

From Bob Head and Michele Waters Garcia, Coldwell Banker Realty

Vivante MLS Review for Tuesday, 1st April, 2025.

ACTIVE LISTINGS 32↔

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

Boca Lago 15↓1

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 SS	\$248,000↓4 / \$230,000↓1 \$239,000↓1 / \$329,000↓1 \$209,000 SS	167/155 161/222 141	251 2023
1,698sf	B 2/2	2	97/2 / 99/3 W	\$389,000↓2 / \$380,000	229/224	121 2025
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	\$374,900↓5 / \$424,000↓5 \$575,000↓1 / \$400,000↓2 \$395,000↓2 / \$425,000↓1 \$440,000 / \$345,500	196/221 300/209 206/222 230/180	225 2024
2,106sf	C 2/2½	0				178 2024

Reduced 25

Average Price Spsf

204↓4

194↓31

C - Courtyard view W - Water View PW - Partial Water SS - Short Sale

Bella Lago 17↑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				191 2025
1,875sf	C 2/2	0				213 2021
2,338/2,348sf	G 3/3-2½	13	91/4 / 89/4 85/3 / 87/3 87/4 / 89/3 89/2 / 91/4 87/4 / 85/2 93/2 / 93/2 85/4	\$699,000 / \$499,000 \$600,000↓3 / \$549,000 \$785,000 / \$699,900 \$699,000↓1 \$749,900 \$599,000↓1 / \$547,000↓3 \$575,000 / \$545,000 \$519,000↓1	298/213 257/235 336/299 299/321 256/234 246/233 221	269 2024
2,398/2,429sf	F 3/3-2½	3	85/3 / 87/3 93/3	\$799,000↓1 / \$699,000 \$599,000	333/291 250	302 2024
2,538sf	D 3/2½	1	88/4	\$699,000	275	236 2024

Reduced 10

Average Price Spsf

270↓6

246↓8

PENDING 1↓1 WDN / EXP / TOM 30↑5

SOLD, T12M 7↑1

Price per square foot for the last FIVE sales was

High \$302↔ | Low \$121↔ | Average \$208↓15 | Median \$191↓56

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



E&OE Q1/25