Listings as of March 16, 2018 7:52 am

Market Analysis Summary

Residential

Active

#	MLS #	Zip	Address	Subdiv	WF	wv	WA	WE	Pool	Gar	P Style	BR	FB	ΗВ	HSqFt	LP/HSqFt	List Price	ADOM	CDOM
1	A4212130	34203	6507 Stone River Rd #210, BRADENTON	TERRAC ES 4 OF TARA	N	N	N	N	Comm unity	1 Car Carport	Condo	2	2	0	1,042	\$110	\$114,600	15	15
2	A4210283	34203	6501 Stone River Rd #307, BRADENTON	TERRAC ES I AT TARA	N	Y	Ν	Ν	Comm unity	None	Condo	2	2	0	1,042	\$111	\$115,900	32	32
3	A4200405	34203		TARA PLANTATI ON GARDEN S PH I	Ν	Ν	Ν	Ν	Comm unity	1 Car Garage	Condo	3	2	0	1,208	\$107	\$129,000	135	135
4	A4171093	34203	6307 Green Oak Cir #6307, BRADENTON	TARA PLANTATI ON GARDEN S II&III	Ν	Ν	Ν	Ν	Comm unity	1 Car Garage	Condo	3	2	0	1,208	\$111	\$134,500	461	461
5	A4176025	34203	6908 Drewrys Blf #711, BRADENTON	TARA VILLAGES	N	Ν	Ν	Ν	Comm unity	1 Car Garage	Condo	2	2	0	1,352	\$103	\$139,900	414	414
6	A4206732	34203	6912 Drewrys Blf #609, BRADENTON	VILLAGES	N	Ν	Ν	Ν	Comm unity	1 Car Garage	Condo	2	2	0	1,269	\$114	\$145,000	57	327
7	A4192927	34203	6622 Pineview Ter #101, BRADENTON	FAIRWAY GARDEN S AT TARA, A CONDO	Y	Y	Ν	Ν	Comm unity	1 Car Garage	Condo	2	2	0	1,140	\$130	\$147,900	227	684
8	A4206437	34203	5417 Fair Oaks St #8-D, BRADENTON	TARA PLANTATI	Ν	Ν	Ν	Ν	Comm unity	1 Car Garage	Condo	2	2	0	1,088	\$137	\$149,000	65	65

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Active	Α	С	ti	v	e
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#	MLS #	Zip	Address	Subdiv	WF	wv	WA	WE	Pool	Gar	P Style	BR	FB	нв	HSqFt	LP/HSqFt	List Price	ADOM	CDOM
9	A4185334	34203	5453 Fair Oaks St #6-C, BRADENTON		N	Ν	N	Ν	Comm unity	1 Car Garage	Condo	3	2	0	1,208	\$124	\$149,900	318	318
10	A4195358	34203	6830 Fairview Ter #8-102, BRADENTON	FAIRWAY GARDEN	Ν	Y	Ν	Ν	Comm unity	1 Car Garage	Condo	2	2	0	1,352	\$115	\$154,900	200	200
11	A4182633	34203	6657 Pineview Ter #102, BRADENTON	FAIRWAY GARDEN S AT	Ν	Ν	Ν	Ν	Comm unity	1 Car Garage	Condo	2	2	0	1,140	\$140	\$160,000	349	349
12	A4192763	34203	6713 Stone River Rd #202, BRADENTON	TARA VERANDA S ONE	Ν	Y	Ν	Ν	Comm unity	1 Car Garage	Condo	2	2	0	1,232	\$136	\$167,000	227	227
13	A4188770	34203	6606 Pineview Ter #12-201, BRADENTON	FAIRWAY GARDEN S AT TARA, A CONDO	Y	Y	Ν	Ν	Comm unity	1 Car Garage, Golf Cart Gar	Condo	2	2	0	1,346	\$125	\$168,000	261	261
14	A4209106	34203	6663 Drewrys Blf #112, BRADENTON	TARA CLUBHO	Ν	N	Ν	Ν	Comm unity	1 Car Garage	Condo	2	2	0	1,261	\$134	\$169,000	43	43
15	A4182886	34203	6904 Drewrys Blf #803, BRADENTON	-	Ν	Ν	Ν	Ν	Comm unity	1 Car Garage	Condo	2	2	0	1,269	\$133	\$169,000	345	345
16	A4205474	34203		FAIRWAY GARDEN S II AT TARA CONDO	Ν	Ν	Ν	Ν	Comm unity	1 Car Garage	Condo	2	2	0	1,352	\$126	\$170,000	67	67

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17	A4201991	34203	6582 Fairway Gardens Dr #4-201, BRADENTON	TARA	N	N	N	N	Comm unity	1 Car Garage	Condo	2	2	0	1,346	\$126	\$170,000	120	120
18	A4191923	34203	6832 Fairview Ter #8-202, BRADENTON	GARDEN	N	Y	Ν	Ν	Comm unity	1 Car Garage	Condo	2	2	0	1,346	\$130	\$175,000	241	241
19	A4197580	34203	6760 Fairview Ter #5-201, BRADENTON	FAIRWAY GARDEN	N	Ν	Ν	Ν	Comm unity	1 Car Garage	Condo	2	2	0	1,346	\$133	\$179,000	165	165
20	A4210120	34203	6860 Fairview Ter #10-101, BRADENTON	FAIRWAY GARDEN	Ν	Ν	Ν	Ν	Comm unity	1 Car Garage	Condo	2	2	0	1,352	\$133	\$180,000	12	12
21	A4194325	34203	7357 Fountain Palm Cir #7357, BRADENTON	TARA PALM GROVE	Ν	Ν	Ν	Ν	Comm unity	1 Car Garage	Condo	2	2	0	1,348	\$137	\$184,900	211	211
22	A4210737	34203	6534 Fairway Gardens Dr #17, BRADENTON	GARDEN S AT	N	Y	Ν	Ν	Comm unity	1 Car Garage	Condo	3	2	0	1,346	\$141	\$189,900	28	28
23	A4182751	34203	7103 Strand Cir #20-102, BRADENTON	CYPRES S	Y	Υ	Υ	Ν	Comm unity	1 Car Garage	Condo	2	2	0	1,320	\$148	\$195,000	338	338

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24	A4207840	34203	7193 Strand Cir #101, BRADENTON	CYPRES S STRAND, A CONDO OR 1839/628 7	Ν	N	N	Ν	Comm unity	1 Car Garage	Condo	2	2	0	1,320	\$150	\$198,000	53	5	53
25	A4213415	34203	5828 Cottonwood St #5828, BRADENTON	TARA TWELVE OAKS II	Ν	N	Ν	Ν	Comm unity	2 Car Garage	Condo	3	2	0	1,526	\$131	\$199,900	3		3
26	A4211702	34203	7237 Cedar Hollow Cir #7237, BRADENTON	TARA CEDAR HOLLOW	Ν	N	N	Ν	Comm unity	1 Car Garage	Condo	2	2	0	1,452	\$138	\$199,900	19	11	11
27	A4202255	34203	7107 Cedar Hollow Cir #24-202, BRADENTON	CEDAR HOLLOW AT TARA, A CONDO	Ν	N	N	Ν	Comm unity	1 Car Garage	Condo	2	2	0	1,406	\$149	\$209,900	109	10)9
28	A4197718	34203		CYPRES S STRAND	Ν	N	Ν	Ν	Comm unity	1 Car Garage	Condo	2	2	0	1,402	\$150	\$210,000	150	15	50
29	A4210821	34203	Fountain Palm Cir ##8-202,	PALM GROVE A CONDO OR 1987/132	Ν	Ν	Ν	Ν	Comm unity	1 Car Garage	Condo	3	2	0	1,617	\$133	\$215,000	28	21	2
30	A4208798	34203	6350 Grand Oak Cir #204, BRADENTON	GRAND OAK AT	Ν	Υ	Ν	Ν	Comm unity	1 Car Garage	Condo	3	2	0	1,659	\$131	\$217,000	43	4	43

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31	O5559515	34203	6342 Grand Oak Cir #105, BRADENTON	GRAND OAK AT TARA A CONDO OR1738/5 953	N	Ν	Ν	N	Comm unity	1 Car Garage	Condo	2	2	0	1,348	\$162	\$219,000	45	45
32	A4204286	34203	6326 Grand Oak Cir #201, BRADENTON	GRAND OAK AT	Ν	Y	Ν	Ν	Comm unity	1 Car Garage	Condo	3	2	0	1,659	\$132	\$219,000	91	91
33	A4213117	34203	5723 Cottonwood St, BRADENTON	TWELVE OAKS III OF TARA	Ν	Ν	Ν	Ν	Comm unity	2 Car Garage	Villa	2	2	0	1,656	\$138	\$229,000	6	6
34	A4191909	34203	7137 Melrose, BRADENTON	MELROS E	Ν	Ν	Ν	Ν	Comm unity	2 Car Garage	Villa	3	2	0	1,759	\$131	\$229,900	241	1228
# LI	STINGS:	;	34 MIN VAL	UES:								2	2	0	1,042	\$103	\$114,600	3	3
			MAX VA									3	2		1,759	\$162	\$229,900	461	1228
			AVG VA MED VA									2 2	2 2	0 0	1,345 1,346	\$131 \$132	\$176,588 \$172,500	151 115	209 143
Per	nding											_	_	•	.,		··· _,•••		
#	MLS #	Zip	Address	Subdiv	WF	wv	WA	WE	Pool	Gar	P Style	BR	FB	НВ	HSqFt	LP/HSqFt	List Price	ADOM	CDOM
1	A4210337	34203	6505 Stone River Rd #303, BRADENTON	TERRAC ES 3 OF TARA	N	N	Ν	N	Comm unity	1 Car Carport	Condo	2	2	0	1,118	\$107	\$119,900	15	15
2	A4208236	34203	6503 Stone River Rd #308, BRADENTON	TERRAC ES 2 OF TARA CONDO	Ν	Y	Ν	Ν	Comm unity	1 Car Carport	Condo	2	2	0	1,118	\$109	\$122,000	14	14

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Pending

#	MLS #	Zip	Address	Subdiv	WF	wv	WA	WE	Pool	Gar	P Style	BR	FB	нв	HSqFt	LP/HSqFt	List Price	ADOM	CDC
_	T 000005-	-							_							••	A 100 EC -		
3	T2892305	34203	6685 Drewrys Blf #6685, BRADENTON	USE	Ν	Ν	Ν	N	Comm unity	1 Car Garage	Condo	2	2	0	1,340	\$97	\$129,500	233	
	A4209032	34203	5401 Fair Oaks St, BRADENTON	TARA PLANTATI ON GARDEN S II&III	Ν	Ν	Ν	Ν	Comm unity	1 Car Garage	Condo	2	2	0	1,004	\$139	\$139,900	35	i
5	A4212251	34203	6583 Fairway Gardens Dr #6583, BRADENTON	GARDEN S AT	Ν	Y	Ν	Ν	Comm unity	1 Car Garage	Condo	2	2	0	1,140	\$131	\$149,900	9	
;	A4207753	34203	6807 Stone River Rd #201, BRADENTON	TARA VERANDA S ONE CONDO	Ν	N	N	Ν	Comm unity	1 Car Garage	Condo	3	2	0	1,345	\$111	\$149,900	28	
	A4195707	34203	6807 Stone River Rd #103, BRADENTON	TARA VERANDA S ONE CONDO	Ν	N	Ν		Comm unity	1 Car Garage	Condo	2	2	0	1,202	\$125	\$149,900	187	· .
}	A4200795	34203	7212 Cedar Hollow Cir #101, BRADENTON	CEDAR HOLLOW AT TARA,	N	Y	N	N	Comm unity	1 Car Garage	Condo	2	2	0	1,352	\$144	\$195,000	71	
LI	STINGS:	:	B MIN VAL	LUES:								2	2	0	1,004	\$97	\$119,900	9	1
			MAX VA	LUES:								3	2	0	1,352	\$144	\$195,000	233	4
			AVG VA MED VA									2 2	2 2	0 0	1,202 1,171	\$121 \$118	\$144,500 \$144,900	74	
ole	d											_		-	,	÷			
	MLS #	Zip	Address	Subdiv	W/E	ww	\A/A	W/E	Pool	Gar	P Style	BR	ED	шв		L D/110 E4		Sold Price SP/HSqFt Sold Dt LP/SP ADOM	0.00

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#	MLS #	Zip	Address	Subdiv	WF	wv	WA	WE	Pool	Gar	P Style	BR	FB	ΗВ	HSqFt	LP/HSqFt	List Price	Sold Price	SP/HSqFt Sold Dt	LP/SP	ADOM	CDOM
1	A4186386	34203	6503 Stone River Rd #306, BRADENTON	TERRAC ES 2 OF TARA CONDO	N	N	N	N	Comm unity	1 Car Carport	Condo	2	2	0	1,042	\$86	\$89,900	\$82,000	\$79 09/18/17	0.91	109	109
2	A4169336	34203		TARA TERRAC ES I	N	N	N	N	Comm unity	1 Car Carport	Condo	2	2	0	1,042	\$91	\$95,000	\$90,250	\$87 10/30/17	0.95	328	328
3	A4150196	34203	6501 Stone River Rd #310, BRADENTON	TARA TERRAC ES I	Ν	Ν	N	Ν	Comm unity	1 Car Carport	Condo	2	2	0	1,042	\$90	\$94,000	\$92,000	\$88 11/15/17	0.98	579	579
4	A4198151	34203	6507 Stone River Rd #208, BRADENTON	TARA TERRAC ES 4	N	Y	N	Ν	Comm unity	1 Car Carport	Condo	2	2	0	1,118	\$94	\$105,000	\$95,000	\$85 12/01/17	0.90	13	13
5	A4200444	34203	6507 Stone River Rd #301, BRADENTON	TERRAC ES 4 OF TARA	N	Ν	N	Ν	Comm unity	1 Car Carport	Condo	2	2	0	1,042	\$98	\$101,900	\$98,000	\$94 12/07/17	0.96	6	6
6	A4204702	34203	6507 Stone River Rd #310, BRADENTON	TARA TERRAC ES 4	Ν	Ν	N	Ν	Comm unity	1 Car Carport	Condo	2	2	0	1,345	\$79	\$105,900	\$101,000	\$75 01/16/18	0.95	1	
7	A4206667	34203		TERRAC ES 2 OF TARA CONDO	N	Ν	N	Ν	Comm unity	1 Car Carport	Condo	2	2	0	1,118	\$103	\$115,000	\$110,000	\$98 01/12/18	0.96	1	
8	A4205701	34203	6501 Stone River Rd #105, BRADENTON	TARA TERRAC ES	N	Y	N	Ν	Comm unity	1 Car Carport	Condo	2	2	0	1,042	\$110	\$114,900	\$111,000	\$107 03/05/18	0.97	13	13
9	A4203099	34203	6507 Stone River Rd #202, BRADENTON	TARA. TERRAC ES 4	Ν	Ν	N	Ν	Comm unity	1 Car Carport	Condo	2	2	0	1,042	\$115	\$119,900	\$113,000	\$108 02/01/18	0.94	26	26

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10	A4195703	34203	6501 Stone River Rd #301, BRADENTON	TARA TERRAC ES 1	N	Y	Ν	N	Comm unity	1 Car Carport	Condo	2	2	0	1,042	\$122	\$126,900	\$120,950	\$116 12/28/17	0.95	50	50
11	A4173294	34203	6807 Stone River Rd #106, BRADENTON	TARA VERANDA S ONE CONDO	N	Ν	N	Ν	Comm unity	1 Car Garage	Condo	3	2	0	1,345	\$111	\$149,000	\$145,000	\$108 10/10/17	0.97	232	232
12	A4152376	34203	6669 Drewrys Bluff #114, BRADENTON	USE	Ν	Ν	Ν	Ν	Comm unity	1 Car Garage	Condo	2	2	0	1,340	\$112	\$149,900	\$149,000	\$111 12/15/17	0.99	505	505
13	A4175099	34203	6912 Drewrys Blf #603, BRADENTON	TARA	Ν	Ν	Ν	Ν	Comm unity	1 Car Garage	Condo	2	2	0	1,269	\$125	\$159,000	\$152,500	\$120 01/12/18	0.96	297	297
14	A4181727	34203	6661 Drewrys Blf #111, BRADENTON	CLUBHO	Ν	Ν	Ν	Ν	Comm unity	1 Car Garage	Condo	2	2	0	1,496	\$113	\$169,000	\$161,000	\$108 09/25/17	0.95	151	151
15	A4197222	34203	7552 Marsh Orchid Cir #102, BRADENTON	ORCHID COVE A CONDO	Ν	Ν	Ν	Ν	Comm unity	1 Car Garage	Condo	2	2	0	1,356	\$125	\$169,999	\$163,000	\$120 11/15/17	0.96	7	7
16	A4191808	34203	6806 Fairview Ter #6806, BRADENTON	FAIRWAY GARDEN	Y	Y	Ν	Ν	Comm unity	1 Car Garage	Condo	2	2	0	1,352	\$128	\$172,900	\$170,000	\$126 10/17/17	0.98	67	67

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17	A4184042	34203	7182 Strand Cir #102, BRADENTON	CYPRES S STRAND, A CONDO OR 1839/628 7	N	Ν	N	Ν	Comm unity	1 Car Garage	Condo	2	2	0	1,320	\$131	\$173,000	\$170,000	\$129 10/31/17	0.98	160	160
18	A4192325	34203	6644 Pineview Ter #9-201, BRADENTON	FAIRWAY GARDEN S AT TARA, A CONDO	Ν	Y	Ν	Ν	Comm unity	1 Car Garage	Condo	2	2	0	1,400	\$128	\$179,700	\$172,000	\$123 02/23/18	0.96	169	169
19	A4184383	34203	7235 Cedar Hollow Cir #0, BRADENTON	CEDAR HOLLOW AT TARA,	Ν	N	Ν	Ν	Comm unity	1 Car Garage	Condo	2	2	0	1,406	\$128	\$179,500	\$175,000	\$124 09/22/17	0.97	117	117
20	A4199699	34203	7331 Fountain Palm Cir #102, BRADENTON	PALM GROVE A CONDO OR	Ν	Ν	Ν	N	Comm unity	1 Car Garage	Condo	2	2	0	1,348	\$138	\$185,900	\$175,000	\$130 02/14/18	0.94	65	65
21	A4187231	34203	7244 Cedar Hollow Cir #2, BRADENTON	CEDAR HOLLOW AT TARA,	Ν	Y	Ν	Ν	Comm unity	1 Car Garage	Condo	2	2	0	1,406	\$134	\$188,000	\$175,000	\$124 09/27/17	0.93	85	85
22	A4184805	34203	7620 Marsh Orchid Cir #201, BRADENTON	ORCHID COVE A CONDO	Ν	Ν	Ν	Ν	Comm unity	1 Car Garage	Condo	2	2	0	1,398	\$129	\$179,900	\$178,000	\$127 11/09/17	0.99	161	161
23	A4197282	34203	7689 Sweetbay Cir #201, BRADENTON	MAGNOLI A CROSSIN	Y	Y	Ν	Ν	Comm unity	1 Car Garage	Townho use	2	2	0	1,409	\$134	\$189,000	\$178,500	\$127 12/12/17	0.94	48	51

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Sold

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24	A4198371	34203	6530 Fairway Gardens Dr #., BRADENTON	FAIRWAY GARDEN S AT TARA, A CONDO	N	Ν	Ν	N	Comm unity	1 Car Garage	Condo	2	2	0	1,140	\$162	\$184,500	\$182,000	\$160 12/18/17	0.99	29	29
25	A4203094	34203	7655 Sweetbay Cir #101, BRADENTON	MAGNOLI A CROSSIN	Ν	Y	Ν	Ν	Comm unity	1 Car Garage	Condo	2	2	0	1,353	\$140	\$189,900	\$184,000	\$136 01/17/18	0.97	23	23
26	A4180689	34203	7533 Marsh Orchid Cir #12-102, BRADENTON	ORCHID COVE A CONDO	Ν	Ν	Ν	Ν	Comm unity	1 Car Garage	Condo	2	2	0	1,356	\$136	\$184,500	\$184,500	\$136 02/20/18	1.00	110	110
27	A4199656	34203	7273 Fountain Palm Cir #101, BRADENTON	PALM GROVE A CONDO OR	Ν	Y	Ν	Ν	Comm unity	1 Car Garage	Condo	2	2	0	1,348	\$141	\$189,500	\$185,000	\$137 12/18/17	0.98	15	15
28	A4195053	34203	7123 Strand Cir #7123, BRADENTON	CYPRES S	Y	Y	Ν	Ν	Comm unity	1 Car Garage	Condo	2	2	0	1,320	\$149	\$196,600	\$190,000	\$144 10/06/17	0.97	9	9
29	A4198149	34203	5831 Cottonwood St, BRADENTON	TARA TWELVE OAKS	N	Y	Ν	N	Comm unity	2 Car Garage	Condo	2	2	0	1,656	\$120	\$199,000	\$190,000	\$115 03/09/18	0.95	131	131
30	A4205087	34203	7049 Strand Cir #0, BRADENTON	CYPRES S STRAND OR 1923/940	Ν	Y	Ν	Ν	Comm unity	1 Car Garage	Condo	2	2	0	1,368	\$154	\$210,000	\$193,000	\$141 01/22/18	0.92	5	5

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¥	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	CDON
31	A4202126	34203	7540 Marsh Orchid Cir, BRADENTON	OR	N	N	N	N	Comm unity	1 Car Garage	Condo	2	2	0	1,356	\$147	\$199,900	\$195,000	\$144 02/26/18	0.98	82	8:
32	A4205880	34203	7039 Strand Cir #34-201, BRADENTON	1872/951 CYPRES S STRAND OR 1923/940	Y	Y	N	Ν	Comm unity	1 Car Garage	Condo	3	2	0	1,368	\$150	\$204,900	\$195,000	\$143 02/26/18	0.95	24	24
33	A4197289	34203	7238 Cedar Hollow Cir #11, BRADENTON	CEDAR HOLLOW AT TARA,	Ν	N	N	N	Comm unity	1 Car Garage	Condo	2	2	0	1,352	\$155	\$209,900	\$205,000	\$152 02/01/18	0.98	67	6
34	A4191911	34203	6342 Grand Oak Cir #204,	GRAND OAK AT	Ν	Y	Ν	Ν	Comm unity	1 Car Garage	Condo	2	2	0	1,346	\$160	\$214,900	\$206,000	\$153 11/15/17	0.96	77	7
35	T2892347	34203	7311 Fountain Palm Cir #7-201, BRADENTON	PALM GROVE A CONDO OR	Ν	Y	Ν	Ν	Comm unity	1 Car Garage	Condo	3	2	0	1,625	\$144	\$233,500	\$219,000	\$135 11/03/17	0.94	71	7
¥ LI	ISTINGS:	;	35 MIN VAL	LUES:								2	2	0	1,042	\$79	\$89,900	\$82,000	\$75	0.90	1	1
			MAX VA	LUES:								3	2	0	1,656	\$162	\$233,500	\$219,000	\$160	1.00	579	579
			AVG VA	LUES:								2	2	0	1,295	\$125	\$163,723	\$157,306	\$120	0.96	110	
			MED VA	LUES:								2	2	0	1,348	\$128	\$179,500	\$172,000	\$124	0.96	67	67

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 .

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 Property Style is one of 'Condo', 'Townhouse', 'Villa' Latitude, Longitude is around 27.43, -82.47 MLS Zip is '34203 - Bradenton/Braden River/Lakewood Rch'

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