

From Bob Head and Michele Waters Garcia, Coldwell Banker Realty

Vivante MLS Review for Thursday, 1st May, 2025.

ACTIVE LISTINGS 28↓4

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

Boca Lago 13↓2

Size	Plan Bed/Bath	Listings	Building/Floor/View	List Price ↓or↑	Price Spsf	Last Sale Spsf at in
1,485sf	D 2/2	5	95/2 C / 95/2 C 95/4 C / 98/3 C 99/4 C	\$230,000↓1 / \$324,000 \$329,000↓1 / \$240,000 \$209,000 SS	155/218 222/162 141	251 2023
1,698sf	B 2/2	1	99/3 W	\$310,000↓1	183	121 2025
1,915sf	A 3/2	7	99/4 PW / 99/3 C 97/4 W / 98/4 PW 94/4 W / 96/2 W 95/4 C	\$374,900↓5 / \$330,000↓1 \$575,000↓1 / \$400,000↓2 \$345,000↓3 / \$425,000↓1 \$440,000	196//172 300/209 180/222 230	225 2024
2,106sf	C 2 2/2½	0				178 2024

Reduced 16

Average Price Spsf

195↓5

194↔

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

Bella Lago 15↓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				191 2025
1,875sf	C 2/2	0				213 2021
2,338/2,348sf	G 3/3-2½	12	91/4 / 93/2 85/3 / 87/3 87/4 / 89/3 89/2 / 91/4 87/4 / 85/2 93/2 / 93/4	\$699,000 / \$545,000 \$600,000↓3 / \$549,000 \$785,000 / \$625,000↓1 \$699,000↓1 \$749,900 \$549,000↓2 / \$547,000↓3 \$575,000 / \$535,000	298/233 257/235 336/267 299/321 235/234 246/229	269 2024
2,398/2,429sf	F 3/3-2½	2	93/3 / 87/3	\$599,000↓1 / \$699,000	250/291	302 2024
2,538sf	D 3/2½	1	88/4	\$649,900	256	236 2024

Reduced 11

Average Price Spsf

266↓4

246↔

PENDING 3↑2 SOLD, T12M 7↔

WDN / EXP / TOM 32↑2

Price per square foot for the last FIVE sales was

High \$302↔ | Low \$121↔ | Average \$214↑6 | Median \$209↑18

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

E&OE Q2/25