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→ *Luxury Waterfront Specialist*

Bird Key

► Current Market Analysis August 25, 2010

ACTIVE LISTINGS	PRICE	SQ. FT.	PRICE PER SQ. FT.
217 BIRD KEY DR	\$599,000	1913	\$313
232 BIRD KEY DR	\$3,399,000	6188	\$549
250 BIRD KEY DR	\$2,450,000	5430	\$451
302 BIRD KEY DR	\$1,899,999	3151	\$603
321 BIRD KEY DR	\$950,000	2504	\$379
342 BIRD KEY DR	\$399,000	LOT	
533 BIRD KEY DR	\$515,000	2098	\$245
529 BLUE JAY PL	\$500,000	1663	\$301
398 BOB WHITE DR	\$1,290,000	2985	\$432
410 MEADOW LARK DR	\$1,649,000	3425	\$481
484 MEADOW LARK DR	\$1,275,000	2206	\$578
491 MEADOW LARK DR	\$5,499,999	6549	\$840
492 MEADOW LARK DR	\$1,999,999	3695	\$541
604 MOURNING DOVE DR	\$2,000,000	5240	\$382
611 MOURNING DOVE DR	\$3,795,000	4326	\$877
662 MOURNING DOVE DR	\$1,195,000	2452	\$487
667 MOURNING DOVE DR	\$6,450,000	6570	\$982
675 MOURNING DOVE DR	\$2,975,000	5225	\$569
600 OWL WAY	\$599,999	1892	\$317
610 OWL WAY	\$685,000	2643	\$259
647 OWL WAY	\$689,900	2373	\$291
623 N OWL DR	\$1,300,000	4435	\$293
641 N OWL DR	\$1,295,000	3111	\$416
647 N OWL DR	\$2,695,000	4520	\$596
625 S OWL DR	\$735,000	2248	\$327
473 PARTRIDGE CIR	\$699,000	2221	\$315
460 PHEASANT DR	\$2,095,000	3469	\$604
430 PHEASANT WAY	\$539,000	2004	\$269
246 ROBIN DR	\$699,000	2677	\$261
258 ROBIN DR	\$1,399,000	4568	\$306
299 ROBIN DR	\$1,475,000	4485	\$329
449 E ROYAL FLAMINGO DR	\$1,495,000	3485	\$429
452 E ROYAL FLAMINGO DR	\$499,000	2140	\$233
319 W ROYAL FLAMINGO DR	\$2,695,000	3745	\$720
336 W ROYAL FLAMINGO DR	\$4,900,000	6789	\$722
347 W ROYAL FLAMINGO DR	\$1,500,000	LOT	
125 SEAGULL LN	\$749,900	1985	\$378
129 SEAGULL LN	\$675,000	2190	\$308
228 SEAGULL LN	\$3,750,000	4594	\$816
232 SEAGULL LN	\$9,490,000	7873	\$1,205
523 N SPOONBILL DR	\$729,000	2018	\$361
536 N SPOONBILL DR	\$1,900,000	3471	\$547
566 S SPOONBILL DR	\$3,890,000	3818	\$1,019
574 S SPOONBILL DR	\$4,475,000	4528	\$988
100 S WARBLER LN	\$3,249,000	5780	\$562
111 S WARBLER LN	\$1,100,000	2471	\$445

PENDING LISTINGS	PRICE	SQ. FT.	PRICE PER
409 MEADOW LARK DR	\$4,300,000	5800	\$741
602 S OWL DR	\$1,599,000	2180	\$733
412 PHEASANT WAY	\$425,000	LOT	
114 SEAGULL LN	\$1,499,000	3480	\$431

SOLD LISTINGS (In the past 12 months)	PRICE	SQ. FT.	PRICE PER
229 BIRD KEY DR	\$750,000	2800	\$268
316 BIRD KEY DR	\$495,000	2216	\$223
419 BIRD KEY DR	\$839,000	3034	\$277
534 BIRD KEY DR	\$889,000	2793	\$318
547 BLUE JAY PL	\$1,000,000	2754	\$363
360 BOB WHITE DR	\$856,000	LOT	
429 MEADOW LARK DR	\$4,200,000	6735	\$624
444 MEADOW LARK DR	\$1,600,000	4267	\$375
445 MEADOW LARK DR	\$2,225,000	4159	\$535
456 MEADOW LARK DR	\$1,350,000	3010	\$449
460 MEADOW LARK DR	\$1,100,000	3909	\$281
662 MOURNING DOVE DR	\$905,000	2452	\$369
618 OWL WAY	\$500,000	2434	\$205
619 OWL WAY	\$587,500	1732	\$339
624 N OWL DR	\$470,000	2335	\$212
628 N OWL DR	\$585,900	2534	\$231
635 N OWL DR	\$1,050,000	4887	\$215
656 N OWL DR	\$650,000	2361	\$275
420 PARTRIDGE CIR	\$700,000	3549	\$197
454 PARTRIDGE CIR	\$1,250,000	3260	\$383
465 PARTRIDGE CIR	\$501,000	2330	\$215
207 ROBIN DR	\$1,855,000	LOT	
223 ROBIN DR	\$2,000,000	LOT	
227 ROBIN DR	\$2,450,000	2761	\$887
242 ROBIN DR	\$590,000	2498	\$236
268 ROBIN DR	\$475,000	1517	\$313
274 ROBIN DR	\$799,000	2780	\$287
404 E ROYAL FLAMINGO DR	\$712,500	2988	\$238
447 E ROYAL FLAMINGO DR	\$2,300,000	3665	\$628
476 E ROYAL FLAMINGO DR	\$500,000	1918	\$261
360 W ROYAL FLAMINGO DR	\$1,925,000	LOT	
118 SEAGULL LN	\$894,000	2104	\$425
115 S WARBLER LN	\$1,325,000	3184	\$416



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Roger's listings/sales are **highlighted** yellow.

The above information was taken from Sarasota Multiple Listing Service and does not reflect sales or listings of only Roger Pettingell and/or Coldwell Banker. The property information herein is derived from various sources that may include, but not limited to, county records and the Multiple Listing Service. Although the information is believed to be accurate, it not warranted and you should not rely upon it without personal verification.

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