

From Bob Head and Michele Waters Garcia, Coldwell Banker Realty

Vivante MLS Review for Sunday, 1st June, 2025.

ACTIVE LISTINGS 29↑1

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

Boca Lago 14↑1

Size	Plan Bed/Bath	Listings	Building/Floor/View	List Price ↓or↑	Price \$psf	Last Sale \$psf at in
1,485sf	D 2/2	6	95/3 C / 95/2 C 99/3 C / 98/3 C 99/4 C / 97/3 C	\$206,800↓2 / \$324,000 \$260,000 / \$240,000 \$209,000 SS / \$355,000	139/218 175/162 141/239	251 2023
1,698sf	B 2/2	0				209 2025
1,915sf	A 3/2	6	96/2 C / 99/3 C 97/4 W / 98/4 PW 95/4 W / 96/2 W	\$385,000 / \$330,000↓1 \$575,000↓1 / \$400,000↓2 \$440,000 / \$425,000↓1	201/172 300/209 230/222	225 2024
2,106sf	C 2/2½	2	99/3 W / 99/3 W	\$395,000 / \$379,900 Reduced 7	188/180	185 2025

Average Price \$psf

198↑3

218↑24

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

Bella Lago 15↔

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				191 2025
1,875sf	C 2/2	0				213 2021
2,338/2,348sf	G 3/3-2½	12	85/4 / 93/2 85/3 / 87/3 87/4 / 89/3 89/2 / 91/4 87/4 / 85/2 93/2 / 93/4	\$499,000↓2 / \$545,000 \$550,000↓4 / \$549,000 \$785,000 / \$625,000↓1 \$699,000↓1 \$749,900 \$549,000↓2 / \$547,000↓3 \$475,000↓1 / \$499,000↓1	213/233 235/235 336/267 299/321 235/234 203/213	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 Reduced 15	256	236 2024

Average Price \$psf

255↓11

246↔

PENDING 1↓2 SOLD, T12M 5↓2
WDN / EXP / TOM 35↑3

Price per square foot for the last FIVE sales was

High \$247↓55 | Low \$121↔ | Average \$191↓23 | Median \$191↓18

Office: 200 West Marion Ave., Punta Gorda, FL 33950 | 941-639-0090
Web: <https://headforvivante.com/>
Video: [Vivante Fly Through Video](#)
Michele: Mobile: 863-333-2369 | Email: michele.waters@cbrealty.com
Bob: Mobile: 941-787-4479 | Email: rjheadfsi@gmail.com



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

E&OE Q3/25