

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	A4215162	34203	7136 Drewrys Bif, BRADENTON	TARA PH II, SUBPHA SE B	N	N	N	N	Y	2 /	Single Family Residence	3	2	0	1,784	\$129	\$229,900	18	18
2	A4207085	34203	6708 65Th Ter E, BRADENTON	RIVERS EDGE	N	N	N	N	N	2 /	Single Family Residence	3	2	0	1,395	\$171	\$239,000	87	87
3	A4190053	34203	5918 Sayers Creek Ct, BRADENTON	TARA PH II, SUBPHA SE B	N	N	N	N	N	2 /	Single Family Residence	3	2	0	1,870	\$128	\$239,000	299	479
4	A4212864	34203	6540 Lincoln Rd, BRADENTON	MOORES ADD TO MARINEL AND	Y	Y	Y	Y	Y		Single Family Residence	3	2	0	998	\$240	\$239,900	41	41
5	T2895763	34203	6751 Pleasant Hill Rd, BRADENTON	TARA PH I, UNIT 3	N	N	N	N	N	2 /	Single Family Residence	3	3	0	2,107	\$116	\$244,900	237	237
6	A4207358	34203	6441 Stone River Rd, BRADENTON	TARA PH I, UNIT 1	N	N	N	N	N	2 /	Single Family Residence	3	2	0	1,515	\$165	\$249,800	85	85
7	A4211159	34203	7157 Drewrys Bif, BRADENTON	TARA PH II, SUBPHA SE B	N	N	N	N	N	2 /	Single Family Residence	3	2	0	1,891	\$132	\$249,900	29	214
8	A4192179	34203	6810 Brookhaven Pl, BRADENTON	TARA PH I, UNIT 6	N	N	N	N	N	2 /	Single Family Residence	3	2	0	2,065	\$121	\$249,900	273	273
9	A4214539	34203	5803 White Oak Bayou Ct, BRADENTON	TARA PH II, SUBPHA SE B	N	N	N	N	Y	1 /	Single Family Residence	3	2	0	1,672	\$155	\$259,900	15	15
10	A4207126	34203	6810 68Th Ave E, BRADENTON	MARINEL AND SUB	Y	Y	Y	Y	N	1 / 1	Single Family Residence	1	1	1	1,052	\$247	\$259,900	92	92
11	A4210715	34203	6711 Lincoln Rd, BRADENTON	MARINEL AND SUB	Y	Y	Y	Y	N	2 /	Single Family Residence	4	3	0	2,710	\$98	\$265,000	63	63

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12	A4213157	34203	6714 Pleasant Hill Rd, BRADENTON	TARA PH I, UNIT 4	N	N	N	N	N	2 /	Single Family Residence	3	2	0	1,855	\$145	\$269,900	41	41
13	A4201295	34203	7188 Drewrys Bif, BRADENTON	TARA PH II, SUBPHA SE B	N	N	N	N	Y	2 /	Single Family Residence	2	2	0	2,055	\$136	\$279,900	37	37
14	T2904014	34203	7601 Teal Trce, BRADENTON	TAILFEAT HER WAY AT TARA	N	N	N	N	Y	2 /	Single Family Residence	3	2	0	1,491	\$191	\$285,500	214	214
15	A4213226	34203	6107 Aviary Ct, BRADENTON	TARA PH III SUPPHA SE B	N	N	N	N	N	2 /	Single Family Residence	3	2	0	1,907	\$152	\$289,000	34	34
16	A4211595	34203	6431 Stone River Rd, BRADENTON	TARA PH I, UNIT 1	N	Y	N	N	Y	2 /	Single Family Residence	3	2	0	1,797	\$161	\$289,900	50	50
17	A4205375	34203	6508 Stone River Rd, BRADENTON	TARA PH I, UNIT 1	N	N	N	N	N	2 /	Single Family Residence	3	2	0	1,797	\$161	\$290,000	113	113
18	A4194515	34203	6510 Stone River Rd, BRADENTON	TARA PH I, UNIT 1	N	N	N	N	Y	2 /	Single Family Residence	3	3	0	2,292	\$128	\$294,000	246	246
19	A4213537	34203	6305 Wingspan Way, BRADENTON	TARA PRESERVE	N	N	N	N	N	2 /	Single Family Residence	2	2	0	1,736	\$170	\$295,000	37	37
20	A4208265	34203	7534 Birds Eye Ter, BRADENTON	TARA PH III SUBPHA SE F UN II	N	N	N	N	N	2 /	Single Family Residence	2	2	0	1,704	\$173	\$295,000	84	84
21	A4191584	34203	6515 Turners Gap Rd, BRADENTON	TARA PH I, UNIT 7	N	N	N	N	Y	2 /	Single Family Residence	3	2	0	2,079	\$144	\$299,900	279	279
22	G4846186	34203	6318 67Th St E, BRADENTON	WATER OAK UNIT TWO	N	Y	N	N	N	2 /	Single Family Residence	3	2	0	1,886	\$162	\$305,000	248	248

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23	A4213491	34203	6549 Tailfeather Way, BRADENTON	TAILFEAT HER WAY AT TARA	N	N	N	N	N	2 /	Single Family Residence	2	2	0	1,773	\$172	\$305,450	31	31
24	A4212136	34203	6614 Stone River Rd, BRADENTON	TARA PH I, UNIT 1	N	N	N	N	N	2 /	Single Family Residence	3	3	0	2,071	\$149	\$309,000	50	50
25	A4213866	34203	6324 Wingspan Way, BRADENTON	WINGSP AN WAY AT TARA	Y	Y	Y	N	Y	2 /	Single Family Residence	3	2	0	1,672	\$185	\$309,900	30	30
26	A4210445	34203	6396 Rookery Cir, BRADENTON	TARA PRESER VE	Y	Y	Y	N	N	2 /	Single Family Residence	2	2	0	1,869	\$168	\$314,900	66	66
27	A4210296	34203	5813 Pleasant Grove Ct, BRADENTON	TARA PH I, UNIT 4	N	N	N	N	Y	2 /	Single Family Residence	3	2	0	2,016	\$156	\$314,900	64	64
28	A4213280	34203	6818 Pleasant Hill Rd, BRADENTON	TARA PH I, UNIT 3	N	N	N	N	Y	2 /	Single Family Residence	2	2	0	1,838	\$177	\$325,000	36	36
29	A4206409	34203	6722 Pleasant Hill Rd, BRADENTON	TARA PH I, UNIT 4	N	N	N	N	Y	2 /	Single Family Residence	3	2	0	1,975	\$167	\$330,000	100	100
30	A4199789	34203	6492 Rookery Cir, BRADENTON	TARA PH III SUBPHA SE H	N	N	N	N	Y	2 /	Single Family Residence	3	2	0	2,185	\$156	\$339,900	176	176
31	A4400292	34203	6889 74Th Street Cir E, BRADENTON	RIVER PLACE	N	N	N	N	Y	2 /	Single Family Residence	3	2	1	2,119	\$165	\$349,999	8	8
32	A4210913	34203	6501 Drewrys Bif, BRADENTON	TARA PHASE 1	N	N	N	N	Y	2 /	Single Family Residence	3	2	0	2,564	\$137	\$352,000	60	60
33	T2935586	34203	7007 Gosling Ter, BRADENTON	TARA PH II SUBPHA SE F	N	N	N	N	N	2 /	Single Family Residence	3	2	0	2,451	\$145	\$355,000	10	141
34	A4215283	34203	6950 74Th Street Cir E, BRADENTON	RIVER PLACE	Y	Y	N	N	Y	2 /	Single Family Residence	3	2	0	1,865	\$192	\$359,000	14	14

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35	A4400611	34203	6718 71st St E, BRADENTON	RIVER PLACE	N	N	N	N	N	2 /	Single Family Residence	4	3	0	2,798	\$132	\$369,000	1	94
36	A4190447	34203	6401 Turners Gap Rd, BRADENTON	TARA PH I, UNIT 7	N	Y	N	N	Y	2 /	Single Family Residence	3	2	0	2,183	\$174	\$379,900	295	295
37	A4201181	34203	6203 Skyward Ct, BRADENTON	TARA PRESERVE	N	N	N	N	Y	2 /	Single Family Residence	3	2	0	1,868	\$211	\$395,000	161	161
38	A4214686	34203	6614 Peach Tree Creek Rd, BRADENTON	TARA PH I, UNIT 6	N	N	N	N	Y	2 /	Single Family Residence	3	2	0	2,596	\$154	\$400,000	15	15
39	A4202246	34203	6895 Tailfeather Way, BRADENTON	TAILFEATHER WAY AT TARA	N	N	N	N	Y	2 /	Single Family Residence	4	3	0	2,287	\$183	\$419,000	153	153
40	A4190617	34203	6854 Tailfeather Way, BRADENTON	TARA PRESERVE	Y	Y	Y	N	Y	2 /	Single Family Residence	3	3	0	2,238	\$197	\$439,900	294	294
41	A4214197	34203	6221 Cormorant Ct, BRADENTON	TARA PRESERVE	N	N	N	N	Y	2 /	Single Family Residence	3	3	0	2,341	\$192	\$449,900	30	30
42	A4210627	34203	5824 Covey Ct, BRADENTON	TARA PRESERVE	Y	N	N	N	Y	2 /	Single Family Residence	3	3	0	2,380	\$200	\$474,900	64	64
43	A4200410	34203	7016 73Rd Ct E, BRADENTON	RIVER PLACE	Y	Y	Y	Y	N	3 /	Single Family Residence	4	3	0	3,233	\$161	\$519,000	132	408
44	A4214409	34203	7003 Chickasaw Bayou Rd, BRADENTON	TARA PH I, UNIT 5	N	N	N	N	Y	2 /	Single Family Residence	4	3	0	3,174	\$173	\$549,900	24	24
45	A4208486	34203	5927 Wingspan Way, BRADENTON	TARA PH III SUBPHA SE A	N	Y	N	N	Y	3 /	Single Family Residence	4	2	2	3,205	\$187	\$599,900	81	81
46	A4204507	34203	6422 Lincoln Rd, BRADENTON	MARINEL AND ADD	Y	Y	N	Y	N	2 /	Single Family Residence	5	4	0	3,618	\$182	\$659,000	127	127

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47	T2854548	34203	6914 73Rd Ct E, BRADENTON	RIVER PLACE	Y	Y	Y	N	N	3 /	Single Family Residence	3	2	1	4,223	\$201	\$849,000	492	497
# LISTINGS:		47	MIN VALUES:									1	1	0	998	\$98	\$229,900	1	8
			MAX VALUES:									5	4	2	4,223	\$247	\$849,000	492	497
			AVG VALUES:									3	2	0	2,132	\$165	\$348,716	109	128
			MED VALUES:									3	2	0	2,016	\$165	\$309,000	64	84

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	A4204445	34203	6746 63Rd Ter E, BRADENTON	WATER OAK UNIT ONE	N	N	N	N	N	2 /	Single Family Residence	3	2	0	1,598	\$141	\$224,950	95	95
2	A4211923	34203	6740 65Th Ter E, BRADENTON	RIVERS EDGE	N	N	N	N	N	2 /	Single Family Residence	3	2	0	1,302	\$180	\$235,000	5	5
3	A4209046	34203	6701 Pleasant Hill Rd, BRADENTON	TARA PH I, UNIT 6	N	Y	N	N	N	2 /	Single Family Residence	3	2	0	1,949	\$136	\$264,900	69	253
4	A4210018	34203	6721 64Th Ter E, BRADENTON	WATER OAK UNIT ONE	Y	Y	N	N	N	3 /	Single Family Residence	3	2	0	2,145	\$134	\$288,500	39	279
5	A4207824	34203	6439 Wingspan Way, BRADENTON	WINGSPAN WAY AT TARA	N	N	N	N	N	2 /	Single Family Residence	3	2	0	1,729	\$169	\$292,500	33	33
6	A4200404	34203	6841 74Th Street Cir E, BRADENTON	RIVER PLACE	N	N	Y	Y	N	2 /	Single Family Residence	3	2	0	2,053	\$143	\$294,000	154	154
7	A4207438	34203	6845 74Th Street Cir E, BRADENTON	RIVER PLACE	N	N	N	N	N	2 /	Single Family Residence	3	2	0	2,162	\$145	\$314,000	79	79
8	A4215388	34203	6907 Stone River Rd, BRADENTON	TARA PH I, UNIT 1	N	N	N	N	Y	2 /	Single Family Residence	3	3	0	2,183	\$145	\$317,500	9	9

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9	A4205586	34203	6704 Tailfeather Way, BRADENTON	TAILFEAT HER WAY AT TARA	N	N	N	N	N	2 /	Single Family Residence	2	2	0	1,925	\$166	\$319,900	37	37
10	A4196049	34203	6404 Rookery Cir, BRADENTON	TARA PH III SUBPHA SE H	Y	Y	Y	N	N	2 /	Single Family Residence	2	2	0	1,920	\$167	\$319,900	211	211
11	A4199918	34203	6385 Rookery Cir, BRADENTON	TARA PH III SUBPHA SE H	N	Y	N	N	Y	2 /	Single Family Residence	3	2	0	1,803	\$182	\$327,500	134	134
12	A4195109	34203	6919 67Th Ter E, BRADENTON	BEACON COVE AT RIVER PLACE	N	N	N	N	Y	2 /	Single Family Residence	4	3	0	2,424	\$141	\$341,900	205	205
13	A4212287	34203	6869 74Th Street Cir E, BRADENTON	RIVER PLACE	N	N	N	N	Y	2 /	Single Family Residence	3	2	0	2,162	\$160	\$345,000	5	5
14	A4204439	34203	6489 Rookery Cir, BRADENTON	TARA PH III SUBPHA SE H	N	Y	N	N	Y	2 /	Single Family Residence	3	2	1	2,247	\$154	\$345,000	99	99
15	A4197020	34203	6878 Tailfeather Way, BRADENTON	TAILFEAT HER WAY AT TARA	N	N	N	N	Y	2 /	Single Family Residence	3	3	0	2,189	\$192	\$419,900	162	162
16	A4206480	34203	6874 Tailfeather Way, BRADENTON	TAILFEAT HER WAY AT TARA	N	N	N	N	Y	2 /	Single Family Residence	3	3	0	2,158	\$209	\$449,999	65	65
17	A4201384	34203	6713 Peach Tree Creek Rd, BRADENTON	TARA PH I, UNIT 6	N	N	N	N	Y	3 /	Single Family Residence	4	3	1	3,589	\$131	\$469,000	129	129
# LISTINGS:		17	MIN VALUES:									2	2	0	1,302	\$131	\$224,950	5	5
			MAX VALUES:									4	3	1	3,589	\$209	\$469,000	211	279
			AVG VALUES:									3	2	0	2,090	\$158	\$327,615	90	115
			MED VALUES:									3	2	0	2,145	\$154	\$319,900	79	99

Sold

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1	A4190769	34203	6441 Stone River Rd, BRADENTON	TARA	N	N	N	N	N	2 /	Single Family Residence	2	2	0	1,515	\$113	\$171,000	\$141,000	\$93	11/17/17	0.82	77	77
2	A4208285	34203	6538 Lincoln Rd #C, BRADENTON	MARINEL AND	Y	Y	Y	Y	N		Single Family Residence	1	1	0	884	\$221	\$195,000	\$191,000	\$216	04/03/18	0.98	15	15
3	N5914902	34203	6709 65Th Ter E, BRADENTON	RIVERS EDGE	N	N	N	N	N	2 /	Single Family Residence	3	2	0	1,447	\$159	\$230,000	\$230,000	\$159	02/06/18	1.00	48	48
4	A4205499	34203	6917 Pleasant Hill Rd, BRADENTON	TARA PH I, UNIT 3	N	N	N	N	Y	2 /	Single Family Residence	3	3	0	2,100	\$133	\$279,990	\$250,000	\$119	02/22/18	0.89	26	26
5	A4173346	34203	7604 Teal Trce, BRADENTON	TARA PERSER VE	N	N	N	N	N	2 /	Single Family Residence	3	2	0	1,896	\$137	\$259,900	\$265,900	\$140	03/13/18	1.02	372	372
6	A4192205	34203	6411 Wingspan Way, BRADENTON	WINGSPAN WAY AT TARA	N	Y	N	N	N	2 /	Single Family Residence	3	2	0	1,724	\$162	\$279,900	\$276,500	\$160	02/28/18	0.99	163	163
7	A4200675	34203	6103 Aviary Ct, BRADENTON	TARA PH III SUPPHA SE B	N	N	N	N	N	2 /	Single Family Residence	3	2	0	1,795	\$162	\$289,900	\$288,000	\$160	03/08/18	0.99	74	74
8	A4196896	34203	6443 Wingspan Way, BRADENTON	WINGSPAN WAY AT TARA	N	N	N	N	N	2 /	Single Family Residence	2	2	0	1,838	\$157	\$289,000	\$289,000	\$157	11/28/17	1.00	15	15
9	A4177408	34203	6850 74Th Street Cir E, BRADENTON	RIVER PLACE	Y	Y	N	N	N	2 /	Single Family Residence	2	2	0	1,950	\$156	\$304,000	\$291,000	\$149	11/20/17	0.96	243	243
10	A4193974	34203	7526 Birds Eye Ter, BRADENTON	TARA PRESERVE	Y	Y	Y	N	N	2 /	Single Family Residence	3	2	0	1,960	\$153	\$299,900	\$295,500	\$151	02/23/18	0.99	157	157
11	A4205480	34203	6740 64Th Pl E, BRADENTON	WATER OAK UNIT ONE	N	N	N	N	Y	2 /	Single Family Residence	3	2	0	1,773	\$175	\$309,500	\$298,000	\$168	03/29/18	0.96	25	25
12	A4197717	34203	6603 Butlers Crest Dr, BRADENTON	THE PLANTATIONS AT TARA GOLF &	N	N	N	N	Y	2 /	Single Family Residence	3	3	0	2,210	\$145	\$320,000	\$310,000	\$140	03/30/18	0.97	96	96

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13	A4201110	34203	7627 Birds Eye Ter, BRADENTON	TARA PH III SUBPHA SE F UN II	N	N	N	N	Y	2 /	Single Family Residence	2	2	0	1,710	\$184	\$314,900	\$313,000	\$183	01/12/18	0.99	25	25
14	A4206884	34203	6402 Turners Gap Rd, BRADENTON	TARA PH I, UNIT 7	N	N	N	N	Y	2 /	Single Family Residence	3	2	0	1,754	\$185	\$324,900	\$315,000	\$180	04/06/18	0.97	47	47
15	A4184974	34203	6939 74Th Street Cir E, BRADENTON	RIVER PLACE	N	N	N	N	N	2 /	Single Family Residence	4	3	1	2,954	\$112	\$330,000	\$320,000	\$108	01/16/18	0.97	227	227
16	A4198117	34203	6815 Brookhaven Pl, BRADENTON	TARA PH I, UNIT 6	N	N	N	N	Y	2 /	Single Family Residence	3	3	0	2,051	\$160	\$329,000	\$324,000	\$158	02/15/18	0.98	90	90
17	A4205595	34203	6316 67Th Ct E, BRADENTON	WHISPER BEND	N	Y	N	N	Y	2 /	Single Family Residence	3	2	0	1,865	\$176	\$329,000	\$325,000	\$174	01/31/18	0.99	5	5
18	A4197193	34203	7124 Drewrys Bif, BRADENTON	TARA PH II, SUBPHA SE B	N	Y	N	N	Y	2 /	Single Family Residence	3	2	0	2,208	\$149	\$329,900	\$325,000	\$147	03/09/18	0.99	128	295
19	A4177136	34203	7007 Chickasaw Bayou Rd, BRADENTON	TARA PH I, UNIT 5	N	N	N	N	Y	2 /	Single Family Residence	3	2	0	2,136	\$159	\$339,000	\$327,500	\$153	02/15/18	0.97	341	341
20	A4206165	34203	6631 63Rd Ter E, BRADENTON	WATER OAK UNIT TWO	N	N	N	N	Y	3 /	Single Family Residence	3	2	0	2,050	\$165	\$338,000	\$338,000	\$165	03/05/18	1.00	18	18
21	A4199653	34203	6324 67Th St E, BRADENTON	WATER OAK UNIT TWO	Y	Y	N	N	Y	2 /	Single Family Residence	3	2	0	2,117	\$165	\$349,900	\$340,000	\$161	12/29/17	0.97	35	35
22	A4193342	34203	6727 Tailfeather Way, BRADENTON	TARA PRESERVE	N	N	N	N	Y	2 /	Single Family Residence	3	2	0	2,351	\$149	\$349,900	\$346,000	\$147	01/04/18	0.99	111	214
23	A4191300	34203	7016 Chickasaw Bayou Rd, BRADENTON	TARA PH I, UNIT 5	Y	Y	N	N	Y	3 /	Single Family Residence	4	2	1	2,649	\$151	\$399,000	\$380,000	\$143	11/02/17	0.95	83	83

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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
24	A4183278	34203	6978 74Th Street Cir E, BRADENTON	RIVER PLACE	Y	Y	N	Y	Y	3 /	Single Family Residence	3	3	0	2,476	\$182	\$449,900	\$435,000	\$176	10/26/17	0.97	177	177
25	A4193599	34203	6307 Cormorant Ct, BRADENTON	TARA PH III SUBPHA SE G	N	N	N	N	Y	3 /	Single Family Residence	3	3	0	2,321	\$198	\$459,000	\$455,000	\$196	11/29/17	0.99	55	55
26	A4199675	34203	7020 73Rd Ct E, BRADENTON	RIVER PLACE	N	N	Y	Y	N	3 /	Single Family Residence	4	3	0	3,034	\$180	\$545,000	\$500,000	\$165	02/26/18	0.92	74	74
27	U7814382	34203	7012 73Rd Ct E, BRADENTON	RIVER PLACE	Y	N	Y	Y	Y	2 /	Single Family Residence	4	4	0	3,252	\$175	\$570,000	\$570,000	\$175	01/16/18	1.00	210	210
28	A4198821	34203	6304 Butlers Crest Dr, BRADENTON	THE PLANTATIONS AT TARA GOLF &	Y	Y	Y	N	Y	3 /	Single Family Residence	5	4	0	3,830	\$164	\$629,900	\$600,000	\$157	01/04/18	0.95	18	18
# LISTINGS:		28	MIN VALUES:									1	1	0	884	\$112	\$171,000	\$141,000	\$93		0.82	5	5
			MAX VALUES:									5	4	1	3,830	\$221	\$629,900	\$600,000	\$216		1.02	372	372
			AVG VALUES:									3	2	0	2,138	\$162	\$343,407	\$333,550	\$157		0.97	106	115
			MED VALUES:									3	2	0	2,051	\$161	\$326,950	\$317,500	\$158		0.98	76	76

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' Latitude, Longitude is around 27.43, -82.47 MLS Zip is '34203 - Bradenton/Braden River/Lakewood Rch'

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