

From Bob Head, Coldwell Banker Realty

VIVANTE MLS REVIEW

For Wednesday 1st January, 2025

ACTIVE MLS LISTINGS 27↓1

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

Boca Lago 17↔

Size	Plan Bed/Bath	Listings	Building/Floor/View	List Price ↓or↑	Price Spsf	Last Sale Spsf at in
1,485sf	D 2/2	5	99/3 C / 95/3 C 97/4 C / 95/4 C 99/4 C	\$257,500↓3 / \$230,000↓1 \$239,000↓1 / \$329,000↓1 \$242,000	173/155 161/222 163	251 2023
1,698sf	B 2/2	3	98/2 W / 99/3 /W 97/2 W	\$259,000 / \$380,000 \$415,000↓1	153/224 244	247 2024
1,915sf	A 3/2	8	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 / \$460,000↓1 \$395,000↓2 / \$450,000 \$440,000 / \$345,500	208/221 300/240 206/235 230/180	225 2024
2,106sf	C 2/2½	1	99/3 W	\$415,000↓1 Reduced 21	197	178 2024

Average Price Spsf

207↓13

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 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	7	87/3 / 91/4 89/3 / 85/3 87/4 / 89/3 89/4	\$619,000 / \$699,000 \$640,000 / \$600,000↓3 \$785,000 / \$699,900 \$599,000↓2	265/298 274/257 336/299 256	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

Average Price Spsf

282↓3

254↔

PENDING 1↔ WDN / EXP / TOM 24↑4

SOLD, T12M 6↔

Average price per square foot for the last 5 sales was

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



Office: 200 West Marion Avenue, Punta Gorda, FL 33950.

Web: <https://headforvivante.com/>

LinkedIn: <https://www.linkedin.com/in/bobhead/>

Facebook: <https://www.facebook.com/VivanteCondosPG>

Tel: Mobile & Direct: 941-787-4479 | Office: 941-639-0090 | Email: rjheadfsi@gmail.com

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

E&OE Q1/25