

## From Bob Head, Coldwell Banker Realty

### VIVANTE MLS REVIEW

For Sunday, 1<sup>st</sup> October, 2023

ACTIVE MLS LISTINGS 5↓1

To view all the active listings in Vivante, click on the link at the end of the accompanying email.

#### Boca Lago – 3↔

Size	Plan Bed/Bath	Listings	Building/Floor/ View	List Price ↓or↑	Price \$psf	Last Sale \$psf at in
1,485sf	D 2/2	1	97/2 C	\$545,000	367	251 2023
1,698sf	B 2/2	0				271 2023
1,915sf	A 3/2	1	98/2 Partial W	\$469,000↓↓↓	245	260 2022
2,106sf	C 2/2½	1	96/3 W	\$549,900↓	261	248 2023

Average Price \$psf

291↓3

258↔

C - Courtyard view W - Water View

#### Bella Lago – 2↓1

Size	Plan Bed/Bath	Listings	Building/Floor	List Price ↓or↑	Price \$psf	Last Sale \$psf at in
1,595sf	A 2/2	1	88/2	\$479,000	300	266 2023
1,803sf	B 2/2	1	90/4	\$575,000	319	236 2020
1,875sf	C 2/2	0				213 2021
2,338/2,348sf	G 3/3-2½	0				311 2023
2,398/2,429sf	F 3/3-2½	0				375 2023
2,538sf	D 3/2½	0				197 2021

Average Price \$psf

310↓14

266↔

PENDING 0↔ WDN / EXP / TOM 14↓1

SOLD, T12M 11↓2

Average price per square foot for the last 5 sales was

\$291↔ | Median \$280↔ | High \$342↔ | Low \$251↔



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N.B. The listings mentioned in this review may or may not be my listings.

E&OE Q4/23