

Bird Key Non-Waterfront Analysis - John August

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24 ACTIVE LISTINGS (john@4BirdKey.com - 941.373.0038 - cell 941.320.9795 - Fax 941.981.1402 - www.4BirdKey.com)											
LOCATION	SF	BR/BA	UPDT?	Pool	BLD DATE	LIST	ORG LIST	% off List	List \$/SF	Lot \$/SF	Lot SF
223 Seagull Ln	1,814	3/2	None	N	1961	599,000	789,900	24.17%	\$330.21	\$43.96	13,625
342 BIRD KEY Dr (lot)						639,000	699,000	8.58%		\$51.49	12,621
338 Bird Key Dr	1,660	3/2	Some	Y	1960	670,000	865,000	22.54%	\$403.61	\$55.83	12,000
548 Blue Jay Place	1,750	3/2	N		1967	759,000	759,000	0.00%	\$433.71	\$54.78	13,855
516 Spoonbill Way	2,027	3/2	Some	Y	1965	775,000	870,000	10.92%	\$382.34	\$55.26	14,024
440 Pheasant	3,800	4/3.5	Y	Y	1977	779,900	779,900	0.00%	\$205.24	\$56.69	13,757
238 Robin	2,188	3/2	None	N	1961	795,000	795,000	0.00%	\$363.35	\$62.63	12,693
316 Bird Key Dr	2,216	3/3	None	N	1969	795,000	895,000	11.17%	\$358.75	\$42.00	18,930
435 Partridge Cir	2,200	3/2.5	Some	Y	1974	795,000	925,000	14.05%	\$361.36	\$63.78	12,464
331 Bob White Way	2,200	3/2	Y	Y	1962	820,000	1,038,000	21.00%	\$372.73	\$68.33	12,000
656 N Owl Dr	2,400	3/2.5	Y	Y	1972	898,000	1,198,000	25.04%	\$374.17	\$71.84	12,500
541 Blue Jay	2,612	3/3	None	N	1968	899,000	949,000	5.27%	\$344.18	\$62.20	14,454
430 Bird Key Drive	2,498	3/2.5	Y	Y	1973	949,000	949,000	0.00%	\$379.90	\$71.24	13,322
429 Pheasant Way	2,775	3/3	Y	Y	1975	965,000	1,339,000	27.93%	\$347.75	\$63.10	15,294
321 Bird Key Dr	2,800	3/3.5	Y	Y	1962	995,000	1,195,000	16.74%	\$355.36	\$65.21	15,258
221 Bird Key Drive	3,528	3/2.5	Y	Y	1962	1,150,000	1,399,000	17.80%	\$325.96	\$77.82	14,777
408 Partridge Circle	2,614	3-4/2.5	Y	Y	1971	1,185,000	1,295,000	8.49%	\$453.33	\$89.77	13,200
660 N. Owl	2,962	4/4	Y	Y	1971	1,250,000	1,250,000	0.00%	\$422.01	\$96.45	12,960
627 Owl Way	2,923	3/4	Y	Y	1977	1,345,000	1,895,000	29.02%	\$460.14	\$106.68	12,608
565 S Spoonbill Dr	3,163	4/3.5	Y	Y	1962	1,475,000	1,695,000	12.98%	\$466.33	\$64.61	22,831
614 Owl Way	3,366	4/3	Y	Y	1970	1,495,000	1,799,900	16.94%	\$444.15	\$111.24	13,440
AVERAGES	2,710					1,001,645		12.98%	\$379.23	\$71.75	
525 Bird Key Dr	2,545	4/3	New	Y	2005	1,295,000	1,495,000	13.38%	\$508.84	\$102.78	12,600
534 Bird Key Dr	2,793	3/3	Y	Y	2002	1,499,000	1,650,000	9.15%	\$536.70	\$124.92	12,000
381 Bob White Dr	3,812	4/3.5	Y	Y	2003	1,495,000	1,895,000	21.11%	\$392.18	\$118.65	12,600
547 Blue Jay	2,791	3-4/3	New	Y	2007	1,600,000	1,700,000	5.88%	\$573.27	\$124.67	12,834
BN/PN ADDRESS	SF	BR/BA	UPDT?	Pool	BLD DATE	LIST	ORG LIST	% off List	LIST \$/SF	Lot \$/SF	Lot SF
205 Bird Key Drive	2,203	3/2	Some	Y	1962	675,000	996,000	32.23%	\$306.40	\$43.72	15,440
600 N Owl Way	2,298	3/3	Y	Y	1970	699,000	1,195,000	41.51%	\$304.18	\$50.25	13,910
600 Wild Turkey Ln	2,198	3/2	Y	Y	1971	899,000	1,135,000	20.79%	\$409.01	\$71.53	12,569
334 Bird Key Dr	2,200	3/2	Some	Y	1962	859,000	1,000,000	14.10%	\$390.45	\$71.58	12,000
417 Pheasant Way	3,952	3/2.5	Y	Y	1975	1,275,000	1,395,000	8.60%	\$322.62	\$101.19	12,600
Average						881,400	1,144,200	23.45%	\$346.53	\$67.65	
411 Pheasant Way	3,714	4/4.5	New	Y	2005	1,790,000	1,995,000	10.28%	\$481.96	\$147.93	12,100
SOLD SINCE 1/1/2008	SF	BR/BA	UPDT?	Pool	BLD DATE	SOLD	LIST	% off List	Sold \$/SF	Lot \$/SF	Lot SF
577 S Spoonbill Dr	2,081	3/2	Some	Y	1964	660,000	699,000	5.58%	\$317.16	\$50.39	13,099
318 Bird Key Dr	2,110	3/3	Y	Y	1961	825,000	895,000	7.82%	\$391.00	\$67.99	12,135
410 E Royal Flamingo	2,300	3/2	None	N	1961	595,000	699,000	14.88%	\$258.70	\$38.63	15,403
319 Bird Key Dr	4,187	4/3	Y	Y	1998	1,350,000	1,499,000	9.94%	\$322.43	\$59.99	22,502
605 Wild Turkey Ln	3,189	3/2.5	Y	Y	1972	750,000	789,000	4.94%	\$235.18	\$54.67	13,718
Average						\$836,000	\$916,200	\$0.09	\$304.89	\$54.33	