



Robert Head <rjheadfsi@gmail.com>

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## The Vivante Review- Courtesy of Michele Waters and Bob Head

1 message

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**Michele Waters Garcia** <michelewatersrealestate@gmail.com>

1 October 2025 at 10:48

To: Bob Head <rjheadfsi@gmail.com>

Bcc: rjheadfsi@gmail.com

Happy October!

A single pending closed in September, 9344 (2,338sf) sold for \$402,000 (\$172psf) which was a new recent low price for a Bella harbour unit. There have now been nine sales over the trailing twelve months, averaging \$182psf; only one sale raised more than \$200psf. There were four new listings in September; 9724 (1,485sf) was priced at \$319,000 (\$215psf), 9945 (1,698sf) priced at \$345,000 (\$203psf), 99315 (1,698sf) listed for \$399,000 (\$235psf) and 8534 (2,338sf) listed at \$499,000 (\$213psf). Additionally, 98412 (1,915sf) was listed this morning, 1st October, at \$350,000 (\$183psf). There is one pending listing, 8723 (2,338sf) is priced at \$475,900 (\$204psf) and is slated to close on 24th October.

In addition to the Vivante Review for October 1st, 2025, I've also included Florida Realtor's most recent condominium and townhome statistics, for those who would like a broader view of the condo market across the state.

I will continue to send this Review to you every first of the month. My email is [michelewatersrealestate@gmail.com](mailto:michelewatersrealestate@gmail.com) and my mobile is +1-863-333-2369.

Thank you for reviewing this update. As autumn settles in, here's to making the most of this beautiful season and all the memories October brings.



Michele Waters Garcia

Licensed Broker in FL & TX

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Proud Military Spouse

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