

From Bob Head, Coldwell Banker Realty

VIVANTE MLS REVIEW

For Tuesday 1st October, 2024

ACTIVE MLS LISTINGS 23↑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 Spf	Last Sale Spf at in
1,485sf	D 2/2	3	97/2 C / 99/3 C 97/4 C	\$499,000↓2 / \$299,000↓1 \$357,000	336/201 240	251 2023
1,698sf	B 2/2	2	97/2 W / 99/4 W	\$420,000 / \$449,000	247/264	247 2024
1,915sf	A 3/2	7	99/4 PW / 98/2 PW 97/4 W / 98/4 PW 94/4 W / 96/2 W 95/4 C	\$440,000↓3 / \$424,000↓5 \$575,000↓1 / \$490,000 \$415,000↓1 / \$450,000 \$440,000	230/221 300/256 217/235 230	225 2024
2,106sf	C 2/2½	1	99/2 C	\$399,000↓4	189	178 2024
<u>Average Price Spf</u>					244↓5	225↔

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

Bella Lago 10↑1

Size	Plan Bed/Bath	Listings	Building/Floor	List Price ↓or↑	Price Spf	Last Sale Spf at in
1,595sf	A 2/2	0				266 2023
1,803sf	B 2/2	2	90/2 / 90/4	\$428,500↓1 / \$405,000	238/225	236 2020
1,875sf	C 2/2	1	90/4	\$450,000	240	213 2021
2,338/2,348sf	G 3/3-2½	6	85/2 / 93/2 89/2 / 85/3 87/4 / 89/3	\$638,000↓1 / \$650,000↓1 \$799,000↓1 / \$650,000↓2 \$785,000 / \$699,900	273/278 342/278 336/299	269 2024
2,398/2,429sf	F 3/3-2½	1	85/3	\$799,000↓1	333	302 2024
2,538sf	D 3/2½	0				236 2024
<u>Average Price Spf</u>					284↔	254↔

PENDING 0↔ WDN / EXP / TOM 15↑1

SOLD, T12M 6↔

Average price per square foot for the last 5 sales was

High \$302↔ | Low \$178↔ | Average \$243↔ | Median \$242↔



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

E&OE Q4/24