

From Bob Head, Coldwell Banker Realty

VIVANTE MLS REVIEW

For Wednesday, 1st November, 2023

ACTIVE MLS LISTINGS 9↑4

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

Boca Lago – 6↑3

Size	Plan Bed/Bath	Listings	Building/Floor/ View	List Price ↓or↑	Price \$psf	Last Sale \$psf at in
1,485sf	D 2/2	2	97/2 C / 97/3 C	\$545,000 / \$479,000	367/323	251 2023
1,698sf	B 2/2	1	97/2 W	\$478,900	282	271 2023
1,915sf	A 3/2	2	98/2 Partial W / 97/4 C	\$469,000↓↓↓ / \$524,900	245/274	260 2022
2,106sf	C 2/2½	1	96/3 W	\$549,900↓	261	248 2023

Average Price \$psf

292↑1

258↔

C - Courtyard view W - Water View

Bella Lago – 3↑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	1	89/3	\$775,000	331	311 2023
2,398/2,429sf	F 3/3-2½	0				375 2022
2,538sf	D 3/2½	0				197 2021

Average Price \$psf

317↑7

266↔

PENDING 0↔ WDN / EXP / TOM 12↓2

SOLD, T12M 10↓1

Average price per square foot for the last 5 sales was

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



Office: 200 West Marion Avenue, Punta Gorda, FL 33950.

Web: <https://headforvivante.com/>

LinkedIn: <https://www.linkedin.com/in/bobhead/>

Facebook: <https://www.facebook.com/VivanteCondosPG>

Tel: Mobile & Direct: 941-787-4479 | Office: 941-639-0090 | Email: rjheadfsi@gmail.com

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

E&OE Q4/23