

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	A4401351	34203	4519 Captiva Ln, BRADENTON	SABAL HARBOU R PH IA SUB	N	N	N	N	N	2 /	Single Family Residence	3	2	0	1,868	\$133	\$249,000	27	27
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	\$140	\$256,990	263	263
3	A4404165	34203	4810 Sabal Harbour Dr, BRADENTON	SABAL HARBOU R PH V	Y	Y	N	N	Y	2 /	Single Family Residence	4	2	0	1,690	\$166	\$279,980	10	10
4	A4405618	34203	4824 Turtle Bay Ter, BRADENTON	SABAL HARBOU R PH VI	N	N	N	N	N	2 /	Single Family Residence	4	2	0	2,120	\$141	\$299,000	4	4
5	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	\$156	\$299,900	92	92
6	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	\$143	\$320,000	58	58
7	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	\$137	\$326,000	109	109
8	A4401150	34203	4934 Bookelia Cir, BRADENTON	SABAL HARBOU R PH III	N	N	N	N	N	2 /	Single Family Residence	4	3	0	2,378	\$138	\$329,000	55	55

# LISTINGS:	8	MIN VALUES:	3	2	0	1,690	\$133	\$249,000	4	4
		MAX VALUES:	4	3	0	2,386	\$166	\$329,000	263	263
		AVG VALUES:	4	2	0	2,054	\$144	\$294,984	77	77
		MED VALUES:	4	2	0	2,022	\$141	\$299,450	57	57

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	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
2	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	\$169	\$279,980	110	110

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3	A4402052	34203	4906 Bookelia Cir, BRADENTON	SABAL HARBOU R PH III	N	N	N	N	Y	2 /	Single Family Residence	4	2	0	2,114	\$163	\$344,900	4	4
4	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
# LISTINGS:		4	MIN VALUES:									4	2	0	1,658	\$135	\$265,000	4	4
			MAX VALUES:									5	3	0	2,736	\$169	\$368,500	110	110
			AVG VALUES:									4	2	0	2,048	\$156	\$314,595	52	52
			MED VALUES:									4	2	0	1,900	\$160	\$312,440	47	47

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	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	\$224,000	\$135	05/18/18	0.94	42	284
2	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
3	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	\$239,900	\$142	05/21/18	1.00	14	14
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	\$255,000	\$139	05/25/18	0.98	5	5
5	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	\$255,000	\$137	04/30/18	0.93	65	65
6	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	\$257,000	\$169	05/29/18	0.99	50	50
7	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	\$259,900	\$142	06/07/18	1.00	4	4

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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
8	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	\$260,000	\$155	06/11/18	0.97	136	136
9	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
10	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
11	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	\$275,000	\$180	05/18/18	1.02	6	6
12	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
13	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
14	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	\$292,955	\$138	05/09/18	1.00	2	2
15	A4197608	34203	4737 Cayo Costa PI, BRADENTON	SABAL HARBOU R PH III	N	Y	Y	N	Y	3 /	Single Family Residence	4	2	0	2,534	\$140	\$355,000	\$340,000	\$134	05/31/18	0.96	199	236
16	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	\$360,000	\$142	04/30/18	0.90	14	14
# LISTINGS:			16	MIN VALUES:								3	2	0	1,525	\$131	\$234,900	\$224,000	\$122		0.90	2	2
				MAX VALUES:								4	2	0	2,534	\$176	\$399,000	\$360,000	\$180		1.02	199	284
				AVG VALUES:								3	2	0	1,886	\$150	\$281,096	\$272,547	\$146		0.97	48	65
				MED VALUES:								3	2	0	1,836	\$149	\$271,950	\$265,500	\$142		0.98	30	30

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Market Analysis Summary

Property Type is 'Residential' **Status** is 'Active' **Status** is one of 'Pending', 'Sold' **Status Contractual Search Date** is 06/15/2018 to 12/17/2017 **Property Style** is 'Single Family Residence' **MLS Zip** is '34203 - Bradenton/Braden River/Lakewood Rch' **Legal Subdivision Name** is like 'Sabal Harbour'

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