

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	A4411152	34203	6505 Stone River Rd #210, BRADENTON	TERRAC ES 3 OF TARA	N	N	N	N	N	/ 1	Condominium	2	2	0	1,042	\$110	\$115,000	85	85
2	A4400922	34203	6505 Stone River Rd #102, BRADENTON	TARA TERRAC ES	N	N	N	N	N	/ 0	Condominium	2	2	0	1,042	\$110	\$115,000	204	204
3	A4407486	34203	6505 Stone River Rd #104, BRADENTON	TARA GOLF AND COUNTR Y CLUB	N	N	N	N	N	/ 1	Condominium	2	2	0	1,042	\$113	\$117,900	98	98
4	A4416721	34203	6503 Stone River Rd #310, BRADENTON	TARA TERRAC ES 2	N	Y	N	N	N	/ 1	Condominium	2	2	0	1,042	\$113	\$117,950	18	18
5	A4206732	34203	6912 Drewrys Bif #609, BRADENTON	THE VILLAGE S AT TARA A CONDOM IN	N	N	N	N	N	1 /	Condominium	2	2	0	1,269	\$98	\$124,900	295	565
6	A4414603	34203	5469 Fair Oaks St, BRADENTON	TARA PLANTATI ON GARDEN S II&III	N	Y	N	N	N	1 /	Townhouse	3	2	0	1,208	\$106	\$127,900	43	43
7	A4411317	34203	6303 Green Oak Cir #6303, BRADENTON	TARA PLANTATI ON GARDEN S II&III	N	N	N	N	N	1 /	Condominium	2	2	0	1,004	\$129	\$129,900	81	81
8	A4416078	34203	5417 Fair Oaks St, BRADENTON	TARA PLANTATI ON GARDEN S II&III	N	Y	N	N	N	1 /	Condominium	2	2	0	1,088	\$124	\$134,900	3	3

Presented By: Lisa A. Hayden

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9	A4411556	34203	6503 Stone River Rd #110, BRADENTON	TARA GOLF AND COUNTRY CLUB	N	N	N	N	N	/ 1	Condominium	2	2	0	1,042	\$144	\$149,900	69	69
10	A4405301	34203	5519 Fair Oaks St #., BRADENTON	TARA PLANTATION GARDEN S PH I	Y	Y	N	N	N	1 /	Condominium	2	2	0	1,004	\$154	\$155,000	152	152
11	A4415715	34203	5520 Fair Oaks St #19-A, BRADENTON	TARA PLANTATION GARDEN S PH I	N	N	N	N	N	1 /	Condominium	2	2	0	1,004	\$161	\$162,000	31	31
12	A4414204	34203	6669 Pineview Ter #8-102, BRADENTON	FAIRWAY GARDEN SAT TARA, A CONDO	N	N	N	N	N	1 /	Condominium	2	2	0	1,140	\$144	\$164,500	47	47
13	N6102660	34203	6713 Stone River Rd #202, BRADENTON	TARA VERANDAS ONE CONDO	N	Y	N	N	N	1 /	Condominium	2	2	0	1,232	\$134	\$165,000	9	9
14	A4416015	34203	5402 Fair Oaks St #5402, BRADENTON	TARA GOLF AND COUNTRY CLUB	Y	N	N	N	N	1 /	Condominium	2	2	0	1,004	\$164	\$165,000	10	10
15	A4415366	34203	6950 Stoneywalk Ct, BRADENTON	TARA VILLAS OF STONEY WALK	N	N	N	N	N	2 /	Villa	2	2	0	1,517	\$132	\$200,000	35	153
16	T3140599	34203	7130 Cedar Hollow Cir, BRADENTON	CEDAR HOLLOW AT TARA, A CONDO	N	N	N	N	N	1 /	Condominium	2	2	0	1,352	\$152	\$204,900	3	3
17	A4415442	34203	6930 Stoneywalk Ct #10, BRADENTON	VILLAS AT TARA CONDO OR1364/2 132	N	Y	N	N	N	2 /	Condominium	2	2	0	1,656	\$124	\$205,000	37	37

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18	A4409414	34203	7191 Strand Cir #7191, BRADENTON	CYPRES S STRAND, A CONDO OR 1839/628 7	N	N	N	N	N	1 /	Condominium	2	2	0	1,368	\$159	\$217,500	106	121
19	A4417095	34203	6311 Bay Cedar Ln #101, BRADENTON	CYPRES S STRAND, A CONDO OR 1839/628 7	N	N	N	N	N	1 /	Condominium	2	2	0	1,320	\$166	\$219,000	16	16
20	A4411242	34203	6326 Grand Oak Cir #201, BRADENTON	GRAND OAK AT TARA A CONDO OR1738/5 953	N	Y	N	N	N	1 /	Condominium	3	2	0	1,659	\$133	\$219,900	83	83
21	A4411942	34203	7356 Fountain Palm Cir #201, BRADENTON	TARA PRESERVE	Y	Y	N	N	N	1 /	Condominium	3	2	0	1,635	\$135	\$219,999	75	75
22	A4406210	34203	6929 Stoneywalk Ct, BRADENTON	TARA VILLAS OF STONEY WALK	N	N	N	N	N	2 /	Villa	2	2	0	1,656	\$133	\$220,000	139	139

# LISTINGS:	22	MIN VALUES:	2	2	0	1,004	\$98	\$115,000	3	3
		MAX VALUES:	3	2	0	1,659	\$166	\$220,000	295	565
		AVG VALUES:	2	2	0	1,242	\$134	\$165,961	75	93
		MED VALUES:	2	2	0	1,174	\$133	\$163,250	58	72

PND

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1	A4411550	34203	6760 Fairview Ter, BRADENTON	FAIRWAY GARDEN S II AT TARA CONDO	N	N	N	N	N	1 /	Condominium	2	2	0	1,346	\$130	\$174,900	47	47
2	A4406743	34203	6822 Fairview Ter #7-201, BRADENTON	FAIRWAY GARDEN S II AT TARA CONDO	N	Y	N	N	N	1 /	Condominium	2	2	0	1,346	\$132	\$178,000	102	102
3	A4210737	34203	6534 Fairway Gardens Dr #17, BRADENTON	FAIRWAY GARDEN S AT TARA, A CONDO	N	Y	N	N	N	1 /	Condominium	3	2	0	1,346	\$134	\$180,000	225	225
4	A4409106	34203	7133 Cedar Hollow Cir #102, BRADENTON	CEDAR HOLLOW AT TARA, A CONDO	N	N	N	N	N	1 /	Condominium	2	2	0	1,352	\$144	\$194,900	47	47
5	A4213415	34203	5828 Cottonwood St #5828, BRADENTON	TARA TWELVE OAKS II	N	N	N	N	N	2 /	Condominium	3	2	0	1,526	\$128	\$195,000	226	226
6	A4213117	34203	5723 Cottonwood St, BRADENTON	TARA	N	N	N	N	N	2 /	Condominium	2	2	0	1,656	\$121	\$199,900	221	221
7	A4414895	34203	7343 Fountain Palm Cir #10-102, BRADENTON	PALM GROVE A CONDO OR 1987/132 4	N	N	N	N	N	1 /	Condominium	2	2	0	1,348	\$148	\$199,999	6	6
# LISTINGS:		7	MIN VALUES:									2	2	0	1,346	\$121	\$174,900	6	6
			MAX VALUES:									3	2	0	1,656	\$148	\$199,999	226	226
			AVG VALUES:									2	2	0	1,417	\$134	\$188,957	125	125
			MED VALUES:									2	2	0	1,348	\$132	\$194,900	102	102

SLD

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1	A4212130	34203	6507 Stone River Rd #210, BRADENTON	TARA TERRACES	N	N	N	N	N	/ 1	Condominium	2	2	0	1,042	\$110	\$114,600	\$103,000	\$99	06/05/18	0.90	63	63
2	A4210283	34203	6501 Stone River Rd #307, BRADENTON	TERRACES I AT TARA	N	Y	N	N	N		Condominium	2	2	0	1,042	\$111	\$115,900	\$112,500	\$108	05/29/18	0.97	75	75
3	A4208236	34203	6503 Stone River Rd #308, BRADENTON	TERRACES 2 OF TARA CONDO	N	Y	N	N	N	/ 1	Condominium	2	2	0	1,118	\$109	\$122,000	\$115,000	\$103	06/18/18	0.94	14	14
4	A4200405	34203	5544 Fair Oaks St #5544, BRADENTON	TARA PLANTATION GARDEN S PH I	N	N	N	N	N	1 /	Condominium	3	2	0	1,208	\$107	\$129,000	\$118,000	\$98	07/05/18	0.91	209	209
5	A4411762	34203	6307 Green Oak Cir #6307, BRADENTON	TARA PLANTATION GARDEN S II&III	N	Y	N	N	N	1 /	Condominium	3	2	0	1,208	\$108	\$129,900	\$122,500	\$101	09/07/18	0.94	1	1
6	A4405661	34203	5524 Fair Oaks St #B-19, BRADENTON	TARA PLANTATION GARDEN S PH I	N	N	N	N	N	1 /	Townhouse	3	2	0	1,208	\$106	\$127,500	\$123,000	\$102	10/25/18	0.96	95	95
7	A4401355	34203	5528 Fair Oaks St #5528, BRADENTON	TARA PLANTATION GARDEN S PH I	N	N	N	N	N	1 / 0	Condominium	3	2	0	1,208	\$110	\$132,500	\$125,000	\$103	10/11/18	0.94	142	142
8	A4409606	34203	6627 Pineview Ter #6627, BRADENTON	FAIRWAY GARDEN S AT TARA, A CONDO	N	N	N	N	N	1 /	Condominium	2	2	0	1,140	\$110	\$125,000	\$125,001	\$110	08/13/18	1.00	3	3
9	A4403023	34203	6908 Drewrys Bif #711, BRADENTON	THE VILLAGE S AT TARA A CONDOMIN	N	N	N	N	N	1 /	Condominium	2	2	0	1,352	\$96	\$130,000	\$130,000	\$96	09/28/18	1.00	116	575

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10	A4192927	34203	6622 Pineview Ter #101, BRADENTON	FAIRWAY GARDEN S AT TARA, A CONDO	Y	Y	N	N	N	1 /	Condominium	2	2	0	1,140	\$130	\$147,900	\$137,450	\$121	07/25/18	0.93	311	768
11	A4209032	34203	5401 Fair Oaks St, BRADENTON	TARA PLANTATION GARDEN S II&III	N	N	N	N	N	1 /	Condominium	2	2	0	1,004	\$139	\$139,900	\$138,900	\$138	05/24/18	0.99	35	35
12	A4411227	34203	6830 Fairview Ter #8-102, BRADENTON	FAIRWAY GARDEN S II AT TARA CONDO	N	Y	N	N	N	1 /	Condominium	2	2	0	1,352	\$115	\$154,900	\$143,500	\$106	08/30/18	0.93	1	1
13	A4182633	34203	6657 Pineview Ter #102, BRADENTON	FAIRWAY GARDEN S AT TARA, A CONDO	N	N	N	N	N	1 /	Condominium	2	2	0	1,140	\$140	\$160,000	\$150,000	\$132	08/01/18	0.94	440	440
14	A4191923	34203	6832 Fairview Ter #8-202, BRADENTON	FAIRWAY GARDEN S II AT TARA CONDO	N	Y	N	N	N	1 /	Condominium	2	2	0	1,346	\$126	\$169,500	\$165,000	\$123	10/08/18	0.97	408	408
15	A4411046	34203	6764 Fairway Gardens Dr #16, BRADENTON	FAIRWAY GARDEN S II AT TARA CONDO /TARA M	N	N	N	N	N	1 /	Condominium	2	2	0	1,352	\$126	\$170,000	\$165,000	\$122	10/19/18	0.97	16	16
16	A4414171	34203	6589 Fairway Gardens Dr #2-202, BRADENTON	FAIRWAY GARDEN S AT TARA, A CONDO	N	N	N	N	N	1 /	Condominium	2	2	0	1,346	\$134	\$179,900	\$168,000	\$125	10/25/18	0.93	13	13
17	A4402213	34203	7620 Sweetbay Cir, BRADENTON	MAGNOLIA CROSSING	N	N	N	N	N	1 /	Condominium	2	2	0	1,409	\$124	\$174,900	\$170,000	\$121	08/07/18	0.97	56	56

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18	A4210120	34203	6860 Fairview Ter #10-101, BRADENTON	FAIRWAY GARDEN S II AT TARA CONDO	N	N	N	N	N	1 /	Condominium	2	2	0	1,352	\$133	\$180,000	\$175,000	\$129	06/15/18	0.97	48	48
19	A4182751	34203	7103 Strand Cir #20-102, BRADENTON	CYPRES S STRAND, A CONDO OR 1839/628 7	Y	Y	Y	N	N	1 /	Condominium	2	2	0	1,320	\$142	\$186,900	\$180,000	\$136	08/20/18	0.96	420	420
20	N5916759	34203	7011 Strand Cir #n/a, BRADENTON	CYPRES S STRAND OR 1923/940	N	Y	N	N	N	1 /	Condominium	2	2	0	1,402	\$135	\$189,800	\$183,600	\$131	08/04/18	0.97	66	66
21	A4207840	34203	7193 Strand Cir #101, BRADENTON	CYPRES S STRAND, A CONDO OR 1839/628 7	N	N	N	N	N	1 /	Condominium	2	2	0	1,352	\$142	\$192,000	\$184,000	\$136	08/17/18	0.96	162	162
22	A4213801	34203	7531 Marsh Orchid Cir #7531, BRADENTON	ORCHID COVE A CONDO OR 1872/951	N	N	N	N	N	1 /	Condominium	2	2	0	1,398	\$136	\$189,500	\$185,000	\$132	06/29/18	0.98	64	64
23	A4401026	34203	7114 Cedar Hollow Cir #101, BRADENTON	CEDAR HOLLOW AT TARA, A CONDO	N	N	N	N	N	1 /	Condominium	2	2	0	1,352	\$140	\$189,900	\$185,000	\$137	07/17/18	0.97	35	35
24	A4404749	34203	7645 Sweetbay Cir #9-101, BRADENTON	MAGNOLI A CROSSIN G A CONDO OR1761/7 301	N	Y	N	N	Y	1 /	Condominium	2	2	0	1,353	\$144	\$194,500	\$185,000	\$137	07/16/18	0.95	12	12

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25	A4402519	34203	7622 Sweetbay Cir #201, BRADENTON	MAGNOLI A CROSSIN G A CONDO OR1761/7301	N	N	N	N	N	1 /	Condominium	2	2	0	1,409	\$137	\$192,500	\$186,000	\$132	11/01/18	0.97	100	100
26	A4405349	34203	7215 Fountain Palm Cir, BRADENTON	PALM GROVE A CONDO OR 1987/1324	N	N	N	N	N	1 /	Condominium	2	2	0	1,348	\$145	\$194,900	\$186,000	\$138	07/24/18	0.95	19	19
27	A4404017	34203	7143 Cedar Hollow Cir #7143, BRADENTON	TARA CEDAR HOLLOW	N	N	N	N	N	1 /	Condominium	2	2	0	1,352	\$142	\$192,300	\$186,150	\$138	09/11/18	0.97	66	66
28	A4215862	34203	7225 Fountain Palm Cir #3-102, BRADENTON	PALM GROVE A CONDO OR 1987/1324	N	N	N	N	N	1 /	Condominium	2	2	0	1,348	\$148	\$199,900	\$190,000	\$141	08/14/18	0.95	93	93
29	A4402459	34203	6336 Bay Cedar Ln #6336, BRADENTON	CYPRES S STRAND, A CONDO OR 1839/6287	Y	Y	N	N	N	1 /	Condominium	2	2	0	1,368	\$145	\$199,000	\$194,000	\$142	09/07/18	0.97	82	82
30	A4402783	34203	6323 Bay Cedar Ln #6323, BRADENTON	CYPRES S STRAND, A CONDO OR 1839/6287	N	N	N	N	N	1 /	Condominium	2	2	0	1,368	\$146	\$199,900	\$198,500	\$145	07/06/18	0.99	25	25
31	O5559515	34203	6342 Grand Oak Cir #105, BRADENTON	GRAND OAK AT TARA A CONDO OR1738/5953	N	N	N	N	N	1 /	Condominium	2	2	0	1,348	\$157	\$212,000	\$202,000	\$150	07/04/18	0.95	133	133

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32	A4408360	34203	6421 Bay Cedar Ln #201, BRADENTON	CYPRES S STRAND OR 1923/940	N	N	N	N	N	1 /	Condominium	2	2	0	1,402	\$143	\$199,900	\$204,000	\$146	09/14/18	1.02	30	258
33	A4405400	34203	7022 Scrub Jay Way #7022, BRADENTON	CYPRES S STRAND OR 1923/940	N	N	N	N	N	1 /	Condominium	2	2	0	1,320	\$163	\$214,900	\$210,000	\$159	08/01/18	0.98	2	2
34	A4210821	34203	7321 Fountain Palm Cir ##8-202, BRADENTON	PALM GROVE A CONDO OR 1987/132 4	N	N	N	N	N	1 /	Condominium	3	2	0	1,617	\$133	\$215,000	\$210,000	\$130	05/31/18	0.98	68	252
35	A4208798	34203	6350 Grand Oak Cir #204, BRADENTON	GRAND OAK AT TARA A CONDO OR1738/5 953	N	Y	N	N	N	1 /	Condominium	3	2	0	1,659	\$131	\$217,000	\$210,000	\$127	08/20/18	0.97	153	153
36	A4400197	34203	7146 Strand Cir #7146, BRADENTON	CYPRES S STRAND, A CONDO OR 1839/628 7	Y	Y	N	N	N	1 /	Condominium	2	2	0	1,320	\$167	\$220,000	\$212,000	\$161	05/25/18	0.96	22	22

# LISTINGS:	36	MIN VALUES:	2	2	0	1,004	\$96	\$114,600	\$103,000	\$96	0.90	1	1
		MAX VALUES:	3	2	0	1,659	\$167	\$220,000	\$212,000	\$161	1.02	440	768
		AVG VALUES:	2	2	0	1,306	\$131	\$172,314	\$166,058	\$126	0.96	100	137
		MED VALUES:	2	2	0	1,348	\$135	\$183,450	\$177,500	\$130	0.97	65	66

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Property Type is 'Residential' **Status** is 'Active' **Status** is one of 'Pending', 'Sold' **Status Contractual Search Date** is 11/09/2018 to 05/13/2018 **Property Style** is one of 'Condo - Hotel', 'Condominium', 'Townhouse', 'Villa' **Latitude, Longitude** is around 27.43, -82.47 **MLS Zip** is '34203 - Bradenton/Braden River/Lakewood Rch'

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