

## From Bob Head, Coldwell Banker Realty

### VIVANTE MLS REVIEW

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

### ACTIVE MLS LISTINGS 20↓2

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

### Boca Lago 12↓3

Size	Plan Bed/Bath	Listings	Building/Floor/View	List Price ↓or↑	Price Spsf	Last Sale Spsf at in
1,485sf	D 2/2	6	97/2 C / 97/3 C 98/2 C / 97/4 C 99/4 C / 99/3 C	\$499,000↓2 / \$436,500 \$397,000 / \$357,000 \$372,000↓1 / \$322,000	336/294 267/240 251/217	251 2023
1,698sf	B 2/2	1	99/4 W	\$449,000	264	271 2023
1,915sf	A 3/2	4	99/4 PW / 98/2 PW 97/4 W / 98/4 PW	\$440,000↓3 / \$450,000↓4 \$575,000↓1 / \$490,000	230/235 300/256	225 2024
2,106sf	C 2/2½	1	99/2 C	\$430,000↓1	204	178 2024

Average Price Spsf

258↔

231↔

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

### Bella Lago 8↑1

Size	Plan Bed/Bath	Listings	Building/Floor	List Price ↓or↑	Price Spsf	Last Sale Spsf at in
1,595sf	A 2/2	1	90/2	\$438,000↓1	275	266 2023
1,803sf	B 2/2	1	90/2	\$428,500↓1	238	236 2020
1,875sf	C 2/2	0				213 2021
2,338/2,348sf	G 3/3-2½	5	89/3 / 93/2 89/2 / 85/3 87/4	\$675,000↓3 / \$675,000 \$799,000↓1 / \$750,000 \$785,000	289/289 342/321 336	269 2024
2,398/2,429sf	F 3/3-2½	1	85/4	\$799,000↓1	333	302 2024
2,538sf	D 3/2½	0				236 2024

Average Price Spsf

303↑2

254↔

PENDING 1↑1 WDN / EXP / TOM 12↑1

SOLD, T12M 5↔

Average price per square foot for the last 5 sales was

High \$302↔ | Low \$178↔ | Average \$242↓19 | Median \$236↓33



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

E&OE 02/24