

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	A4413003	34243	7801 Ontario Street Cir, SARASOTA	TREETO PS AT NORTH FORTY-O NTARIO	Y	Y	N	N	N	2 /	Single Family Residence	3	2	0	1,262	\$178	\$224,900	11	11
2	A4412741	34243	7830 Ontario Street Cir, SARASOTA	TREETO PS AT NORTH FORTY-O NTARIO	N	N	N	N	N	2 /	Single Family Residence	3	2	0	1,533	\$162	\$249,000	9	9
3	A4411442	34243	7804 Geneva Ln, SARASOTA	TREETO PS AT NORTH FORTY-S T CHAR	N	N	N	N	N	2 /	Single Family Residence	3	2	0	1,558	\$170	\$264,789	24	24
4	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	100	100

# LISTINGS:	4	MIN VALUES:	2	2	0	1,262	\$162	\$224,900	9	9
		MAX VALUES:	3	2	0	1,558	\$178	\$268,750	100	100
		AVG VALUES:	3	2	0	1,472	\$171	\$251,860	36	36
		MED VALUES:	3	2	0	1,533	\$173	\$256,895	18	18

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	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	\$180,000	\$151	08/24/18	0.86	46	46
2	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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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	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
4	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
5	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:		5	MIN VALUES:									2	2	0	1,195	\$162	\$209,900	\$180,000	\$151	0.86	5	5	
			MAX VALUES:									3	2	0	1,541	\$201	\$249,900	\$252,000	\$188	1.01	84	84	
			AVG VALUES:									3	2	0	1,312	\$181	\$235,720	\$224,090	\$171	0.95	30	30	
			MED VALUES:									3	2	0	1,195	\$176	\$239,900	\$225,000	\$170	0.94	8	8	

Property Type is 'Residential' Status is 'Active' Status is one of 'Pending', 'Sold' Status Contractual Search Date is 09/14/2018 to 03/18/2018 Property Style is 'Single Family Residence' Legal Subdivision Name is like "Treetops"

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