

# From Bob Head and Michele Waters Garcia, Coldwell Banker Realty

## Vivante MLS Review for Saturday 1<sup>st</sup> March, 2025.

### ACTIVE LISTINGS 32↑2

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

### Boca Lago 16↓1

Size	Plan Bed/Bath	Listings	Building/Floor/View	List Price ↓or↑	Price \$psf	Last Sale \$psf 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	2	97/2 / 99/3 W	\$389,000↓2 / \$380,000	229/224	121 2025
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 98/3 PW	\$374,900↓5 / \$424,000↓5 \$575,000↓1 / \$430,000↓2 \$395,000↓2 / \$425,000↓1 \$440,000 / \$345,500 \$385,000	196/221 300/225 206/222 230/180 201	225 2024
2,106sf	C 2/2½	1	99/3 W	\$415,000↓1 Reduced 26	197	178 2024
<b>Average Price \$psf</b>					<b>208↑4</b>	<b>194↓31</b>

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

### Bella Lago 16↑2

Size	Plan Bed/Bath	Listings	Building/Floor	List Price ↓or↑	Price \$psf	Last Sale \$psf 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↓1	187	213 2021
2,338/2,348sf	G 3/3-2½	11	91/4 / 85/2 89/3 / 85/3 87/4 / 89/3 89/2 / 91/4 87/4 / 85/2 93/2	\$699,000 / \$555,000 \$640,000 / \$600,000↓3 \$785,000 / \$699,900 \$699,000↓1 \$749,900 \$599,000↓1 / \$598,000↓2 \$575,000	298/236 274/257 336/299 299/321 256/256 246	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 Reduced 9	275	236 2024
<b>Average Price \$psf</b>					<b>276↓4</b>	<b>254↔</b>

**PENDING 2↔ WDN / EXP / TOM 25↑1  
SOLD, T12M 6↔**

**Prices per square foot for the last FIVE sales were:**  
**Average \$223↓21 | High \$302↔ | Low \$121↓57 | Median \$247↔**

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

