

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	39	39
2	A4190053	34203	5918 Saylers 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	320	500
3	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	\$114	\$239,900	258	258
4	A4401061	34203	6631 68Th St E, BRADENTON	RIVERS EDGE	N	N	N	N	N	2 /	Single Family Residence	3	2	0	1,484	\$162	\$240,000	21	21
5	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	50	235
6	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	294	294
7	N6100130	34203	6432 Stone River Rd, BRADENTON	TARA PH I, UNIT 2	N	N	N	N	Y	2 /	Single Family Residence	3	3	0	2,079	\$125	\$259,900	20	20
8	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	36	36
9	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	113	113
10	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	84	84
11	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	62	62

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12	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	\$156	\$279,900	71	71
13	A4201295	34203	7188 Drewrys Bf, BRADENTON	TARA PH II, SUBPHA SE B	N	N	N	N	Y	2 /	Single Family Residence	2	2	0	2,055	\$136	\$279,900	58	58
14	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	55	55
15	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	\$140	\$289,000	71	71
16	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	267	267
17	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	58	58
18	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	105	105
19	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	\$149	\$299,900	85	85
20	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	300	300
21	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	269	269
22	A4213491	34203	6549 Tailfeather Way, BRADENTON	TAILFEATHER WAY AT TARA	N	N	N	N	N	2 /	Single Family Residence	2	2	0	1,773	\$172	\$305,450	52	52

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23	A4213866	34203	6324 Wingspan Way, BRADENTON	TARA PRESERVE	Y	Y	Y	N	Y	2 /	Single Family Residence	3	2	0	1,672	\$185	\$309,900	51	51
24	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	20	20
25	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	\$174	\$320,000	57	57
26	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	121	121
27	T2935586	34203	7007 Gosling Ter, BRADENTON	TARA PH II SUBPHASE F	N	N	N	N	N	2 /	Single Family Residence	3	2	0	2,451	\$141	\$345,000	31	162
28	A4401776	34203	6509 Tailfeather Way, BRADENTON	TAILFEATHER WAY AT TARA	N	Y	N	N	Y	2 / 0	Single Family Residence	3	3	0	1,786	\$196	\$349,900	4	4
29	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	29	29
30	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	81	81
31	A4400611	34203	6718 71St St E, BRADENTON	RIVER PLACE	N	N	N	N	N	2 /	Single Family Residence	4	3	0	2,798	\$128	\$359,000	22	115
32	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	35	35
33	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	316	316
34	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	182	182

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35	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	36	36
36	A4402317	34203	6895 Tailfeather Way, BRADENTON	TAILFEATHER HER WAY AT TARA	N	N	N	N	Y	2 /	Single Family Residence	4	3	0	2,287	\$184	\$419,900	4	162
37	A4401173	34203	6205 Cormorant Ct, BRADENTON	TARA PH III SUBPHA SE G	Y	Y	N	N	Y	2 /	Single Family Residence	3	3	0	2,320	\$190	\$439,900	19	19
38	A4214197	34203	6221 Cormorant Ct, BRADENTON	TARA PRESERVE	N	N	N	N	Y	2 /	Single Family Residence	3	3	0	2,341	\$188	\$439,900	51	51
39	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	315	315
40	A4210627	34203	5824 Covey Ct, BRADENTON	TARA PRESERVE	Y	N	N	N	Y	2 /	Single Family Residence	3	3	0	2,380	\$197	\$469,900	85	85
41	A4402248	34203	6914 Chickasaw Bayou Rd, BRADENTON	TARA PH I, UNIT 5	N	N	N	N	N	3 /	Single Family Residence	3	2	0	2,184	\$221	\$483,000	9	9
42	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	153	429
43	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	45	45
44	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	102	102
45	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	148	148
46	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	513	518

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# LISTINGS:	46	MIN VALUES:	1	1	0	1,052	\$98	\$229,900	4	4
		MAX VALUES:	5	4	2	4,223	\$247	\$849,000	513	518
		AVG VALUES:	3	2	0	2,195	\$163	\$357,212	111	134
		MED VALUES:	3	2	0	2,075	\$162	\$313,700	60	83

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	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	103	103
2	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	55	55
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	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	213	213
5	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
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	A4401775	34203	7189 Drewrys Blf, BRADENTON	TARA PH II, SUBPHA SE B	N	N	N	N	Y	2 /	Single Family Residence	3	2	0	2,030	\$146	\$297,000	4	4
8	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
9	A4210445	34203	6396 Rookery Cir, BRADENTON	TARA PRESERVE	Y	Y	Y	N	N	2 /	Single Family Residence	2	2	0	1,869	\$168	\$314,900	68	68
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

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11	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	190	190
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	A4197020	34203	6878 Tailfeather Way, BRADENTON	TAILFEATHER HER WAY AT TARA	N	N	N	N	Y	2 /	Single Family Residence	3	3	0	2,189	\$192	\$419,900	162	162
14	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:		14	MIN VALUES:									2	2	0	998	\$131	\$239,000	4	4
			MAX VALUES:									4	3	1	3,589	\$240	\$469,000	213	279
			AVG VALUES:									3	2	0	2,029	\$162	\$316,307	120	150
			MED VALUES:									3	2	0	2,042	\$151	\$305,500	116	158

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	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	\$216,200	\$135	04/30/18	0.96	95	95
4	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
5	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	\$235,000	\$180	04/30/18	1.00	5	5

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6	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
7	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
8	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
9	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	\$282,500	\$163	04/30/18	0.97	33	33
10	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
11	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
12	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
13	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
14	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
15	A4205586	34203	6704 Tailfeather Way, BRADENTON	TAILFEATHER HER WAY AT TARA	N	N	N	N	N	2 /	Single Family Residence	2	2	0	1,925	\$166	\$319,900	\$310,000	\$161	04/30/18	0.97	37	37
16	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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17	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
18	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
19	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	\$315,000	\$175	05/04/18	0.96	134	134
20	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
21	A4198117	34203	6815 Brookhaven PI, 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
22	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	\$324,500	\$150	05/08/18	0.94	5	5
23	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
24	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
25	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
26	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	\$335,500	\$149	04/30/18	0.97	99	99
27	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

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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
28	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
29	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
30	A4206480	34203	6874 Tailfeather Way, BRADENTON	TAILFEATHER WAY AT TARA	N	N	N	N	Y	2 /	Single Family Residence	3	3	0	2,158	\$209	\$449,999	\$440,000	\$204	05/01/18	0.98	65	65
31	A4193599	34203	6307 Cormorant Ct, BRADENTON	TARA PHASE III SUBPHASE 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
32	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
33	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
34	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:	34	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	2,049	\$163	\$332,539	\$323,032	\$159	0.97	93	101
		MED VALUES:	3	2	0	1,955	\$162	\$322,450	\$314,000	\$160	0.98	70	70

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

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