

From Bob Head, Coldwell Banker Realty

VIVANTE MLS REVIEW

For Wednesday 1st May, 2024

ACTIVE MLS LISTINGS 18[↑]1

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

Boca Lago – 14↔

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 98/2 C / 98/4 C 99/4 C	\$525,000↓ / \$399,000↓ \$397,000 / \$398,500↓↓ \$389,900	354/269 267/268 263	251 2023
1,698sf	B 2/2	3	97/2 W / 94/4 W 99/4 W	\$419,900↓↓↓ / \$449,000 \$449,000	247/264 264	271 2023
1,915sf	A 3/2	5	99/4 PW / 98/2 PW 97/4 W / 98/4 PW 97/4 C	\$450,000↓ / \$450,000↓↓↓ \$575,000↓ / \$490,000 \$449,000	235/235 300/256 234	260 2022
2,106sf	C 2/2½	1	99/2 C	\$448,900	213	248 2023

Average Price Spsf

262↓6

258↔

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

Bella Lago – 4↑1

Size	Plan Bed/Bath	Listings	Building/Floor	List Price ↓or↑	Price Spsf	Last Sale Spsf at in
1,595sf	A 2/2	2	88/2 / 90/2	\$465,000↓ / \$448,000	292/281	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	\$785,000↓	327	375 2022
2,538sf	D 3/2½	0				236 2024

Average Price Spsf

297↑10

256↔

PENDING 2↔ WDN / EXP / TOM 10↑1

SOLD, T12M 4↓3

Average price per square foot for the last 5 sales was

High \$311corrected | Low \$225↓11 | Average \$262↑1 | Median \$267↔



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

E&OE Q1/24