

From Michele Waters Garcia and Bob Head, Coldwell Banker Realty

Vivante MLS Review for Wednesday, 1st October, 2025.

ACTIVE LISTINGS 24↑3

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

Boca Lago 11↑3

Size	Plan Bed/Bath	Listings	Building/Floor/View	List Price ↓or↑	Price Spsf	Last Sale Spsf at in
1,485sf	D 2/2	3	97/4 C / 95/2 C 97/2 C	\$239,000 / \$319,000↓1 \$319,000	161/215 215	161 2025
1,698sf	B 2/2	2	99/3 W	\$399,000 / \$345,000	235/203	106 2025
1,915sf	A 3/2	4	99/3 C / 95/4 W 98/4 / 96/2 W	\$289,000↓2 / \$540,000↓1 \$350,000 / \$375,000↓3	151/282 196/183	183 2025
2,106sf	C 2 2/2½	2	99/3 W / 99/3 W	\$375,000↓1 / \$379,900 Reduced 8	178/180	185 2025

Average Price Spsf

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

200↓10

159↓26

Bella Lago 13↔

Size	Plan Bed/Bath	Listings	Building/Floor	List Price ↓or↑	Price Spsf	Last Sale Spsf 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 / 85/4 87/4 / 93/2 89/4 / 87/4 85/2	\$439,000↓4 / \$525,000↓1 \$525,000↓1 / \$499,000 \$785,000 / \$475,000↓1 \$699,000 / \$550,000 \$499,000↓4	187/225 225/213 336/203 299/235 213	172 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 2/2½	0				236 2024

Average Price Spsf

240↑1

230↓3

PENDING 1↑1 SOLD, T12M 9↑1 WDN / EXP / TOM 40↓1

Price per square foot for the last FIVE sales was
High \$192↔ | Low \$106↔ | Average \$163↓2 | Median \$172↓11

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

E&OE Q4/25