

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	A4208997	34243	7704 Geneva Ln, SARASOTA	TREETOP SAT NORTH FORTY-G ENEVA	N	N	N	N	Comm unity	2 Car Garage, None	Single Family Home	3	2	0	1,195	\$201	\$239,900	43	43
2	A4213170	34243	4222 Saint Charles Dr, SARASOTA	TREETOP SAT NORTH FORTY-S T CHAR	N	N	N	N	Comm unity	2 Car Garage	Single Family Home	2	2	0	1,541	\$162	\$249,900	0	0
3	A4211824	34243	7815 Geneva Ln, SARASOTA	TREETOP SAT NORTH FORTY-S T CHAR	N	N	N	N	Comm unity	2 Car Garage	Single Family Home	3	2	0	1,533	\$182	\$279,700	17	17
# LISTINGS:		3	MIN VALUES:									2	2	0	1,195	\$162	\$239,900	0	0
			MAX VALUES:									3	2	0	1,541	\$201	\$279,700	43	43
			AVG VALUES:									3	2	0	1,423	\$182	\$256,500	20	20
			MED VALUES:									3	2	0	1,533	\$182	\$249,900	17	17

Pending

#	MLS #	Zip	Address	Subdiv	WF	WV	WA	WE	Pool	Gar	P Style	BR	FB	HB	HSqFt	LP/HSqFt	List Price	ADOM	CDOM
1	A4212492	34243	7817 Geneva Ln, SARASOTA	TREETOP SAT NORTH FORTY-S T CHAR	N	N	N	N	Comm unity	2 Car Garage	Single Family Home	2	2	0	1,195	\$198	\$237,000	6	6
# LISTINGS:		1	MIN VALUES:									2	2	0	1,195	\$198	\$237,000	6	6
			MAX VALUES:									2	2	0	1,195	\$198	\$237,000	6	6
			AVG VALUES:									2	2	0	1,195	\$198	\$237,000	6	6
			MED VALUES:									2	2	0	1,195	\$198	\$237,000	6	6

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
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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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Market Analysis Summary

Residential

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	A4178715	34243	4211 Saint Clair Dr, SARASOTA	TREETOP SAT NORTH FORTY-G ENEVA	Y	Y	Y	N	Comm unity	2 Car Garage	Single Family Home	2	2	0	1,311	\$137	\$179,900	\$174,000	\$133	11/21/17	0.97	231	231
2	A4205657	34243	7812 Ontario Street Cir #C1, SARASOTA	TREETOP SAT NORTH FORTY-O NTARIO	N	N	N	N	Comm unity	2 Car Garage	Condo	3	2	1	1,552	\$161	\$249,500	\$240,000	\$155	02/17/18	0.96	10	10
# LISTINGS:		2	MIN VALUES:									2	2	0	1,311	\$137	\$179,900	\$174,000	\$133		0.96	10	10
			MAX VALUES:									3	2	1	1,552	\$161	\$249,500	\$240,000	\$155		0.97	231	231
			AVG VALUES:									3	2	1	1,432	\$149	\$214,700	\$207,000	\$144		0.96	121	121
			MED VALUES:									3	2	1	1,432	\$149	\$214,700	\$207,000	\$144		0.96	121	121

Property Type is 'Residential' Status is 'Active' Status is one of 'Pending', 'Sold' Status Contractual Search Date is 03/16/2018 to 09/17/2017 MLS Zip is '34243 - Sarasota' Legal Subdivision Name is like 'treetops**'

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