

Bird Key ► Comparative Market Analysis, December 2021



ACTIVE
PENDING
SOLD

ACTIVE LISTINGS

	WATER-FRONT	LIST PRICE	SQ. FT.	PRICE PER SQ. FT.
533 BIRD KEY DR	None	\$1,395,000	2,098	\$665
554 BLUE JAY PL	None	\$3,595,000	3,900	\$922
374 BOB WHITE DR	Canal	\$3,850,000	3,409	\$1,129
394 BOB WHITE DR	Canal	\$5,295,000	4,379	\$1,209
483 MEADOW LARK DR	Bay	\$6,850,000	5,468	\$1,253
420 PARTRIDGE CIR	None	\$2,695,000	3,549	\$759
473 PARTRIDGE CIR	None	\$3,095,000	3,226	\$959

PENDING LISTINGS

	WATER-FRONT	LIST PRICE	SQ. FT.	PRICE PER SQ. FT.
212 BIRD KEY DR	None	\$6,500,000	5,400	\$1,204
525 BIRD KEY DR	None	\$2,695,000	2,527	\$1,066
378 BOB WHITE DR	Canal	\$4,400,000	4,500	\$978
426 MEADOW LARK DR	Canal	\$2,995,000	2,415	\$1,240
401 PHEASANT DR	None	\$2,180,718	2,756	\$791

SOLD LISTINGS

	WATER-FRONT	SOLD PRICE	SQ. FT.	PRICE PER SQ. FT.
224 BIRD KEY DR	Bay	\$2,700,000	3,999	\$675
224 BIRD KEY DR	Bay	\$3,375,000	4,650	\$726
229 BIRD KEY DR	None	\$1,075,000	2,766	\$389
241 BIRD KEY DR	None	\$990,000	2,169	\$456
430 BIRD KEY DR	None	\$1,185,000	2,498	\$474
443 BIRD KEY DR	None	\$1,330,000	2,676	\$497
518 BIRD KEY DR	None	\$1,175,000	1,861	\$631
518 BIRD KEY DR	None	\$1,450,000	1,861	\$779
518 BIRD KEY DR	None	\$1,550,000	1,861	\$833
534 BIRD KEY DR	None	\$1,800,000	2,793	\$644
562 BIRD KEY DR	None	\$2,119,144	2,892	\$733
568 BIRD KEY DR	None	\$915,000	2,210	\$414
547 BLUE JAY PL	None	\$1,450,000	2,754	\$527
360 BOB WHITE DR	Canal	\$4,175,000	4,427	\$943
374 BOB WHITE DR	Canal	\$2,875,000	3,409	\$843
386 BOB WHITE DR	Canal	\$2,050,000	2,980	\$688
390 BOB WHITE DR	Canal	\$2,500,000	15,000	\$167
395 BOB WHITE DR	None	\$2,149,000	3,142	\$684
315 BOB WHITE WAY	None	\$850,000	2,757	\$308
320 BOB WHITE WAY	None	\$1,175,000	2,238	\$525
323 BOB WHITE WAY	None	\$1,495,000	2,730	\$548
328 BOB WHITE WAY	None	\$1,195,000	1,983	\$603
675 MOURNING DOVE DR	Bay	\$6,100,000	7,047	\$866
682 MOURNING DOVE DR	Bay	\$4,300,000	6,449	\$667
624 N OWL DR	None	\$2,790,000	2,452	\$1,138
614 S OWL DR	Bay	\$5,700,000	7,200	\$792
622 S OWL DR	Bay	\$6,000,000	5,635	\$1,065
630 S OWL DR	Canal	\$4,250,000	4,793	\$887
619 OWL WAY	None	\$1,125,000	1,732	\$650
643 OWL WAY	None	\$1,599,900	1,942	\$824

S OLD LISTINGS

	WATER-FRONT	SOLD PRICE	SQ. FT.	PRICE PER SQ. FT.
420 PARTRIDGE CIR	None	\$1,130,200	3,549	\$318
472 PARTRIDGE CIR	Canal	\$3,895,000	4,470	\$871
473 PARTRIDGE CIR	None	\$900,000	2,221	\$405
491 PARTRIDGE CIR	None	\$2,900,000	4,535	\$639
401 PHEASANT DR	None	\$735,000	2,580	\$285
206 ROBIN DR	None	\$1,550,007	2,281	\$680
222 ROBIN DR	None	\$2,180,000	3,002	\$726
231 ROBIN DR	Bay	\$6,500,000	5,819	\$1,117
242 ROBIN DR	None	\$1,249,000	2,498	\$500
258 ROBIN DR	None	\$2,300,000	4,607	\$499
268 ROBIN DR	None	\$3,095,000	3,950	\$784
439 E ROYAL FLAMINGO DR	None	\$5,050,000	4,584	\$1,102
450 E ROYAL FLAMINGO DR	None	\$1,825,000	2,819	\$647
461 E ROYAL FLAMINGO DR	Canal	\$4,307,664	5,208	\$827
465 E ROYAL FLAMINGO DR	Canal	\$2,500,000	2,383	\$1,049
475 E ROYAL FLAMINGO DR	Canal	\$5,000,000	4,316	\$1,158
324 W ROYAL FLAMINGO DR	Bay	\$4,800,000	3,812	\$1,259
367 W ROYAL FLAMINGO DR	Canal	\$3,900,000	5,257	\$742
532 N SPOONBILL DR	Canal	\$2,240,000	2,771	\$808
582 S SPOONBILL DR	Bay	\$6,500,000	4,215	\$1,542
585 S SPOONBILL DR	None	\$1,375,000	2,171	\$633
121 SEAGULL LN	None	\$3,100,000	4,594	\$675
122 SEAGULL LN	Canal	\$2,720,000	3,776	\$720
233 SEAGULL LN	Bay	\$6,650,000	7,754	\$858
111 N WARBLER LN	Bay	\$3,500,000	3,251	\$1,077
121 S WARBLER LN	Canal	\$1,919,000	2,424	\$792
605 WILD TURKEY LN	None	\$1,500,000	2,200	\$682
605 WILD TURKEY LN	None	\$1,650,000	2,200	\$750



**Roger's listing/sale

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