

From Bob Head, Coldwell Banker Realty

VIVANTE MLS REVIEW

For Sunday 1st December, 2024

ACTIVE MLS LISTINGS 28↑7

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

Boca Lago 17↑4

Size	Plan Bed/Bath	Listings	Building/Floor/View	List Price ↓or↑	Price Spsf	Last Sale Spsf at in
1,485sf	D 2/2	6	97/3 C / 99/3 C 97/4 C / 95/4 C 99/4 C / 95/3 C	\$395,500 / \$257,500↓3 \$357,000 / \$329,000↓1 \$242,000 / \$250,000	266/173 240/222 163/168	251 2023
1,698sf	B 2/2	2	97/2 W / 99/3 /W	\$420,000 / \$380,000	247/224	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 / \$460,000↓1 \$415,000↓1 / \$450,000 \$440,000	208/221 300/240 217/235 230	225 2024
2,106sf	C 2/2½	2	99/2 C / 99/3 W	\$399,000↓4 / \$415,000↓1 Reduced 21	189/197	178 2024
<u>Average Price Spsf</u>					220↓18	225↔

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

Bella Lago 11↑3

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	0				236 2020
1,875sf	C 2/2	1	90/4	\$430,000	229	213 2021
2,338/2,348sf	G 3/3-2½	8	85/2 / 87/3 89/3 / 85/3 87/4 / 89/3 89/4 / 91/4	\$598,000↓2 / \$619,000 \$640,000 / \$600,000↓3 \$785,000 / \$699,900 \$725,000 / \$699,000	256/265 274/257 336/299 310/299	269 2024
2,398/2,429sf	F 3/3-2½	1	85/3	\$799,000↓1	333	302 2024
2,538sf	D 3/2½	1	88/4	\$699,000 Reduced 6	275	236 2024
<u>Average Price Spsf</u>					285↑4	254↔

PENDING 1↑1 WDN / EXP / TOM 20↑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