

## From Bob Head, Coldwell Banker Realty

### VIVANTE MLS REVIEW

For Saturday 1<sup>st</sup> June, 2024

### ACTIVE **MLS** LISTINGS 22↑4

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

#### Boca Lago – 15↑1

Size	Plan Bed/Bath	Listings	Building/Floor/View	List Price ↓or↑	Price Spsf	Last Sale Spsf at in
1,485sf	D 2/2	7	97/2 C / 97/3 C 98/2 C / 98/4 C 99/4 C / 99/3 C 97/4 C	\$499,000↓↓ / \$436,500 \$397,000 / \$398,500↓↓ \$372,000↓ / \$322,000 \$357,000	336/294 263/268 251/217 240	251 2023
1,698sf	B 2/2	3	97/2 W / 94/3 W 99/4 W	\$419,900↓↓↓ / \$448,000 \$449,000	247/264 264	271 2023
1,915sf	A 3/2	4	99/4 PW / 98/2 PW 97/4 W / 98/4 PW	\$440,000↓↓↓ / \$450,000↓↓↓ \$575,000↓ / \$490,000	230/235 300/256	225 2024
2,106sf	C 2/2½	1	99/2 C	\$430,000↓	204	178 2024

Average Price Spsf

258↓4

231↓18

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

#### Bella Lago – 7↑3

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↓ / \$438,000↓	292/275	266 2023
1,803sf	B 2/2	1	90/2	\$475,000	263	236 2020
1,875sf	C 2/2	0				213 2021
2,338/2,348sf	G 3/3-2½	3	89/3 / 93/2 89/2	\$675,000↓↓↓ / \$675,000 \$799,000↓	289/289 342	269 2024
2,398/2,429sf	F 3/3-2½	1	85/4	\$849,000	354	302 2024
2,538sf	D 3/2½	0				236 2024

Average Price Spsf

301↑4

254↓2

PENDING 0↓2 WDN / EXP / TOM 11↑1

SOLD, T12M 6↑2

Average price per square foot for the last 5 sales was

High \$302↓9 | Low \$225↔ | Average \$261↓1 | Median \$269↑2



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

E&OE Q2/24