

From Bob Head, Coldwell Banker Realty

VIVANTE MLS REVIEW

For Friday 1st November, 2024

ACTIVE MLS LISTINGS **21**↓3

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 Spfsf	Last Sale Spfsf at in
1,485sf	D 2/2	3	97/2 C / 99/3 C 97/4 C	\$499,000↓2 / \$270,000↓2 \$357,000	336/182 240	251 2023
1,698sf	B 2/2	1	97/2 W	\$420,000	247	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	\$399,000↓4 / \$424,000↓5 \$575,000↓1 / \$490,000 \$415,000↓1 / \$450,000 \$440,000	208/221 300/256 217/235 230	225 2024
2,106sf	C 2/2½	2	99/2 C / 99/3 W	\$399,000↓4 / \$479,000	189/227	178 2024
<u>Average Price Spfsf</u>					238 ↓4	225 ↔

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

Bella Lago **8**↓2

Size	Plan Bed/Bath	Listings	Building/Floor	List Price ↓or↑	Price Spfsf	Last Sale Spfsf at in
1,595sf	A 2/2	0				266 2023
1,803sf	B 2/2	1	90/4	\$405,000	225	236 2020
1,875sf	C 2/2	1	90/4	\$430,000↓1	229	213 2021
2,338/2,348sf	G 3/3-2½	5	85/2 89/3 / 85/3 87/4 / 89/3	\$638,000↓1 \$640,000 / \$650,000↓2 \$785,000 / \$699,900	273 274/278 336/299	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 Spfsf</u>					281 ↓1	254 ↔

PENDING **0**↔ WDN / EXP / TOM **19**↑4

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