

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	A4400922	34203	6505 Stone River Rd #102, BRADENTON	TARA TERRACES	N	N	N	N	N	/ 0	Condominium	2	2	0	1,042	\$110	\$115,000	23	23
2	A4200405	34203	5544 Fair Oaks St #5544, BRADENTON	TARA PLANTATIONS GARDEN S PH I	N	N	N	N	N	1 /	Condominium	3	2	0	1,208	\$107	\$129,000	191	191
3	A4171093	34203	6307 Green Oak Cir #6307, BRADENTON	TARA PLANTATIONS GARDEN S II&III	N	N	N	N	N	1 /	Condominium	3	2	0	1,208	\$108	\$129,900	517	517
4	A4401355	34203	5528 Fair Oaks St #5528, BRADENTON	TARA PLANTATIONS GARDEN S PH I	N	N	N	N	N	1 / 0	Condominium	3	2	0	1,208	\$110	\$132,500	21	21
5	A4206732	34203	6912 Drewrys Blf #609, BRADENTON	THE VILLAGE SAT TARA A CONDOMIN	N	N	N	N	N	1 /	Condominium	2	2	0	1,269	\$106	\$135,000	113	383
6	A4215649	34203	5434 Fair Oaks St #5434, BRADENTON	TARA PLANTATIONS GARDEN S II&III	N	N	N	N	N	1 /	Condominium	2	2	0	1,004	\$137	\$137,900	40	40
7	A4206437	34203	5417 Fair Oaks St #8-D, BRADENTON	TARA PLANTATIONS GARDEN S II&III	N	N	N	N	N	1 /	Condominium	2	2	0	1,088	\$129	\$139,900	121	121
8	A4192927	34203	6622 Pineview Ter #101, BRADENTON	FAIRWAY GARDEN SAT TARA, A CONDO	Y	Y	N	N	N	1 /	Condominium	2	2	0	1,140	\$130	\$147,900	283	740

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9	A4195358	34203	6830 Fairview Ter #8-102, BRADENTON	FAIRWAY GARDEN S II AT TARA CONDO	N	Y	N	N	N	1 /	Condominium	2	2	0	1,352	\$115	\$154,900	256	256
10	A4400490	34203	6908 Drewrys Bif #706, BRADENTON	THE VILLAGE S AT TARA A CONDOM IN	N	N	N	N	N	1 /	Condominium	3	2	0	1,352	\$118	\$159,900	27	27
11	A4182633	34203	6657 Pineview Ter #102, BRADENTON	FAIRWAY GARDEN S AT TARA, A CONDO	N	N	N	N	N	1 /	Condominium	2	2	0	1,140	\$140	\$160,000	405	405
12	A4209106	34203	6663 Drewrys Bif #112, BRADENTON	TARA CLUBHO USE VERAND AS	N	N	N	N	N	1 /	Condominium	2	2	0	1,261	\$132	\$165,900	99	99
13	A4188770	34203	6606 Pineview Ter #12-201, BRADENTON	FAIRWAY GARDEN S AT TARA, A CONDO	Y	Y	N	N	N	1 /	Condominium	2	2	0	1,346	\$125	\$168,000	317	317
14	A4201991	34203	6582 Fairway Gardens Dr #4-201, BRADENTON	TARA	N	N	N	N	N	1 /	Condominium	2	2	0	1,346	\$126	\$170,000	176	176
15	A4191923	34203	6832 Fairview Ter #8-202, BRADENTON	FAIRWAY GARDEN S II AT TARA CONDO	N	Y	N	N	N	1 /	Condominium	2	2	0	1,346	\$130	\$175,000	297	297
16	A4182751	34203	7103 Strand Cir #20-102, BRADENTON	CYPRES S STRAND, A CONDO OR 1839/628 7	Y	Y	Y	N	N	1 /	Condominium	2	2	0	1,320	\$142	\$186,900	360	360

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17	A4210737	34203	6534 Fairway Gardens Dr #17, BRADENTON	FAIRWAY GARDEN SAT TARA, A CONDO	N	Y	N	N	N	1 /	Condominium	3	2	0	1,346	\$140	\$188,900	84	84
18	A4211702	34203	7237 Cedar Hollow Cir #7237, BRADENTON	TARA CEDAR HOLLOW	N	N	N	N	N	1 /	Condominium	2	2	0	1,452	\$130	\$189,000	75	167
19	A4213801	34203	7531 Marsh Orchid Cir #7531, BRADENTON	ORCHID COVE A CONDO OR	N	N	N	N	N	1 /	Condominium	2	2	0	1,398	\$136	\$189,500	53	53
20	N5916759	34203	7011 Strand Cir #n/a, BRADENTON	1872/951 CYPRES S STRAND OR	N	Y	N	N	N	1 /	Condominium	2	2	0	1,402	\$135	\$189,800	46	46
21	A4400743	34203	7277 Cedar Hollow Cir #201, BRADENTON	1923/940 CEDAR HOLLOW AT TARA, A CONDO	N	N	N	N	N	1 /	Condominium	2	2	0	1,406	\$135	\$189,900	24	24
22	A4401026	34203	7114 Cedar Hollow Cir #101, BRADENTON	CEDAR HOLLOW AT TARA, A CONDO	N	N	N	N	N	1 /	Condominium	2	2	0	1,352	\$144	\$194,900	21	21
23	A4402519	34203	7622 Sweetbay Cir #201, BRADENTON	MAGNOLI A CROSSIN G A CONDO OR1761/7 301	N	N	N	N	N	1 /	Condominium	2	2	0	1,409	\$138	\$195,000	6	6
24	A4207840	34203	7193 Strand Cir #101, BRADENTON	CYPRES S STRAND, A CONDO OR 1839/628 7	N	N	N	N	N	1 /	Condominium	2	2	0	1,320	\$150	\$198,000	109	109

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25	A4402459	34203	6336 Bay Cedar Ln #6336, BRADENTON	CYPRES S STRAND, A CONDO OR 1839/628 7	Y	Y	N	N	N	1 /	Condominium	2	2	0	1,368	\$145	\$199,000	7	7
26	A4401903	34203	6950 Stoneywalk Ct, BRADENTON	VILLAS AT TARA CONDO OR1364/2 132	N	N	N	N	N	2 /	Villa	2	2	0	1,517	\$131	\$199,000	11	11
27	A4402783	34203	6323 Bay Cedar Ln #6323, BRADENTON	CYPRES S STRAND, A CONDO OR 1839/628 7	N	N	N	N	N	1 /	Condominium	2	2	0	1,368	\$146	\$199,900	3	3
28	A4402213	34203	7620 Sweetbay Cir, BRADENTON	MAGNOLI A CROSSIN G	N	N	N	N	N	1 /	Condominium	2	2	0	1,409	\$142	\$199,900	8	8
29	A4213415	34203	5828 Cottonwood St #5828, BRADENTON	TARA TWELVE OAKS II	N	N	N	N	N	2 /	Condominium	3	2	0	1,526	\$131	\$199,900	59	59
30	A4202255	34203	7107 Cedar Hollow Cir #24-202, BRADENTON	CEDAR HOLLOW AT TARA, A CONDO	N	N	N	N	N	1 /	Condominium	2	2	0	1,406	\$142	\$199,900	165	165
31	A4215862	34203	7225 Fountain Palm Cir #3-102, BRADENTON	PALM GROVE A CONDO OR 1987/132 4	N	N	N	N	N	1 /	Condominium	2	2	0	1,348	\$152	\$205,000	33	33
32	A4197718	34203	6421 Bay Cedar Ln #201, BRADENTON	CYPRES S STRAND OR 1923/940	N	N	N	N	N	1 /	Condominium	2	2	0	1,402	\$150	\$210,000	202	202

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33	O5559515	34203	6342 Grand Oak Cir #105, BRADENTON	GRAND OAK AT TARA A CONDO OR1738/5 953	N	N	N	N	N	1 /	Condominium	2	2	0	1,348	\$157	\$212,000	94	94	
34	A4213117	34203	5723 Cottonwood St, BRADENTON	TARA	N	N	N	N	N	2 /	Condominium	2	2	0	1,656	\$130	\$215,000	62	62	
35	A4208798	34203	6350 Grand Oak Cir #204, BRADENTON	GRAND OAK AT TARA A CONDO OR1738/5 953	N	Y	N	N	N	1 /	Condominium	3	2	0	1,659	\$131	\$217,000	99	99	
36	A4204286	34203	6326 Grand Oak Cir #201, BRADENTON	GRAND OAK AT TARA A CONDO OR1738/5 953	N	Y	N	N	N	1 /	Condominium	3	2	0	1,659	\$132	\$219,000	147	147	
37	A4214343	34203	6326 Grand Oak Cir #105, BRADENTON	GRAND OAK AT TARA A CONDO OR1738/5 953	N	N	N	N	N	1 /	Condominium	2	2	0	1,348	\$167	\$224,900	51	51	
38	A4191909	34203	7137 Melrose, BRADENTON	MELROS E GARDEN S AT TARA	N	N	N	N	N	2 /	Villa	3	2	0	1,759	\$131	\$229,900	297	1284	
# LISTINGS:		38	MIN VALUES:										2	2	0	1,004	\$106	\$115,000	3	3
			MAX VALUES:										3	2	0	1,759	\$167	\$229,900	517	1284
			AVG VALUES:										2	2	0	1,355	\$133	\$180,871	129	177
			MED VALUES:										2	2	0	1,350	\$132	\$189,650	89	97

Pending

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1	A4212130	34203	6507 Stone River Rd #210, BRADENTON	TARA TERRAC ES	N	N	N	N	N	/ 1	Condominium	2	2	0	1,042	\$110	\$114,600	63	63
2	A4210283	34203	6501 Stone River Rd #307, BRADENTON	TERRAC ES I AT TARA	N	Y	N	N	N		Condominium	2	2	0	1,042	\$111	\$115,900	75	75
3	A4208236	34203	6503 Stone River Rd #308, BRADENTON	TERRAC ES 2 OF TARA CONDO	N	Y	N	N	N	/ 1	Condominium	2	2	0	1,118	\$109	\$122,000	14	14
4	A4209032	34203	5401 Fair Oaks St, BRADENTON	TARA PLANTATI ON GARDEN S II&III	N	N	N	N	N	1 /	Condominium	2	2	0	1,004	\$139	\$139,900	35	35
5	O5701973	34203	6345 Bay Cedar Ln, BRADENTON	CYPRES S STRAND, A CONDO OR 1839/628 7	N	N	N	N	N	1 /	Condominium	2	2	0	1,320	\$136	\$179,900	7	7
6	A4210120	34203	6860 Fairview Ter #10-101, BRADENTON	FAIRWAY GARDEN S II AT TARA CONDO	N	N	N	N	N	1 /	Condominium	2	2	0	1,352	\$133	\$180,000	48	48
7	A4210821	34203	7321 Fountain Palm Cir ##8-202, BRADENTON	PALM GROVE A CONDO OR 1987/132 4	N	N	N	N	N	1 /	Condominium	3	2	0	1,617	\$133	\$215,000	68	252
8	A4400197	34203	7146 Strand Cir #7146, BRADENTON	CYPRES S STRAND, A CONDO OR 1839/628 7	Y	Y	N	N	N	1 /	Condominium	2	2	0	1,320	\$167	\$220,000	22	22

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# LISTINGS:	8	MIN VALUES:	2	2	0	1,004	\$109	\$114,600		7	7
		MAX VALUES:	3	2	0	1,617	\$167	\$220,000		75	252
		AVG VALUES:	2	2	0	1,227	\$130	\$160,913		42	65
		MED VALUES:	2	2	0	1,219	\$133	\$159,900		42	42

Sold

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1	A4150196	34203	6501 Stone River Rd #310, BRADENTON	TARA TERRAC ES I	N	N	N	N	N	/ 1	Condominium	2	2	0	1,042	\$90	\$94,000	\$92,000	\$88	11/15/17	0.98	579	579
2	A4198151	34203	6507 Stone River Rd #208, BRADENTON	TARA TERRAC ES 4	N	Y	N	N	N	/ 1	Condominium	2	2	0	1,118	\$94	\$105,000	\$95,000	\$85	12/01/17	0.90	13	13
3	A4200444	34203	6507 Stone River Rd #301, BRADENTON	TERRAC ES 4 OF TARA	N	N	N	N	N	/ 1	Condominium	2	2	0	1,042	\$98	\$101,900	\$98,000	\$94	12/07/17	0.96	6	6
4	A4210337	34203	6505 Stone River Rd #303, BRADENTON	TERRAC ES 3 OF TARA	N	N	N	N	N	/ 1	Condominium	2	2	0	1,118	\$107	\$119,900	\$98,000	\$88	04/30/18	0.82	15	15
5	A4204702	34203	6507 Stone River Rd #310, BRADENTON	TARA TERRAC ES 4	N	N	N	N	N	/ 1	Condominium	2	2	0	1,345	\$79	\$105,900	\$101,000	\$75	01/16/18	0.95	1	1
6	A4206667	34203	6503 Stone River Rd #108, BRADENTON	TERRAC ES 2 OF TARA CONDO	N	N	N	N	N	/ 1	Condominium	2	2	0	1,118	\$103	\$115,000	\$110,000	\$98	01/12/18	0.96	1	1
7	A4205701	34203	6501 Stone River Rd #105, BRADENTON	TARA TERRAC ES	N	Y	N	N	N	/ 1	Condominium	2	2	0	1,042	\$110	\$114,900	\$111,000	\$107	03/05/18	0.97	13	13
8	A4203099	34203	6507 Stone River Rd #202, BRADENTON	TARA TERRAC ES 4	N	N	N	N	N	/ 1	Condominium	2	2	0	1,042	\$115	\$119,900	\$113,000	\$108	02/01/18	0.94	26	26
9	A4195703	34203	6501 Stone River Rd #301, BRADENTON	TARA TERRAC ES 1	N	Y	N	N	N	/ 1	Condominium	2	2	0	1,042	\$122	\$126,900	\$120,950	\$116	12/28/17	0.95	50	50

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10	T2892305	34203	6685 Drewrys Bif #6685, BRADENTON	CLUBHO USE VERAND AS OF TARA A CO	N	N	N	N	N	1 /	Condominium	2	2	0	1,340	\$97	\$129,500	\$123,000	\$92	03/16/18	0.95	233	233
11	A4185334	34203	5453 Fair Oaks St #6-C, BRADENTON	TARA PLANTATI ON GARDEN S II&III	N	N	N	N	N	1 /	Condominium	3	2	0	1,208	\$124	\$149,900	\$142,000	\$118	05/04/18	0.95	325	325
12	A4207753	34203	6807 Stone River Rd #201, BRADENTON	TARA VERAND AS ONE CONDO	N	N	N	N	N	1 /	Condominium	3	2	0	1,345	\$111	\$149,900	\$143,000	\$106	03/16/18	0.95	28	393
13	A4195707	34203	6807 Stone River Rd #103, BRADENTON	TARA VERAND AS ONE CONDO	N	N	N	N	N	1 /	Condominium	2	2	0	1,202	\$125	\$149,900	\$145,000	\$121	04/12/18	0.97	187	403
14	A4152376	34203	6669 Drewrys Bluff #114, BRADENTON	CLUBHO USE VERAND AS OF TARA A CO	N	N	N	N	N	1 /	Condominium	2	2	0	1,340	\$112	\$149,900	\$149,000	\$111	12/15/17	0.99	505	505
15	A4212251	34203	6583 Fairway Gardens Dr #6583, BRADENTON	FAIRWAY GARDEN S AT TARA, A CONDO	N	Y	N	N	N	1 /	Condominium	2	2	0	1,140	\$131	\$149,900	\$149,900	\$131	04/24/18	1.00	9	9
16	A4175099	34203	6912 Drewrys Bif #603, BRADENTON	TARA	N	N	N	N	N	1 /	Condominium	2	2	0	1,269	\$125	\$159,000	\$152,500	\$120	01/12/18	0.96	297	297
17	A4197222	34203	7552 Marsh Orchid Cir #102, BRADENTON	ORCHID COVE A CONDO OR	N	N	N	N	N	1 /	Condominium	2	2	0	1,356	\$125	\$169,999	\$163,000	\$120	11/15/17	0.96	7	7
18	A4205474	34203	5403 Stoneybrook Ln #15, BRADENTON	FAIRWAY GARDEN S II AT TARA CONDO	N	N	N	N	N	1 /	Condominium	2	2	0	1,352	\$126	\$170,000	\$165,000	\$122	04/24/18	0.97	69	69

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19	A4192325	34203	6644 Pineview Ter #9-201, BRADENTON	FAIRWAY GARDEN S AT TARA, A CONDO	N	Y	N	N	N	1 /	Condominium	2	2	0	1,400	\$128	\$179,700	\$172,000	\$123	02/23/18	0.96	169	169
20	A4215977	34203	5405 Stoneybrook Ln #0, BRADENTON	FAIRWAY GARDEN S II AT TARA CONDO	N	N	N	N	N	1 /	Condominium	2	2	0	1,346	\$134	\$179,900	\$175,000	\$130	05/07/18	0.97	6	6
21	A4199699	34203	7331 Fountain Palm Cir #102, BRADENTON	PALM GROVE A CONDO OR 1987/132 4	N	N	N	N	N	1 /	Condominium	2	2	0	1,348	\$138	\$185,900	\$175,000	\$130	02/14/18	0.94	65	65
22	A4194325	34203	7357 Fountain Palm Cir #7357, BRADENTON	TARA PALM GROVE	N	N	N	N	N	1 /	Condominium	2	2	0	1,348	\$137	\$184,900	\$175,900	\$130	05/10/18	0.95	224	224
23	A4197282	34203	7689 Sweetbay Cir #201, BRADENTON	MAGNOLI A CROSSIN G A CONDO OR1761/7 301	Y	Y	N	N	N	1 /	Townhouse	2	2	0	1,409	\$134	\$189,000	\$178,500	\$127	12/12/17	0.94	48	51
24	A4198371	34203	6530 Fairway Gardens Dr #., BRADENTON	FAIRWAY GARDEN S AT TARA, A CONDO	N	N	N	N	N	1 /	Condominium	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 G A CONDO OR1761/7 301	N	Y	N	N	N	1 /	Condominium	2	2	0	1,353	\$140	\$189,900	\$184,000	\$136	01/17/18	0.97	23	23

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26	A4180689	34203	7533 Marsh Orchid Cir #12-102, BRADENTON	ORCHID COVE A CONDO OR 1872/951	N	N	N	N	N	1 /	Condominium	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 1987/132 4	N	Y	N	N	N	1 /	Condominium	2	2	0	1,348	\$141	\$189,500	\$185,000	\$137	12/18/17	0.98	15	15
28	A4200795	34203	7212 Cedar Hollow Cir #101, BRADENTON	CEDAR HOLLOW AT TARA, A CONDO	N	Y	N	N	N	1 /	Condominium	2	2	0	1,352	\$144	\$195,000	\$185,000	\$137	03/26/18	0.95	71	71
29	A4198149	34203	5831 Cottonwood St, BRADENTON	TARA TWELVE OAKS	N	Y	N	N	N	2 /	Condominium	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	N	Y	N	N	N	1 /	Condominium	2	2	0	1,368	\$154	\$210,000	\$193,000	\$141	01/22/18	0.92	5	5
31	A4202126	34203	7540 Marsh Orchid Cir, BRADENTON	ORCHID COVE A CONDO OR 1872/951	N	N	N	N	N	1 /	Condominium	2	2	0	1,356	\$147	\$199,900	\$195,000	\$144	02/26/18	0.98	82	82
32	A4205880	34203	7039 Strand Cir #34-201, BRADENTON	CYPRES S STRAND OR 1923/940	Y	Y	N	N	N	1 /	Condominium	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, A CONDO	N	N	N	N	N	1 /	Condominium	2	2	0	1,352	\$155	\$209,900	\$205,000	\$152	02/01/18	0.98	67	67

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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
34	A4191911	34203	6342 Grand Oak Cir #204, BRADENTON	GRAND OAK AT TARA A CONDO OR1738/5 953	N	Y	N	N	N	1 /	Condominium	2	2	0	1,346	\$160	\$214,900	\$206,000	\$153	11/15/17	0.96	77	77
# LISTINGS:		34	MIN VALUES:									2	2	0	1,042	\$79	\$94,000	\$92,000	\$75		0.82	1	1
			MAX VALUES:									3	2	0	1,656	\$162	\$214,900	\$206,000	\$160		1.00	579	579
			AVG VALUES:									2	2	0	1,274	\$126	\$161,259	\$154,478	\$120		0.96	103	120
			MED VALUES:									2	2	0	1,346	\$126	\$170,000	\$164,000	\$121		0.96	49	58

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

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