



# ROGER C. PETTINGELL

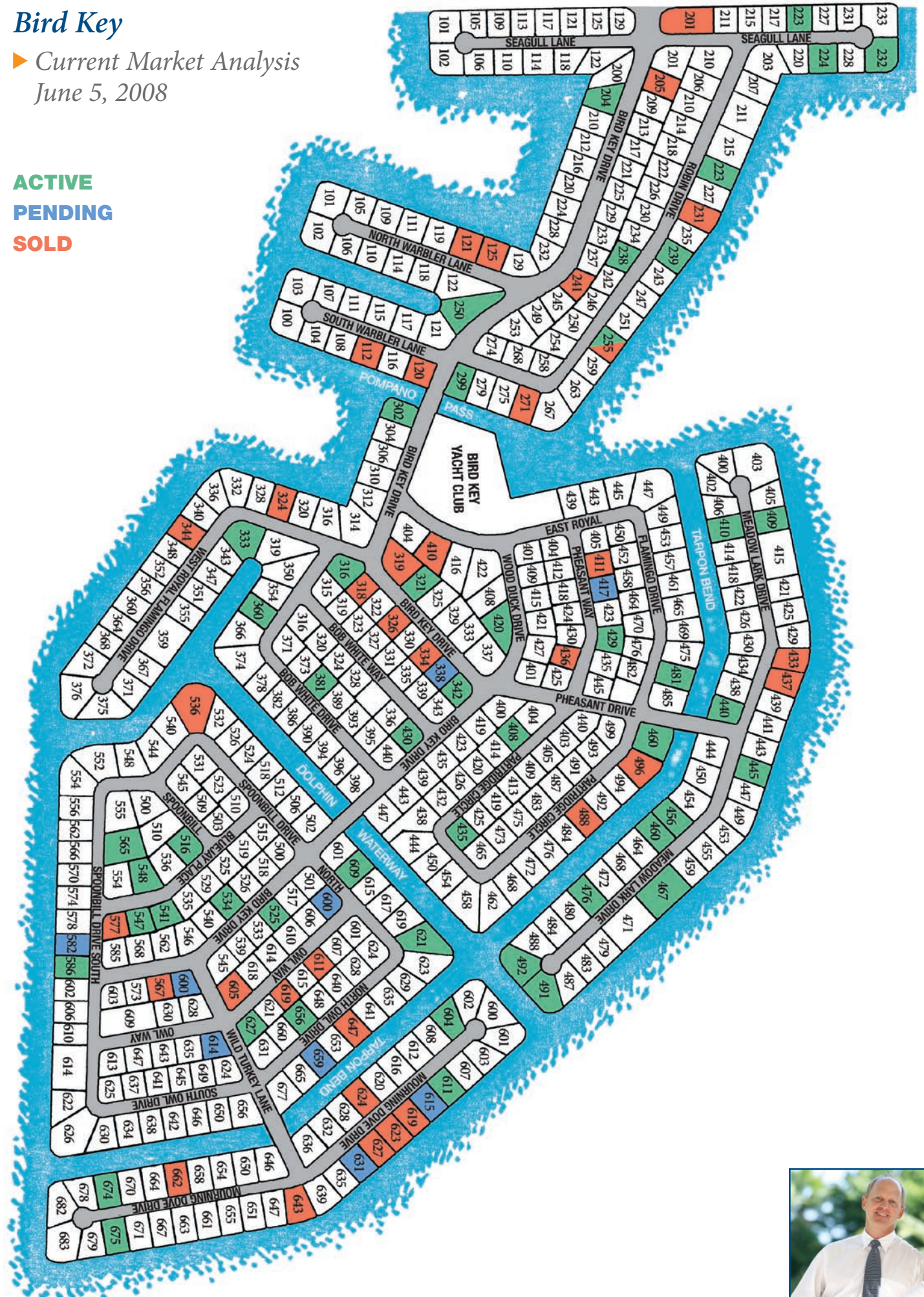
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→ *Luxury Waterfront Specialist*

## Bird Key

▶ *Current Market Analysis*  
*June 5, 2008*

**ACTIVE**  
**PENDING**  
**SOLD**



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ACTIVE LISTINGS	PRICE	SQ. FT.	PRICE PER SQ. FT.
204 Bird Key Drive	\$7,900,000	8,071	\$979
250 Bird Key Drive	3,950,000	5,430	727
302 Bird Key Drive	2,369,000	3,151	752
316 Bird Key Drive	795,000	2,216	359
321 Bird Key Drive	995,000	2,420	411
342 Bird Key Drive	639,000	Lot	N/A
430 Bird Key Drive	895,000	2,498	358
525 Bird Key Drive	1,295,000	2,545	509
534 Bird Key Drive	1,499,000	2,793	537
541 Blue Jay Place	899,000	2,612	344
547 Blue Jay Place	1,700,000	2,791	609
548 Blue Jay Place	759,000	1,750	434
360 Bob White Drive	1,200,000	2,696	445
381 Bob White Drive	1,495,000	3,790	394
481 E. Royal Flamingo Drive	2,275,000	4,047	562
409 Meadow Lark Drive	4,700,000	5,800	810
410 Meadow Lark Drive	1,450,000	3,257	445
440 Meadow Lark Drive	1,495,000	2,908	514
445 Meadow Lark Drive	3,495,000	4,159	840
456 Meadow Lark Drive	1,350,000	2,774	487
460 Meadow Lark Drive	1,995,000	3,909	510
467 Meadow Lark Drive	8,500,000	6,579	1,292
476 Meadow Lark Drive	2,300,000	3,336	689
491 Meadow Lark Drive	5,999,000	6,549	916
492 Meadow Lark Drive	2,500,000	3,695	677
604 Mourning Dove Drive	\$2,895,000	5,240	\$552
611 Mourning Dove Drive	4,500,000	4,483	1,004
674 Mourning Dove Drive	1,650,000	2,480	665
675 Mourning Dove Drive	5,300,000	6,583	805
609 N. Owl Drive	1,150,000	2,904	396
621 N. Owl Drive	3,650,000	3,491	1,046
656 N. Owl Drive	868,000	2,400	362
627 Owl Way	1,345,000	2,923	460
435 Partridge Circle	770,000	2,200	350
408 Partridge Circle	1,185,000	2,614	453
460 Pheasant Drive	2,695,000	3,469	777
429 Pheasant Way	965,000	2,706	357
223 Robin Drive	3,700,000	Lot	N/A
238 Robin Drive	650,000	2,188	297
239 Robin Drive	7,200,000	7,200	1,000
255 Robin Drive	3,295,000	3,214	1,025
299 Robin Drive	1,995,000	4,485	445
565 S. Spoonbill Drive	1,300,000	3,163	411
586 S. Spoonbill Drive	2,495,000	3,449	723
223 Seagull Lane	599,000	1,814	330
224 Seagull Lane	3,500,000	4,414	793
232 Seagull Lane	14,900,000	7,873	1,893
516 Spoonbill Way	699,900	1,895	369
333 W. Royal Flamingo Drive	1,900,000	2,393	794
420 Wood Duck Drive	880,000	1,868	471

PENDING LISTINGS	PRICE	SQ. FT.	PRICE PER SQ. FT.
338 Bird Key Drive	\$670,000	1,660	\$404
631 Mourning Dove Drive	2,999,999	3,755	799
615 Mourning Dove Drive	3,400,000	4,890	695
659 N. Owl Drive	1,799,000	3,342	538
600 N. Owl Way	699,000	2,298	304
614 Owl Way	1,350,000	3,366	401
417 Pheasant Way	1,275,000	3,428	372
582 S. Spoonbill Drive	2,495,000	2,265	1,102
600 Wild Turkey Lane	899,000	2,198	409

SOLD LISTINGS	PRICE	SQ. FT.	PRICE PER SQ. FT.
205 Bird Key Drive	\$675,000	2,203	285
241 Bird Key Drive	550,000	1,639	305
318 Bird Key Drive	895,000	2,110	390
319 Bird Key Drive	1,499,000	4,187	322
326 Bird Key Drive	1,549,000	3,613	387
334 Bird Key Drive	829,900	2,045	364
567 Bird Key Drive	795,000	2,414	310
410 E. Royal Flamingo Drive	599,000	2,300	258
433 Meadow Lark Drive	5,900,000	6,033	953
437 Meadow Lark Drive	3,500,000	4,390	763
619 Mourning Dove Drive	5,295,000	5,353	864
623 Mourning Dove Drive	5,900,000	5,936	884
624 Mourning Dove Drive	2,599,000	3,365	662
627 Mourning Dove Drive	5,250,000	5,800	834
643 Mourning Dove Drive	7,800,000	6,762	1,020
662 Mourning Dove Drive	1,690,000	2,452	632
647 N. Owl Drive	2,640,000	4,520	513
536 N. Spoonbill Drive	2,100,000	3,471	432
121 N. Warbler Lane	2,875,000	3,828	626
125 N. Warbler Lane	3,950,000	5,865	579
611 Owl Way	879,000	1,950	399
619 Owl Way	795,000	1,732	397
488 Partridge Circle	2,595,000	4,491	512
496 Partridge Circle	1,950,000	3,600	472
411 Pheasant Way	1,790,000	3,714	457
436 Pheasant Way	1,895,000	4,289	418
231 Robin Drive	3,700,000	5,674	599
255 Robin Drive	3,050,000	3,214	777
271 Robin Drive	1,100,000	2,349	381
577 S. Spoonbill Drive	699,000	2,081	317
120 S. Warbler Lane	2,499,000	4,800	447
112 S. Warbler Lane	3,299,000	3,937	774
201 Seagull Lane	1,800,000	5,737	261
324 W. Royal Flamingo Drive	1,795,000	2,748	591
344 W. Royal Flamingo Drive	3,950,000	4,344	828
605 Wild Turkey Lane	789,000	2,447	306

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