

Market Analysis Summary

Residential

ACT

#	MLS #	Zip	Address	Subdiv	WF	WV	WA	WE	Pool	Gar/Cpt	P Style	BR	FB	HB	H SqFt	LP/H SqFt	List Price	ADOM	CDOM
1	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	72	72
# LISTINGS:		1	MIN VALUES:									2	2	0	1,533	\$175	\$268,750	72	72
			MAX VALUES:									2	2	0	1,533	\$175	\$268,750	72	72
			AVG VALUES:									2	2	0	1,533	\$175	\$268,750	72	72
			MED VALUES:									2	2	0	1,533	\$175	\$268,750	72	72

PND

#	MLS #	Zip	Address	Subdiv	WF	WV	WA	WE	Pool	Gar/Cpt	P Style	BR	FB	HB	H SqFt	LP/H SqFt	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

SLD

#	MLS #	Zip	Address	Subdiv	WF	WV	WA	WE	Pool	Gar/Cpt	P Style	BR	FB	HB	H SqFt	LP/H SqFt	List Price	Sold Price	SP/H SqFt	Sold Dt	SP/LP	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
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

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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SLD

#	MLS #	Zip	Address	Subdiv	WF	WV	WA	WE	Pool	Gar/Cpt	P Style	BR	FB	HB	H SqFt	LP/H SqFt	List Price	Sold Price	SP/H SqFt	Sold Dt	SP/LP	ADOM	CDOM
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 08/17/2018 to 02/18/2018 Legal Subdivision Name is like 'Treetops'

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