

Market Analysis Summary

Residential

Active

#	MLS #	Zip	Address	Subdiv	WF	WV	WA	WE	Pool	Gar/Cpt	P Style	BR	FB	HB	HSqFt	LP/HSqFt	List Price	ADOM	CDOM
1	A4212410	34203	4932 Breakwater Dr, BRADENTON	SABAL HARBOU R PH IA SUB	N	N	N	N	Y	2 /	Single Family Residence	3	2	0	1,525	\$170	\$259,000	48	48
2	C7243702	34203	4436 Sanibel Way, BRADENTON	SABAL HARBOU R PH VIII	N	N	N	N	N	2 /	Single Family Residence	3	2	0	1,832	\$142	\$260,000	207	207
3	A4213589	34203	4507 Captiva Ln, BRADENTON	SABAL HARBOU R PH V	N	Y	N	N	Y	2 /	Single Family Residence	4	2	0	1,924	\$161	\$309,900	36	36
4	A4400909	34203	4516 Useppa Dr, BRADENTON	SABAL HARBOU R PH VI	N	N	N	N	Y	2 /	Single Family Residence	4	2	0	2,236	\$152	\$340,000	2	2
5	A4211613	34203	4925 Bookelia Cir, BRADENTON	SABAL HARBOU R PH III	N	Y	N	N	N	2 /	Single Family Residence	4	3	0	2,386	\$143	\$342,000	53	53
6	A4213557	34203	4530 Egmont Dr, BRADENTON	SABAL HARBOU R PH IV	Y	Y	Y	N	Y	2 /	Single Family Residence	4	3	0	2,539	\$138	\$349,500	36	36
7	A4197608	34203	4737 Cayo Costa Pl, BRADENTON	SABAL HARBOU R PH III	N	Y	Y	N	Y	3 /	Single Family Residence	4	2	0	2,534	\$140	\$355,000	192	229
# LISTINGS:		7	MIN VALUES:									3	2	0	1,525	\$138	\$259,000	2	2
			MAX VALUES:									4	3	0	2,539	\$170	\$355,000	207	229
			AVG VALUES:									4	2	0	2,139	\$149	\$316,486	82	87
			MED VALUES:									4	2	0	2,236	\$143	\$340,000	48	48

Pending

#	MLS #	Zip	Address	Subdiv	WF	WV	WA	WE	Pool	Gar/Cpt	P Style	BR	FB	HB	HSqFt	LP/HSqFt	List Price	ADOM	CDOM
1	A4212023	34203	4659 Runabout Way, BRADENTON	SABAL HARBOU R PH IA SUB	N	N	N	N	N	2 /	Single Family Residence	4	2	0	1,665	\$144	\$238,980	42	284
2	A4213018	34203	4522 Sanibel Way, BRADENTON	SABAL HARBOU R PH VII	N	N	N	N	N	2 /	Single Family Residence	4	2	0	1,685	\$142	\$239,900	14	14

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.
Copyright © 2018 MFRMLS, Inc.. All rights reserved.

Market Analysis Summary

Residential

Pending

#	MLS #	Zip	Address	Subdiv	WF	WV	WA	WE	Pool	Gar/Cpt	P Style	BR	FB	HB	HSqFt	LP/HSqFt	List Price	ADOM	CDOM
3	A4400394	34203	4526 Abacos PI, BRADENTON	SABAL HARBOU R PH IA SUB	N	N	N	N	N	2 /	Single Family Residence	3	2	0	1,836	\$141	\$259,000	4	4
4	A4212732	34203	4510 Sanibel Way, BRADENTON	SABAL HARBOU R PH VII	N	N	N	N	N	2 /	Single Family Residence	3	2	0	1,832	\$141	\$259,000	5	5
5	A4215834	34203	4493 Sanibel Way, BRADENTON	SABAL HARBOU R PH VIII	Y	Y	N	N	Y	2 /	Single Family Residence	4	2	0	1,685	\$157	\$265,000	6	6
6	A4202206	34203	4553 Abacos PI, BRADENTON	SABAL HARBOU R PH IA SUB	N	Y	N	N	N	2 /	Single Family Residence	4	2	0	1,678	\$160	\$268,500	136	136
7	A4400061	34203	4525 Abacos PI, BRADENTON	SABAL HARBOU R PH IA SUB	N	N	N	N	Y	2 /	Single Family Residence	3	2	0	1,530	\$176	\$269,900	6	6
8	A4205659	34203	4624 Sanibel Way, BRADENTON	SABAL HARBOU R	N	Y	N	N	N	2 /	Single Family Residence	3	2	0	1,856	\$148	\$274,000	65	65
9	A4212331	34203	4715 Cayo Costa PI, BRADENTON	SABAL HARBOU R PH III	N	N	Y	N	Y	2 /	Single Family Residence	4	2	0	2,120	\$138	\$292,955	2	2
10	A4205132	34203	4948 Breakwater Dr, BRADENTON	SABAL HARBOU R PH IA SUB	Y	Y	N	N	Y	2 /	Single Family Residence	4	2	0	1,658	\$180	\$298,980	106	106
11	A4207607	34203	4521 Useppa Dr, BRADENTON	SABAL HARBOU R PH VI	N	Y	N	N	Y	2 /	Single Family Residence	5	3	0	2,736	\$135	\$368,500	88	88
12	A4203860	34203	4535 Useppa Dr, BRADENTON	SABAL HARBOU R PH III	Y	Y	Y	N	Y	3 /	Single Family Residence	4	2	0	2,534	\$157	\$399,000	14	14
# LISTINGS:		12	MIN VALUES:									3	2	0	1,530	\$135	\$238,980	2	2
			MAX VALUES:									5	3	0	2,736	\$180	\$399,000	136	284
			AVG VALUES:									4	2	0	1,901	\$152	\$286,143	41	61
			MED VALUES:									4	2	0	1,759	\$146	\$269,200	14	14

Sold

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 .

Copyright © 2018 MFRMLS, Inc.. All rights reserved.

Market Analysis Summary

Residential

Sold

#	MLS #	Zip	Address	Subdiv	WF	WV	WA	WE	Pool	Gar/Cpt	P Style	BR	FB	HB	HSqFt	LP/HSqFt	List Price	Sold Price	SP/HSqFt	Sold Dt	LP/SP	ADOM	CDOM			
1	A4207601	34203	4511 Captiva Ln, BRADENTON	SABAL HARBOU R PH V	N	N	N	N	N	2 /	Single Family Residence	3	2	0	1,525	\$154	\$234,900	\$233,000	\$153	04/02/18	0.99	42	42			
2	N5913294	34203	4849 Sabal Harbour Dr, BRADENTON	SABAL HARBOU R PH V	Y	Y	N	N	Y	2 /	Single Family Residence	4	2	0	2,085	\$124	\$259,000	\$246,000	\$118	10/27/17	0.95	59	59			
3	A4195960	34203	4663 Runabout Way, BRADENTON	SABAL HARBOU R PH IA SUB	N	N	N	N	N	2 /	Single Family Residence	3	2	0	1,868	\$139	\$259,900	\$253,000	\$135	11/10/17	0.97	29	29			
4	A4199680	34203	4924 Breakwater Dr, BRADENTON	SABAL HARBOU R PH IA SUB	N	N	N	N	Y	2 /	Single Family Residence	3	2	0	1,836	\$151	\$277,600	\$271,000	\$148	01/03/18	0.98	37	37			
5	A4205681	34203	4837 Sabal Harbour Dr, BRADENTON	SABAL HARBOU R PH V	Y	Y	N	N	Y	2 /	Single Family Residence	3	2	0	1,873	\$149	\$279,900	\$272,000	\$145	02/28/18	0.97	23	23			
6	A4197756	34203	4914 Bookelia Cir, BRADENTON	SABAL HARBOU R PH III	N	N	N	N	N	2 /	Single Family Residence	4	2	0	2,288	\$131	\$299,999	\$279,000	\$122	03/01/18	0.93	108	108			
7	A4205245	34203	4845 Sabal Harbour Dr, BRADENTON	SABAL HARBOU R PH V	Y	N	N	N	Y	2 /	Single Family Residence	3	2	0	1,856	\$156	\$289,900	\$287,000	\$155	02/22/18	0.99	19	19			
8	A4178458	34203	4933 Bookelia Cir, BRADENTON	SABAL HARBOU R PH III	Y	Y	N	N	Y	2 /	Single Family Residence	4	3	0	2,378	\$145	\$345,000	\$340,000	\$143	12/08/17	0.99	132	132			
9	A4194763	34203	4826 Bookelia Cir, BRADENTON	SABAL HARBOU R PH IV	N	N	N	N	Y	2 /	Single Family Residence	4	2	0	2,736	\$132	\$362,000	\$350,000	\$128	11/09/17	0.97	45	45			
# LISTINGS:		9	MIN VALUES:												3	2	0	1,525	\$124	\$234,900	\$233,000	\$118		0.93	19	19
			MAX VALUES:												4	3	0	2,736	\$156	\$362,000	\$350,000	\$155		0.99	132	132
			AVG VALUES:												3	2	0	2,049	\$143	\$289,800	\$281,222	\$139		0.97	55	55
			MED VALUES:												3	2	0	1,873	\$145	\$279,900	\$272,000	\$143		0.97	42	42

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.

Copyright © 2018 MFRMLS, Inc.. All rights reserved.

Market Analysis Summary

Property Type is 'Residential' **Status** is 'Active' **Status** is one of 'Pending', 'Sold' **Status Contractual Search Date** is 04/20/2018 to 10/22/2017 **Property Style** is 'Single Family Residence' **MLS Zip** is '34203 - Bradenton/Braden River/Lakewood Rch' **Legal Subdivision Name** is like 'Sabal Harbour'

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 .

Copyright © 2018 MFRMLS, Inc.. All rights reserved.