

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	A4211824	34243	7815 Geneva Ln, SARASOTA	TREETO PS AT NORTH FORTY-S T CHAR	N	N	N	N	N	2 /	Single Family Residence	3	2	0	1,533	\$182	\$279,700	73	73
# LISTINGS:		1	MIN VALUES:									3	2	0	1,533	\$182	\$279,700	73	73
			MAX VALUES:									3	2	0	1,533	\$182	\$279,700	73	73
			AVG VALUES:									3	2	0	1,533	\$182	\$279,700	73	73
			MED VALUES:									3	2	0	1,533	\$182	\$279,700	73	73

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	A4208997	34243	7704 Geneva Ln, SARASOTA	TREETO PS AT NORTH FORTY-G ENEVA	N	N	N	N	N	2 /	Single Family Residence	3	2	0	1,195	\$201	\$239,900	84	84
# LISTINGS:		1	MIN VALUES:									3	2	0	1,195	\$201	\$239,900	84	84
			MAX VALUES:									3	2	0	1,195	\$201	\$239,900	84	84
			AVG VALUES:									3	2	0	1,195	\$201	\$239,900	84	84
			MED VALUES:									3	2	0	1,195	\$201	\$239,900	84	84

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	A4178715	34243	4211 Saint Clair Dr, SARASOTA	TREETO PS AT NORTH FORTY-G ENEVA	Y	Y	Y	N	N	2 /	Single Family Residence	2	2	0	1,311	\$137	\$179,900	\$174,000	\$133	11/21/17	0.97	231	231
2	A4212492	34243	7817 Geneva Ln, SARASOTA	TREETO PS AT NORTH FORTY-S T CHAR	N	N	N	N	N	2 /	Single Family Residence	2	2	0	1,195	\$198	\$237,000	\$220,000	\$184	04/20/18	0.93	6	6

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/Cpt	P Style	BR	FB	HB	HSqFt	LP/HSqFt	List Price	Sold Price	SP/HSqFt	Sold Dt	LP/SP	ADOM	CDOM
3	A4213170	34243	4222 Saint Charles Dr, SARASOTA	TREETO PS AT NORTH FORTY-S T CHAR	N	N	N	N	N	2 /	Single Family Residence	2	2	0	1,541	\$162	\$249,900	\$252,000	\$164	05/08/18	1.01	8	8
# LISTINGS:			3	MIN VALUES:								2	2	0	1,195	\$137	\$179,900	\$174,000	\$133		0.93	6	6
				MAX VALUES:								2	2	0	1,541	\$198	\$249,900	\$252,000	\$184		1.01	231	231
				AVG VALUES:								2	2	0	1,349	\$166	\$222,267	\$215,333	\$160		0.97	82	82
				MED VALUES:								2	2	0	1,311	\$162	\$237,000	\$220,000	\$164		0.97	8	8

Property Type is 'Residential' **Status** is 'Active' **Status** is one of 'Pending', 'Sold' **Status Contractual Search Date** is 05/11/2018 to 11/12/2017 **Property Style** is 'Single Family Residence' **MLS Zip** is '34243 - Sarasota' **Legal Subdivision Name** is like 'Treetops**'

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