

From Bob Head, Coldwell Banker Realty

VIVANTE MLS REVIEW

For Thursday 1st August, 2024

ACTIVE MLS LISTINGS 21↑1

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

Boca Lago 13↑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 / 97/3 C 98/2 C / 97/4 C 99/3 C	\$499,000↓2 / \$424,900↓1 \$397,000 / \$357,000 \$299,000↓1	336/286 267/240 201	251 2023
1,698sf	B 2/2	2	99/4 W / 99/2 W	\$449,000 / \$435,000	264/256	247 2024
1,915sf	A 3/2	5	99/4 PW / 98/2 PW 97/4 W / 98/4 PW 94/4 W	\$440,000↓3 / \$450,000↓4 \$575,000↓1 / \$490,000 \$425,000	230/235 300/256 222	225 2024
2,106sf	C 2/2½	1	99/2 C	\$419,000↓2	199	178 2024
<u>Average Price Spsf</u>					253↓5	225↓6

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

Bella Lago 8↔

Size	Plan Bed/Bath	Listings	Building/Floor	List Price ↓or↑	Price Spsf	Last Sale Spsf at in
1,595sf	A 2/2	0				266 2023
1,803sf	B 2/2	1	90/2	\$428,500↓1	238	236 2020
1,875sf	C 2/2	1	90/4	\$450,000	240	213 2021
2,338/2,348sf	G 3/3-2½	5	89/3 / 93/2 89/2 / 85/3 87/4	\$675,000↓3 / \$650,000↓1 \$799,000↓1 / \$699,000↓1 \$785,000	289/278 342/299 336	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
<u>Average Price Spsf</u>					294↓9	254↔

PENDING 0↓1 WDN / EXP / TOM 13↑1

SOLD, T12M 6↑1

Average price per square foot for the last 5 sales was

High \$302↔ | Low \$178↔ | Average \$244↑2 | Median \$247↑11



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

E&OE Q3/24