

## Market Analysis Summary

### Residential

#### Active

#	MLS #	Zip	Address	Subdiv	WF	WV	WA	WE	Pool	Gar	P Style	BR	FB	HB	HSqFt	LP/HSqFt	List Price	ADOM	CDOM
1	A4204445	34203	6746 63Rd Ter E, BRADENTON	WATER OAK UNIT ONE	N	N	N	N	None	2 Car Garage	Single Family Home	3	2	0	1,598	\$144	\$229,950	58	58
2	A4190053	34203	5918 Saylers Creek Ct, BRADENTON	TARA PH II, SUBPHA SE B	N	N	N	N	Comm unity	2 Car Garage	Single Family Home	3	2	0	1,870	\$128	\$239,000	229	409
3	A4207085	34203	6708 65Th Ter E, BRADENTON	RIVERS EDGE	N	N	N	N	None	2 Car Garage	Single Family Home	3	2	0	1,395	\$178	\$249,000	17	17
4	A4192179	34203	6810 Brookhaven Pl, BRADENTON	TARA PH I, UNIT 6	N	N	N	N	Comm unity	2 Car Garage	Single Family Home	3	2	0	2,065	\$124	\$256,500	203	203
5	A4207126	34203	6810 68Th Ave E, BRADENTON	MARINEL AND SUB	Y	Y	Y	Y	None	1 Car Carport, 1 Car Garage	Single Family Home	1	1	1	1,052	\$247	\$259,900	22	22
6	A4194572	34203	7157 Drewrys Bif, BRADENTON	TARA PH II, SUBPHA SE B	N	N	N	N	Comm unity	2 Car Garage	Single Family Home	2	2	0	1,876	\$142	\$265,900	175	175
7	A4209046	34203	6701 Pleasant Hill Rd, BRADENTON	TARA PH I, UNIT 6	N	Y	N	N	Comm unity	2 Car Garage	Single Family Home	3	2	0	1,949	\$144	\$279,900	8	192
8	A4207358	34203	6441 Stone River Rd, BRADENTON	TARA PH I, UNIT 1	N	N	N	N	Comm unity	2 Car Garage	Single Family Home	3	2	0	1,515	\$185	\$279,900	22	22
9	A4205375	34203	6508 Stone River Rd, BRADENTON	TARA PH I, UNIT 1	N	N	N	N	Comm unity	2 Car Garage	Single Family Home	3	2	0	1,797	\$161	\$290,000	43	43
10	A4194515	34203	6510 Stone River Rd, BRADENTON	TARA PH I, UNIT 1	N	N	N	N	Private	2 Car Garage	Single Family Home	3	3	0	2,292	\$127	\$292,000	176	176

*Presented By: Lisa A. Hayden*

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11	A4207824	34203	6439 Wingspan Way, BRADENTON	WINGSPA N WAY AT TARA	N	N	N	N	Comm unity	2 Car Garage	Single Family Home	3	2	0	1,729	\$169	\$292,500	14	14
12	A4200404	34203	6841 74Th Street Cir E, BRADENTON	RIVER PLACE	N	N	Y	Y	Comm unity	2 Car Garage	Single Family Home	3	2	0	2,053	\$146	\$299,000	99	99
13	T2904014	34203	7601 Teal Trce, BRADENTON	TAILFEAT HER WAY AT TARA	N	N	N	N	Comm unity, Private	2 Car Garage	Single Family Home	3	2	0	1,491	\$201	\$299,999	144	144
14	A4208265	34203	7534 Birds Eye Ter, BRADENTON	TARA PH III SUBPHA SE F UN II	N	N	N	N	Comm unity	2 Car Garage	Single Family Home	2	2	0	1,704	\$176	\$300,000	14	14
15	G4846186	34203	6318 67Th St E, BRADENTON	WATER OAK UNIT TWO	N	Y	N	N	None	2 Car Garage	Single Family Home	3	2	0	1,886	\$164	\$310,000	178	178
16	A4205586	34203	6704 Tailfeather Way, BRADENTON	TAILFEAT HER WAY AT TARA	N	N	N	N	Comm unity	2 Car Garage	Single Family Home	2	2	0	1,925	\$166	\$319,900	33	33
17	A4191584	34203	6515 Turners Gap Rd, BRADENTON	TARA PH I, UNIT 7	N	N	N	N	Comm unity, Private	2 Car Garage	Single Family Home	3	2	0	2,079	\$154	\$319,900	209	209
18	A4207438	34203	6845 74Th Street Cir E, BRADENTON	RIVER PLACE	N	N	N	N	Comm unity	2 Car Garage	Single Family Home	3	2	0	2,162	\$148	\$320,000	16	16
19	A4197717	34203	6603 Butlers Crest Dr, BRADENTON	THE PLANTATI ONS AT TARA GOLF &	N	N	N	N	Private	2 Car Garage	Single Family Home	3	3	0	2,210	\$145	\$320,000	92	92
20	A4196049	34203	6404 Rookery Cir, BRADENTON	TARA PH III SUBPHA SE H	Y	Y	Y	N	Comm unity, None	2 Car Garage	Single Family Home	2	2	0	1,920	\$168	\$321,900	156	156
21	A4202318	34203	6411 67Th St E, BRADENTON	WATER OAK UNIT TWO	N	Y	N	N	Private	2 Car Garage	Single Family Home	3	2	0	1,869	\$174	\$325,900	38	38

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22	A4206409	34203	6722 Pleasant Hill Rd, BRADENTON	TARA PH I, UNIT 4	N	N	N	N	Comm unity, Private	2 Car Garage	Single Family Home	3	2	0	1,975	\$167	\$330,000	30	30
23	A4199918	34203	6385 Rookery Cir, BRADENTON	TARA PH III SUBPHA SE H	N	Y	N	N	Comm unity, Private	2 Car Garage	Single Family Home	3	2	0	1,803	\$183	\$330,000	94	94
24	A4206884	34203	6402 Turners Gap Rd, BRADENTON	TARA PH I, UNIT 7	N	N	N	N	Comm unity, Private	2 Car Garage	Single Family Home	3	2	0	1,754	\$190	\$334,000	27	27
25	A4195109	34203	6919 67Th Ter E, BRADENTON	BEACON COVE AT RIVER PLACE	N	N	N	N	Private	2 Car Garage	Single Family Home	4	3	0	2,424	\$141	\$341,900	168	168
26	A4204439	34203	6489 Rookery Cir, BRADENTON	TARA PH III SUBPHA SE H	N	Y	N	N	Comm unity, Private	2 Car Garage	Single Family Home	3	2	1	2,247	\$155	\$349,000	57	57
27	A4202792	34203	6638 Tailfeather Way, BRADENTON	TAILFEATHER WAY AT TARA	N	N	N	N	Comm unity, Private	2 Car Garage	Single Family Home	2	2	0	1,772	\$197	\$349,000	74	74
28	U7836761	34203	7007 Gosling Ter, BRADENTON	TARA PH III SUBPHA SE B	N	N	N	N	Comm unity	2 Car Garage	Single Family Home	3	2	0	2,451	\$143	\$349,900	105	105
29	A4199789	34203	6492 Rookery Cir, BRADENTON	TARA PH III SUBPHA SE H	N	N	N	N	Private	2 Car Garage	Single Family Home	3	2	0	2,185	\$160	\$349,900	106	106
30	A4206052	34203	6718 71St St E, BRADENTON	RIVER PLACE	N	N	N	N	Comm unity	2 Car Garage	Single Family Home	4	3	0	2,798	\$134	\$375,000	35	35
31	A4190447	34203	6401 Turners Gap Rd, BRADENTON	TARA PH I, UNIT 7	N	Y	N	N	Private	2 Car Garage	Single Family Home	3	2	0	2,183	\$174	\$379,900	225	225

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32	A4201181	34203	6203 Skyward Ct, BRADENTON	TARA PRESERVE	N	N	N	N	Comm unity, Private	2 Car Garage	Single Family Home	3	2	0	1,868	\$213	\$397,000	91	91
33	A4197020	34203	6878 Tailfeather Way, BRADENTON	TAILFEAT HER WAY AT TARA	N	N	N	N	Comm unity, Private	2 Car Garage	Single Family Home	3	3	0	2,189	\$192	\$419,900	118	118
34	A4202246	34203	6895 Tailfeather Way, BRADENTON	TAILFEAT HER WAY AT TARA	N	N	N	N	Private	2 Car Garage	Single Family Home	4	3	0	2,287	\$192	\$439,000	83	83
35	A4190617	34203	6854 Tailfeather Way, BRADENTON	TARA PRESERVE	Y	Y	Y	N	Comm unity, Private	2 Car Garage	Single Family Home	3	3	0	2,238	\$201	\$449,900	224	224
36	A4206480	34203	6874 Tailfeather Way, BRADENTON	TAILFEAT HER WAY AT TARA	N	N	N	N	Comm unity, Private	2 Car Garage	Single Family Home	3	3	0	2,158	\$209	\$449,999	21	21
37	A4200410	34203	7016 73Rd Ct E, BRADENTON	RIVER PLACE	Y	Y	Y	Y	Comm unity	3 Car Garage	Single Family Home	4	3	0	3,233	\$162	\$525,000	62	338
38	A4201384	34203	6713 Peach Tree Creek Rd, BRADENTON	TARA PH I, UNIT 6	N	N	N	N	Comm unity, Private	3 Car Garage	Single Family Home	4	3	1	3,589	\$160	\$575,000	91	91
39	A4208486	34203	5927 Wingspan Way, BRADENTON	TARA PH III SUBPHA SE A	N	Y	N	N	Private	3 Car Garage	Single Family Home	4	2	2	3,205	\$203	\$650,000	11	11
40	A4204507	34203	6422 Lincoln Rd, BRADENTON	MARINEL AND ADD	Y	Y	N	Y	None	2 Car Garage	Single Family Home	5	4	0	3,618	\$188	\$679,000	57	57
41	T2854548	34203	6914 73Rd Ct E, BRADENTON	RIVER PLACE	Y	Y	Y	N	Comm unity, Private	3 Car Garage	Single Family Home	3	2	1	4,223	\$236	\$997,000	424	429

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<b># LISTINGS:</b>	41	<b>MIN VALUES:</b>	1	1	0	1,052	\$124	\$229,950	8	11
		<b>MAX VALUES:</b>	5	4	2	4,223	\$247	\$997,000	424	429
		<b>AVG VALUES:</b>	3	2	0	2,162	\$171	\$369,306	99	114
		<b>MED VALUES:</b>	3	2	0	2,053	\$167	\$325,900	83	91

### Pending

#	MLS #	Zip	Address	Subdiv	WF	WV	WA	WE	Pool	Gar	P Style	BR	FB	HB	HSqFt	LP/HSqFt	List Price	ADOM	CDOM
1	A4208285	34203	6538 Lincoln Rd #C, BRADENTON	MARINEL AND	Y	Y	Y	Y	None	None	Single Family Home	1	1	0	884	\$221	\$195,000	5	5
2	T2895763	34203	6751 Pleasant Hill Rd, BRADENTON	TARA PH I, UNIT 3	N	N	N	N	Comm unity	2 Car Garage	Single Family Home	3	3	0	2,107	\$118	\$247,900	187	187
3	A4173346	34203	7604 Teal Trce, BRADENTON	TARA PERSER VE	N	N	N	N	Comm unity	2 Car Garage	Single Family Home	3	2	0	1,896	\$137	\$259,900	372	372
4	A4192205	34203	6411 Wingspan Way, BRADENTON	WINGSPA N WAY AT TARA	N	Y	N	N	Comm unity	2 Car Garage	Single Family Home	3	2	0	1,724	\$162	\$279,900	163	163
5	A4205499	34203	6917 Pleasant Hill Rd, BRADENTON	TARA PH I, UNIT 3	N	N	N	N	Comm unity, Private	2 Car Garage	Single Family Home	3	3	0	2,100	\$133	\$279,990	26	26
6	A4200675	34203	6103 Aviary Ct, BRADENTON	TARA PH III SUPPHA SE B	N	N	N	N	Comm unity	2 Car Garage	Single Family Home	3	2	0	1,795	\$162	\$289,900	74	74
7	A4193974	34203	7526 Birds Eye Ter, BRADENTON	TARA PRESER VE	Y	Y	Y	N	Comm unity	2 Car Garage	Single Family Home	3	2	0	1,960	\$153	\$299,900	157	157
8	A4205480	34203	6740 64Th PI E, BRADENTON	WATER OAK UNIT ONE	N	N	N	N	Private	2 Car Garage	Single Family Home	3	2	0	1,773	\$175	\$309,500	25	25
9	A4198117	34203	6815 Brookhaven PI, BRADENTON	TARA PH I, UNIT 6	N	N	N	N	Comm unity, Private	2 Car Garage	Single Family Home	3	3	0	2,051	\$160	\$329,000	90	90

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#	MLS #	Zip	Address	Subdiv	WF	WV	WA	WE	Pool	Gar	P Style	BR	FB	HB	HSqFt	LP/HSqFt	List Price	ADOM	CDOM	
10	A4197193	34203	7124 Drewrys Bf, BRADENTON	TARA PH II, SUBPHA SE B	N	Y	N	N	Comm unity, Private	2 Car Garage	Single Family Home	3	2	0	2,208	\$149	\$329,900	128	295	
11	A4206165	34203	6631 63Rd Ter E, BRADENTON	WATER OAK UNIT TWO	N	N	N	N	Private	3 Car Garage	Single Family Home	3	2	0	2,050	\$165	\$338,000	18	18	
12	A4177136	34203	7007 Chickasaw Bayou Rd, BRADENTON	TARA PH I, UNIT 5	N	N	N	N	Private	2 Car Garage	Single Family Home	3	2	0	2,136	\$159	\$339,000	341	341	
13	A4199675	34203	7020 73Rd Ct E, BRADENTON	RIVER PLACE	N	N	Y	Y	Comm unity	3 Car Garage	Single Family Home	4	3	0	3,034	\$180	\$545,000	74	74	
<b># LISTINGS:</b>		<b>13</b>	<b>MIN VALUES:</b>										<b>1</b>	<b>1</b>	<b>0</b>	<b>884</b>	<b>\$118</b>	<b>\$195,000</b>	<b>5</b>	<b>5</b>
			<b>MAX VALUES:</b>										<b>4</b>	<b>3</b>	<b>0</b>	<b>3,034</b>	<b>\$221</b>	<b>\$545,000</b>	<b>372</b>	<b>372</b>
			<b>AVG VALUES:</b>										<b>3</b>	<b>2</b>	<b>0</b>	<b>1,978</b>	<b>\$159</b>	<b>\$310,992</b>	<b>128</b>	<b>141</b>
			<b>MED VALUES:</b>										<b>3</b>	<b>2</b>	<b>0</b>	<b>2,050</b>	<b>\$160</b>	<b>\$299,900</b>	<b>90</b>	<b>90</b>

## Sold

#	MLS #	Zip	Address	Subdiv	WF	WV	WA	WE	Pool	Gar	P Style	BR	FB	HB	HSqFt	LP/HSqFt	List Price	Sold Price	SP/HSqFt	Sold Dt	LP/SP	ADOM	CDOM
1	A4190769	34203	6441 Stone River Rd, BRADENTON	TARA	N	N	N	N	Comm unity	2 Car Garage	Single Family Home	2	2	0	1,515	\$113	\$171,000	\$141,000	\$93	11/17/17	0.82	77	77
2	N5914902	34203	6709 65Th Ter E, BRADENTON	RIVERS EDGE	N	N	N	N	None	2 Car Garage	Single Family Home	3	2	0	1,447	\$159	\$230,000	\$230,000	\$159	02/06/18	1.00	48	48
3	A4196060	34203	6425 Stone River Rd, BRADENTON	TARA PH I, UNIT 1	N	N	N	N	Comm unity	2 Car Garage	Single Family Home	2	2	0	1,637	\$152	\$249,000	\$238,500	\$146	10/19/17	0.96	16	16
4	A4170973	34203	6575 Tailfeather Way, BRADENTON	TARA PRESERVE	N	N	N	N	Comm unity	2 Car Garage	Single Family Home	2	2	0	1,765	\$144	\$255,000	\$253,000	\$143	10/18/17	0.99	255	255

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5	A4187567	34203	6515 Tailfeather Way, BRADENTON	TARA PERSERVE	N	Y	N	N	Comm unity	2 Car Garage	Single Family Home	3	2	0	1,713	\$152	\$259,900	\$253,000	\$148	09/01/17	0.97	64	64
6	A4182559	34203	6520 67Th Ct E, BRADENTON	RIVERS EDGE	N	N	N	N	Private	2 Car Garage	Single Family Home	3	2	0	1,661	\$162	\$269,900	\$265,000	\$160	08/30/17	0.98	83	83
7	A4190012	34203	6311 67Th Ct E, BRADENTON	WATER OAK UNIT TWO	Y	Y	N	N	None	2 Car Garage	Single Family Home	3	2	0	2,114	\$141	\$299,000	\$285,000	\$135	09/25/17	0.95	29	155
8	A4196896	34203	6443 Wingspan Way, BRADENTON	WINGSPAN WAY AT TARA	N	N	N	N	Comm unity	2 Car Garage	Single Family Home	2	2	0	1,838	\$157	\$289,000	\$289,000	\$157	11/28/17	1.00	15	15
9	T2871078	34203	6744 65Th Ter E, BRADENTON	RIVERS EDGE	Y	Y	Y	Y	Private	2 Car Garage	Single Family Home	3	2	0	1,692	\$171	\$290,000	\$290,000	\$171	08/17/17	1.00	91	96
10	A4177408	34203	6850 74Th Street Cir E, BRADENTON	RIVER PLACE	Y	Y	N	N	Comm unity	2 Car Garage	Single Family Home	2	2	0	1,950	\$156	\$304,000	\$291,000	\$149	11/20/17	0.96	243	243
11	A4182824	34203	7046 Owls Nest Ter, BRADENTON	TARA PH II SUBPHA SE E	N	Y	N	N	Comm unity	2 Car Garage	Single Family Home	3	2	0	1,937	\$163	\$315,500	\$295,000	\$152	10/20/17	0.94	163	163
12	A4181415	34203	6882 74Th Street Cir E, BRADENTON	RIVER PLACE	N	N	Y	N	Comm unity	2 Car Garage	Single Family Home	2	2	0	1,970	\$152	\$299,900	\$299,000	\$152	08/16/17	1.00	114	114
13	A4201110	34203	7627 Birds Eye Ter, BRADENTON	TARA PH III SUBPHA SE F UN II	N	N	N	N	Comm unity, Private	2 Car Garage	Single Family Home	2	2	0	1,710	\$184	\$314,900	\$313,000	\$183	01/12/18	0.99	25	25
14	A4184974	34203	6939 74Th Street Cir E, BRADENTON	RIVER PLACE	N	N	N	N	Comm unity, None	2 Car Garage	Single Family Home	4	3	1	2,954	\$112	\$330,000	\$320,000	\$108	01/16/18	0.97	227	227
15	A4205595	34203	6316 67Th Ct E, BRADENTON	WHISPER BEND	N	Y	N	N	Private	2 Car Garage	Single Family Home	3	2	0	1,865	\$176	\$329,000	\$325,000	\$174	01/31/18	0.99	5	5

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16	A4167532	34203	6645 Pleasant Hill Rd, BRADENTON	TARA PH I, UNIT 6	Y	Y	N	N	Comm unity, Private	2 Car Garage	Single Family Home	3	2	0	2,147	\$160	\$343,900	\$340,000	\$158	10/04/17	0.99	284	284
17	A4199653	34203	6324 67Th St E, BRADENTON	WATER OAK UNIT TWO	Y	Y	N	N	Private	2 Car Garage	Single Family Home	3	2	0	2,117	\$165	\$349,900	\$340,000	\$161	12/29/17	0.97	35	35
18	A4193342	34203	6727 Tailfeather Way, BRADENTON	TARA PRESERVE	N	N	N	N	Comm unity, Private	2 Car Garage	Single Family Home	3	2	0	2,351	\$149	\$349,900	\$346,000	\$147	01/04/18	0.99	111	214
19	A4191300	34203	7016 Chickasaw Bayou Rd, BRADENTON	TARA PH I, UNIT 5	Y	Y	N	N	Private	3 Car Garage	Single Family Home	4	2	1	2,649	\$151	\$399,000	\$380,000	\$143	11/02/17	0.95	83	83
20	A4183278	34203	6978 74Th Street Cir E, BRADENTON	RIVER PLACE	Y	Y	N	Y	Comm unity, Private	3 Car Garage	Single Family Home	3	3	0	2,476	\$182	\$449,900	\$435,000	\$176	10/26/17	0.97	177	177
21	A4193599	34203	6307 Cormorant Ct, BRADENTON	TARA PH III SUBPHA SE G	N	N	N	N	Private	3 Car Garage	Single Family Home	3	3	0	2,321	\$198	\$459,000	\$455,000	\$196	11/29/17	0.99	55	55
22	A4163582	34203	6636 Butlers Crest Dr, BRADENTON	THE PLANTATIONS AT TARA GOLF &	Y	Y	Y	N	Private	3 Car Garage	Single Family Home	5	4	0	2,985	\$184	\$549,900	\$525,000	\$176	09/22/17	0.95	299	299
23	U7814382	34203	7012 73Rd Ct E, BRADENTON	RIVER PLACE	Y	N	Y	Y	Private	2 Car Garage	Single Family Home	4	4	0	3,252	\$175	\$570,000	\$570,000	\$175	01/16/18	1.00	210	210
24	A4198821	34203	6304 Butlers Crest Dr, BRADENTON	THE PLANTATIONS AT TARA GOLF &	Y	Y	Y	N	Private	3 Car Garage	Single Family Home	5	4	0	3,830	\$164	\$629,900	\$600,000	\$157	01/04/18	0.95	18	18

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# LISTINGS:	24	MIN VALUES:	2	2	0	1,447	\$112	\$171,000	\$141,000	\$93	0.82	5	5
		MAX VALUES:	5	4	1	3,830	\$198	\$629,900	\$600,000	\$196	1.00	299	299
		AVG VALUES:	3	2	0	2,162	\$159	\$346,146	\$336,604	\$155	0.97	114	123
		MED VALUES:	3	2	0	1,960	\$160	\$315,200	\$306,000	\$157	0.98	83	90

Property Type is 'Residential' Status is 'Active' Status is one of 'Pending', 'Sold' Status Contractual Search Date is 02/09/2018 to 08/13/2017 Property Style is 'Single Family Home' Latitude, Longitude is around 27.43, -82.47 MLS Zip is '34203 - Bradenton/Braden River/Lakewood Rch '

*Presented By: Lisa A. Hayden*

This is an opinion of value or Comparative Market Analysis and should not be considered an appraisal . In making any decision that relies upon my work, you should know that I have not followed the guidelines for development of an appraisal or analysis contained in the Uniform Standards of Professional Appraisal Practice of the Appraisal Foundation .

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