

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	A4410369	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	\$147	\$245,000	56	56
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	\$136	\$249,900	287	287
3	A4410511	34203	4616 Sanibel Way, BRADENTON	SABAL HARBOU R PH VII	N	N	N	N	N	2 /	Single Family Residence	3	2	0	1,856	\$140	\$259,000	50	50
4	A4406886	34203	4854 Bookelia Cir, BRADENTON	SABAL HARBOU R PH III	N	Y	N	N	N	2 /	Single Family Residence	4	3	0	2,398	\$138	\$331,900	93	93
5	A4414093	34203	4641 Egmont Dr, BRADENTON	SABAL HARBOU R PH IV	N	N	N	N	Y	2 /	Single Family Residence	4	2	0	2,736	\$126	\$345,000	8	8
6	A4414468	34203	4845 Turtle Bay Ter, BRADENTON	SABAL HARBOU R PH VI	N	N	N	N	Y	2 /	Single Family Residence	4	3	0	2,539	\$145	\$369,000	2	2
# LISTINGS:		6	MIN VALUES:									3	2	0	1,665	\$126	\$245,000	2	2
			MAX VALUES:									4	3	0	2,736	\$147	\$369,000	287	287
			AVG VALUES:									4	2	0	2,171	\$139	\$299,967	83	83
			MED VALUES:									4	2	0	2,127	\$139	\$295,450	53	53

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	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	33	33
2	A4409600	34203	4631 Turtle Bay Ter, BRADENTON	SABAL HARBOU R PH VIII	N	Y	N	N	N	2 /	Single Family Residence	4	2	0	1,685	\$154	\$259,000	14	14
# LISTINGS:		2	MIN VALUES:									3	2	0	1,685	\$133	\$249,000	14	14
			MAX VALUES:									4	2	0	1,868	\$154	\$259,000	33	33
			AVG VALUES:									4	2	0	1,777	\$144	\$254,000	24	24
			MED VALUES:									4	2	0	1,777	\$144	\$254,000	24	24

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Market Analysis Summary

Residential

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	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	06/04/18	1.00	4	4
8	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	\$260,000	\$154	06/14/18	0.98	6	6
9	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
10	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	\$132	\$279,000	\$269,000	\$127	08/03/18	0.96	32	32
11	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	\$275,000	\$163	08/06/18	0.98	17	17
12	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

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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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13	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	\$281,000	\$169	06/21/18	1.00	110	110
14	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	\$153	\$294,900	\$285,000	\$148	07/20/18	0.97	102	102
15	A4212331	34203	4715 Cayo Costa Pl, 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
16	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	\$325,000	\$154	06/22/18	0.94	4	4
17	A4197608	34203	4737 Cayo Costa Pl, 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
18	A4409953	34203	4702 Cayo Costa Pl, BRADENTON	SABAL HARBOU R PH III	N	N	N	N	Y	2 /	Single Family Residence	4	2	0	2,774	\$128	\$354,900	\$348,000	\$125	09/12/18	0.98	10	10
19	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	\$360,000	\$132	06/14/18	0.98	88	88
20	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:		20	MIN VALUES:								3	2	0	1,525	\$128	\$234,900	\$224,000	\$125			0.90	2	2
			MAX VALUES:								5	3	0	2,774	\$176	\$399,000	\$360,000	\$180			1.02	199	284
			AVG VALUES:								4	2	0	1,951	\$151	\$290,865	\$282,738	\$147			0.97	47	61
			MED VALUES:								4	2	0	1,834	\$150	\$276,500	\$272,000	\$142			0.98	25	25

Property Type is 'Residential' **Status** is 'Active' **Status** is one of 'Pending', 'Sold' **Status Contractual Search Date** is 09/28/2018 to 04/01/2018 **Property Style** is 'Single Family Residence' **Legal** **Subdivision Name** is like 'Sabal Harbour'

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