

## From Bob Head, Coldwell Banker Realty

### VIVANTE MLS REVIEW

For Monday 1<sup>st</sup> April, 2024

ACTIVE MLS LISTINGS 17↑3

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

### Boca Lago – 14↑1

Size	Plan Bed/Bath	Listings	Building/Floor/View	List Price ↓or↑	Price Spsf	Last Sale Spsf at in
1,485sf	D 2/2	5	97/2 C / 98/2 C 97/3 C / 98/4 C 99/4 C	\$525,000↓ / \$399,000↓ \$438,900↓↓ / \$398,500↓↓ \$389,900	354/269 296/268 263	251 2023
1,698sf	B 2/2	2	97/2 W / 944 W	\$419,900↓↓↓ / \$449,000	247/264	271 2023
1,915sf	A 3/2	7	97/4 C / 99/4 PW 97/4 W / 98/4 PW 97/4 C / 99/3 W 98/2 PW	\$500,000↓ / \$480,000↓ \$575,000↓ / \$490,000 \$449,000 / \$475,000↓↓↓ \$450,000↓↓↓	261/251 300/256 234/248 235	260 2022
2,106sf	C 2/2½	0				248 2023
<b>Average Price Spsf</b>					<b>268↓3</b>	<b>258↔</b>

C - Courtyard view W - Water View P - Partial W

### Bella Lago – 3↓1

Size	Plan Bed/Bath	Listings	Building/Floor	List Price ↓or↑	Price Spsf	Last Sale Spsf at in
1,595sf	A 2/2	1	88/2	\$465,000↓	292	266 2023
1,803sf	B 2/2	0				236 2020
1,875sf	C 2/2	0				213 2021
2,338/2,348sf	G 3/3-2½	1	89/3	\$675,000↓↓↓	289	267 2024
2,398/2,429sf	F 3/3-2½	1	89/3 End Unit	\$815,000	340	375 2022
2,538sf	D 3/2½	0				236 2024
<b>Average Price Spsf</b>					<b>307↑4</b>	<b>266↔</b>

PENDING 2↑1 WDN / EXP / TOM 9↓1

SOLD, T12M 7↓2

Average price per square foot for the last 5 sales was  
\$261↔ | Median \$267↔ | High \$271↔ | Low \$236↔



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

E&OE Q1/24