

From Bob Head, Coldwell Banker Realty

VIVANTE MLS REVIEW

For Thursday 1st February, 2024

ACTIVE MLS LISTINGS 16↑1

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

Boca Lago – 11↑1

Size	Plan Bed/Bath	Listings	Building/Floor/ View	List Price ↓or↑	Price \$psf	Last Sale \$psf at in
1,485sf	D 2/2	4	97/2 C / 97/3 C 98/2 C / 98/4 C	\$545,000 / \$468,900↓ \$399,000↓ / \$398,500↓↓	367/316 269/268	251 2023
1,698sf	B 2/2	1	97/2 W	\$419,900↓↓	247	271 2023
1,915sf	A 3/2	5	98/2 Partial W / 97/4 C 97/4 C / 99/3 Partial W	\$450,000↓↓↓↓ / \$524,900 \$480,000↓ / \$532,500↓	235/274 251/278	260 2022
2,106sf	C 2/2½	1	98/4 Partial W 96/3 W	\$490,000 \$449,900↓↓↓	256 214	248 2023

Average Price \$psf

270↓12

258↔

C - Courtyard view W - Water View

Bella Lago – 5↔

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	\$700,000↓↓ / \$693,000↓	299/296	311 2023
2,398/2,429sf	F 3/3-2½	1	89/3	\$815,000	340	375 2022
2,538sf	D 3/2½	0				197 2021

Average Price \$psf

309↑13

266↔

PENDING 1↑1 WDN / EXP / TOM 10↔

SOLD, T12M 7↓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 Q1/24