

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	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	1,269	\$188	\$238,800	65	65
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	\$163	\$249,900	156	156
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	\$166	\$259,000	80	80

# LISTINGS:	3	MIN VALUES:	2	2	0	1,269	\$163	\$238,800	65	65
		MAX VALUES:	3	2	0	1,558	\$188	\$259,000	156	156
		AVG VALUES:	3	2	0	1,453	\$172	\$249,233	100	100
		MED VALUES:	3	2	0	1,533	\$166	\$249,900	80	80

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	A4414760	34243	7700 Geneva Ln, SARASOTA	TREETO PS AT NORTH FORTY-G ENEVA	N	N	N	N	N	2 /	Single Family Residence	3	2	0	1,195	\$190	\$226,900	21	21

# LISTINGS:	1	MIN VALUES:	3	2	0	1,195	\$190	\$226,900	21	21
		MAX VALUES:	3	2	0	1,195	\$190	\$226,900	21	21
		AVG VALUES:	3	2	0	1,195	\$190	\$226,900	21	21
		MED VALUES:	3	2	0	1,195	\$190	\$226,900	21	21

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
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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

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	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	\$220,000	\$174	10/30/18	0.98	26	26
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	A4414400	34243	7809 Ontario Street Cir, SARASOTA	TREETO PS AT NORTH FORTY-O NTARIO	N	Y	N	N	N	2 /	Single Family Residence	3	2	0	1,190	\$209	\$249,000	\$255,000	\$214	10/15/18	1.02	3	3
# LISTINGS:		5	MIN VALUES:									3	2	0	1,190	\$169	\$209,900	\$180,000	\$151		0.86	3	3
			MAX VALUES:									3	2	0	1,434	\$209	\$249,000	\$255,000	\$214		1.02	84	84
			AVG VALUES:									3	2	0	1,255	\$187	\$233,120	\$224,690	\$179		0.96	33	33
			MED VALUES:									3	2	0	1,195	\$178	\$239,900	\$225,000	\$174		0.98	26	26

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 'Single Family Residence' State is 'Florida' Legal Subdivision Name is like 'Treetops'

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