

From Bob Head, Coldwell Banker Realty

VIVANTE MLS REVIEW

For Friday, 1st December, 2023

ACTIVE **MLS** LISTINGS 12↑3

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

Boca Lago – 7↑1

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 / \$468,900↓	367/316	251 2023
1,698sf	B 2/2	1	97/2 W	\$478,900	282	271 2023
1,915sf	A 3/2	3	98/2 Partial W / 97/4 C 97/4 C	\$469,000↓↓↓ / \$524,900 \$500,000	245/274 261	260 2022
2,106sf	C 2/2½	1	96/3 W	\$499,900↓↓	237	248 2023

Average Price \$psf

283↓9

258↔

C - Courtyard view W - Water View

Bella Lago – 5↑2

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	\$465,000↓	292	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	2	89/3 87/4	\$745,000↓ / \$718,000	319/307	311 2023
2,398/2,429sf	F 3/3-2½	0				375 2022
2,538sf	D 3/2½	1	90/2	\$699,900	264	197 2021

Average Price \$psf

300↔

266↔

PENDING 0↔ WDN / EXP / TOM 11↓1

SOLD, T12M 9↓1

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