

From Michele Waters Garcia and Bob Head, Coldwell Banker Realty

Vivante MLS Review for Monday, 1st September, 2025.

ACTIVE LISTINGS 21↔

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

Boca Lago 8↓1

Size	Plan Bed/Bath	Listings	Building/Floor/View	List Price ↓or↑	Price \$psf	Last Sale \$psf at in
1,485sf	D 2/2	2	97/4 C / 95/2 C	\$239,000 / \$319,000↓1	161/215	161 2025
1,698sf	B 2/2	0				106 2025
1,915sf	A 3/2	4	99/3 C / 95/4 W 97/4 W / 96/2 W	\$289,000↓2 / \$550,000 \$575,000↓1 / \$399,000↓2	151/287 300/208	183 2025
2,106sf	C 2 2/2½	2	99/3 W / 99/3 W	\$375,000↓1 / \$379,900 Reduced 7	178/180	185 2025

Average Price \$psf

210↓1

159↓26

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

Bella Lago 13↑1

Size	Plan Bed/Bath	Listings	Building/Floor	List Price ↓or↑	Price \$psf	Last Sale \$psf at in
1,595sf	A 2/2	1	88/2	\$415,000	260	266 2023
1,803sf	B 2/2	1	90/2	\$325,000	180	191 2025
1,875sf	C 2/2	0				213 2021
2,338/2,348sf	G 3/3-2½	9	85/4 / 93/2 87/3 / 93/4 87/4 / 93/2 89/4 / 87/4 85/2	\$439,000↓4 / \$525,000↓1 \$525,000↓1 / \$465,000↓2 \$785,000 / \$475,000↓1 \$699,000 / \$550,000 \$499,000↓4	187/225 225/199 336/203 299/235 213	192 2025
2,398/2,429sf	F 3/3-2½	2	87/3 / 93/3	\$699,000 / \$599,000	291/250	302 2024
2,538sf	D 3/2½	0				236 2024

Reduced 13

Average Price \$psf

239↓4

233↔

PENDING 0↓1 SOLD, T12M 8↑1

WDN / EXP / TOM 41↑2

Price per square foot for the last FIVE sales was

High \$192↓17 | Low \$106↓15 | Average \$165↓8 | Median \$183↔

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