

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	\$173	\$264,900	129	129
2	O5712529	34243	4213 Saint Charles Dr, SARASOTA	TREETO PS AT NORTH FORTY ST CHA	N	N	N	N	N	2 /	Single Family Residence	2	2	0	1,533	\$175	\$268,750	30	30
# LISTINGS:		2	MIN VALUES:									2	2	0	1,533	\$173	\$264,900	30	30
			MAX VALUES:									3	2	0	1,533	\$175	\$268,750	129	129
			AVG VALUES:									3	2	0	1,533	\$174	\$266,825	80	80
			MED VALUES:									3	2	0	1,533	\$174	\$266,825	80	80

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	A4403489	34243	4204 Saint Charles Dr, SARASOTA	TREETO PS AT NORTH FORTY-S T CHAR	N	N	N	N	N	2 /	Single Family Residence	3	2	0	1,195	\$176	\$209,900	46	46
# LISTINGS:		1	MIN VALUES:									3	2	0	1,195	\$176	\$209,900	46	46
			MAX VALUES:									3	2	0	1,195	\$176	\$209,900	46	46
			AVG VALUES:									3	2	0	1,195	\$176	\$209,900	46	46
			MED VALUES:									3	2	0	1,195	\$176	\$209,900	46	46

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	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
2	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	\$225,000	\$188	06/15/18	0.94	84	84
3	A4403352	34243	7816 Ontario Street Cir, SARASOTA	TREETO PS AT NORTH FORTY ONTARIO LAND CONDO	N	N	N	N	N	2 /	Single Family Residence	3	2	0	1,434	\$169	\$241,900	\$243,450	\$170	06/21/18	1.01	5	5
4	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:		4	MIN VALUES:									2	2	0	1,195	\$162	\$237,000	\$220,000	\$164	0.93	5	5	
			MAX VALUES:									3	2	0	1,541	\$201	\$249,900	\$252,000	\$188	1.01	84	84	
			AVG VALUES:									3	2	0	1,341	\$182	\$242,175	\$235,113	\$176	0.97	26	26	
			MED VALUES:									3	2	0	1,315	\$184	\$240,900	\$234,225	\$177	0.97	7	7	

Property Type is 'Residential' Status is 'Active' Status is one of 'Pending', 'Sold' Status Contractual Search Date is 07/06/2018 to 01/07/2018 Property Style is 'Single Family Residence' MLS Zip is '34243 - Sarasota' Legal Subdivision Name is like 'Treetops'

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