

From Bob Head, Coldwell Banker Realty

VIVANTE MLS REVIEW

For Saturday 1st February, 2025

ACTIVE MLS LISTINGS 31↑4

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

Boca Lago 17↓1

Size	Plan Bed/Bath	Listings	Building/Floor/View	List Price ↓or↑	Price Spsf	Last Sale Spsf at in
1,485sf	D 2/2	4	99/3 C / 95/3 C 97/4 C / 95/4 C	\$248,000↓4 / \$230,000↓1 \$239,000↓1 / \$329,000↓1	167/155 161/222	251 2023
1,698sf	B 2/2	3	98/2 W / 99/3 W 97/2 W	\$239,000↓1 / \$380,000 \$415,000↓1	141/224 244	247 2024
1,915sf	A 3/2	9	99/4 PW / 98/2 PW 97/4 W / 98/4 PW 94/4 W / 96/2 W 95/4 C / 99/3 C	\$399,000↓4 / \$424,000↓5 \$575,000↓1 / \$430,000↓1 \$395,000↓2 / \$425,000↓1 \$440,000 / \$345,500	208/221 300/225 206/222 230/180	225 2024
2,106sf	C 2/2½	1	98/3 PW 99/3 W	\$385,000 \$415,000↓1 Reduced 24	201 197	178 2024
<u>Average Price Spsf</u>					204↔	225↔

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

Bella Lago 14↑2

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	\$350,000	187	213 2021
2,338/2,348sf	G 3/3-2½	10	87/3 / 91/4 89/3 / 85/3 87/4 / 89/3 89/4 / 89/2 87/4 / 85/2	\$619,000 / \$699,000 \$640,000 / \$600,000↓3 \$785,000 / \$699,900 \$585,000↓3 / \$739,000 \$665,000 / \$598,000↓2	265/298 274/257 336/299 250/316 284/256	269 2024
2,398/2,429sf	F 3/3-2½	2	85/3 / 87/3	\$799,000↓1 / \$699,000	333/291	302 2024
2,538sf	D 3/2½	1	88/4	\$699,000 Reduced 9	275	236 2024
<u>Average Price Spsf</u>					280↓2	254↔

PENDING 1↔ WDN / EXP / TOM 24↑2
SOLD, T12M 6↔

Average price per square foot for the last 5 sales was
High \$302↔ | Low \$178↔ | Average \$244↑1 | Median \$247↑5



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

E&OE 01/25