62	\$3,410,000	3,834	\$889	6/4/2021	51
11 1360 Harbor Dr	21	\$7,150,000	3,769	\$1,897	9/15/2021	30
12 1364 Harbor Dr	23	\$8,768,645	5,240	\$1,673	1/3/2022	28
13 1383 Harbor Dr	50	\$1,200,000	2,145	\$559	6/25/2021	67
14 1385 Harbor Dr	49	\$3,150,000	3,749	\$840	6/4/2021	105
15 1572 Harbor Dr	119	\$3,500,000	3,448	\$1,015	5/14/2021	45
16 1560 Hillview Dr	170	\$5,500,000	4,300	\$1,279	6/11/2021	44
17 1630 S Orange Ave	79	\$875,000	1,630	\$537	8/16/2021	26
18 1333 Vista Dr	136	\$7,850,000	5,768	\$1,361	6/11/2021	87
Average Price/Days on Market		\$4,282,865		\$1,117		57



Based on information from the My Florida Regional Multiple Listing Service Inc., for the period of April 18, 2021 through April 18, 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 This information may or may not include all listed, expired, withdrawn, pending or sold properties of one or more members of the My Florida Regional Multiple Listing Service".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.

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ACTIVE
PENDING
SOLD



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