

## 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 | A4420112 | 34203 | 6501 Stone River Rd #205,<br>BRADENTON | TERRAC<br>ES I AT<br>TARA                    | N  | N  | N  | N  | N    | / 1     | Condominium | 2  | 2  | 0  | 1,042  | \$106     | \$110,000  | 24   | 24   |
| 2 | A4411152 | 34203 | 6505 Stone River Rd #210,<br>BRADENTON | TERRAC<br>ES 3 OF<br>TARA                    | N  | N  | N  | N  | N    | / 1     | Condominium | 2  | 2  | 0  | 1,042  | \$110     | \$115,000  | 127  | 127  |
| 3 | A4400922 | 34203 | 6505 Stone River Rd #102,<br>BRADENTON | TARA<br>TERRAC<br>ES                         | N  | N  | N  | N  | N    | / 0;    | Condominium | 2  | 2  | 0  | 1,042  | \$110     | \$115,000  | 246  | 246  |
| 4 | A4416721 | 34203 | 6503 Stone River Rd #310,<br>BRADENTON | TARA<br>TERRAC<br>ES 2                       | N  | Y  | N  | N  | N    | / 1     | Condominium | 2  | 2  | 0  | 1,042  | \$113     | \$117,950  | 60   | 60   |
| 5 | A4411317 | 34203 | 6303 Green Oak Cir #6303,<br>BRADENTON | TARA<br>PLANTATI<br>ON<br>GARDEN<br>S II&III | N  | N  | N  | N  | N    | 1 /     | Condominium | 2  | 2  | 0  | 1,004  | \$129     | \$129,900  | 123  | 123  |
| 6 | A4416078 | 34203 | 5417 Fair Oaks St,<br>BRADENTON        | TARA<br>PLANTATI<br>ON<br>GARDEN<br>S II&III | N  | Y  | N  | N  | N    | 1 /     | Condominium | 2  | 2  | 0  | 1,088  | \$124     | \$134,900  | 45   | 45   |
| 7 | A4421870 | 34203 | 6707 Stone River Rd #203,<br>BRADENTON | TARA<br>VERAND<br>AS TWO<br>CONDO            | N  | N  | N  | N  | N    | 1 /     | Condominium | 2  | 2  | 0  | 1,202  | \$116     | \$139,000  | 4    | 4    |
| 8 | A4421698 | 34203 | 6807 Stone River Rd #104,<br>BRADENTON | TARA<br>VERAND<br>AS ONE<br>CONDO            | N  | N  | N  | N  | N    | 1 /     | Condominium | 2  | 2  | 0  | 1,202  | \$116     | \$139,900  | 8    | 8    |
| 9 | A4411556 | 34203 | 6503 Stone River Rd #110,<br>BRADENTON | TARA<br>GOLF<br>AND<br>COUNTR<br>Y CLUB      | N  | N  | N  | N  | N    | / 1     | Condominium | 2  | 2  | 0  | 1,042  | \$140     | \$145,900  | 111  | 111  |

Presented By: Lisa A. Hayden

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|----|----------|-------|-------------------------------------|--|----|----|----|----|------|---------|-------------|----|----|----|--------|-----------|------------|------|------|
| 10 | A4405301 | 34203 | 5519 Fair Oaks St #., BRADENTON     | TARA PLANTATION GARDEN S P H I           | Y  | Y  | N  | N  | N    | 1 /     | Condominium | 2  | 2  | 0  | 1,004  | \$154     | \$155,000  | 194  | 194  |
| 11 | A4421544 | 34203 | 6912 Drewrys Bif #612, BRADENTON    | TARA THE VILLAGE S                       | N  | N  | N  | N  | N    | 1 /     | Condominium | 2  | 2  | 0  | 1,352  | \$118     | \$159,400  | 8    | 8    |
| 12 | A4414204 | 34203 | 6669 Pineview Ter #8-102, BRADENTON | FAIRWAY GARDEN S AT TARA, A CONDO        | N  | N  | N  | N  | N    | 1 /     | Condominium | 2  | 2  | 0  | 1,140  | \$144     | \$164,500  | 89   | 89   |
| 13 | N6102660 | 34203 | 6713 Stone River Rd #202, BRADENTON | TARA VERAND AS ONE CONDO                 | N  | Y  | N  | N  | N    | 1 /     | Condominium | 2  | 2  | 0  | 1,232  | \$134     | \$165,000  | 51   | 51   |
| 14 | A4416015 | 34203 | 5402 Fair Oaks St #5402, BRADENTON  | TARA GOLF AND COUNTR Y CLUB              | Y  | N  | N  | N  | N    | 1 /     | Condominium | 2  | 2  | 0  | 1,004  | \$164     | \$165,000  | 52   | 52   |
| 15 | A4419885 | 34203 | 6707 Stone River Rd #202, BRADENTON | TARA VERAND AS TWO CONDO                 | N  | N  | N  | N  | N    | 1 / 0   | Condominium | 2  | 2  | 0  | 1,345  | \$126     | \$169,900  | 27   | 27   |
| 16 | A4415366 | 34203 | 6950 Stoneywalk Ct, BRADENTON       | TARA VILLAS OF STONEY WALK               | N  | N  | N  | N  | N    | 2 /     | Villa       | 2  | 2  | 0  | 1,517  | \$129     | \$195,000  | 77   | 195  |
| 17 | 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  | \$146     | \$196,900  | 45   | 45   |
| 18 | A4419366 | 34203 | 7680 Sweetbay Cir #n/a, BRADENTON   | MAGNOLI A CROSSIN G A CONDO OR1761/7 301 | N  | N  | N  | N  | N    | 1 /     | Condominium | 2  | 2  | 0  | 1,409  | \$142     | \$199,900  | 35   | 35   |

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|----|----------|-------|--|--|----|----|----|----|------|---------|-------------|----|----|----|--------|-----------|------------|------|------|
| 19 | 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  | \$121     | \$199,900  | 79   | 79   |
| 20 | A4421442 | 34203 | 7258 Cedar Hollow Cir #13-102, BRADENTON | CEDAR HOLLOW AT TARA, A CONDO OR1761/7 301 | N  | Y  | N  | N  | N    | 1 /     | Condominium | 2  | 2  | 0  | 1,352  | \$155     | \$209,900  | 10   | 10   |
| 21 | A4419807 | 34203 | 7621 Sweetbay Cir, BRADENTON             | MAGNOLI A CROSSIN G A CONDO OR1761/7 301   | Y  | Y  | N  | N  | N    | 1 /     | Townhouse   | 2  | 1  | 0  | 1,409  | \$149     | \$210,000  | 28   | 28   |
| 22 | 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  | \$130     | \$215,000  | 125  | 125  |
| 23 | 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  | 148  | 163  |
| 24 | 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  | 58   | 58   |
| 25 | A4406210 | 34203 | 6929 Stoneywalk Ct, BRADENTON            | TARA VILLAS OF STONEY WALK                 | N  | N  | N  | N  | N    | 2 /     | Villa       | 2  | 2  | 0  | 1,656  | \$132     | \$219,000  | 181  | 181  |

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|--------------------|----------|-------|--------------------------------------|--------------------|----|----|----|----|------|---------|---------|----------|----------|----------|--------------|--------------|------------------|------------|------------|
| 26                 | A4419884 | 34203 | 6307 Stone River Rd #6307, BRADENTON | TARA TWELVE OAKS   | N  | Y  | N  | N  | N    | 2 /     | Villa   | 2        | 2        | 0        | 1,526        | \$147        | \$224,900        | 27         | 27         |
| <b># LISTINGS:</b> |          |       | <b>26</b>                            | <b>MIN VALUES:</b> |    |    |    |    |      |         |         | <b>2</b> | <b>1</b> | <b>0</b> | <b>1,004</b> | <b>\$106</b> | <b>\$110,000</b> | <b>4</b>   | <b>4</b>   |
|                    |          |       |                                      | <b>MAX VALUES:</b> |    |    |    |    |      |         |         | <b>3</b> | <b>2</b> | <b>0</b> | <b>1,659</b> | <b>\$166</b> | <b>\$224,900</b> | <b>246</b> | <b>246</b> |
|                    |          |       |                                      | <b>AVG VALUES:</b> |    |    |    |    |      |         |         | <b>2</b> | <b>2</b> | <b>0</b> | <b>1,270</b> | <b>\$134</b> | <b>\$170,513</b> | <b>76</b>  | <b>81</b>  |
|                    |          |       |                                      | <b>MED VALUES:</b> |    |    |    |    |      |         |         | <b>2</b> | <b>2</b> | <b>0</b> | <b>1,276</b> | <b>\$131</b> | <b>\$165,000</b> | <b>55</b>  | <b>55</b>  |

#### PND

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|---|----------|-------|--|---------------------------------------|----|----|----|----|------|---------|-------------|----|----|----|--------|-----------|------------|------|------|
| 1 | A4414603 | 34203 | 5469 Fair Oaks St, BRADENTON           | TARA PLANTATION GARDEN S II&III       | N  | Y  | N  | N  | N    | 1 /     | Townhouse   | 3  | 2  | 0  | 1,208  | \$103     | \$124,900  | 73   | 73   |
| 2 | A4206732 | 34203 | 6912 Drewrys Bif #609, BRADENTON       | THE VILLAGE SAT TARA A CONDOMIN       | N  | N  | N  | N  | N    | 1 /     | Condominium | 2  | 2  | 0  | 1,269  | \$98      | \$124,900  | 326  | 596  |
| 3 | 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  | \$159     | \$159,900  | 67   | 67   |
| 4 | A4421102 | 34203 | 6312 Bay Cedar Ln #202, BRADENTON      | CYPRESS STRAND, A CONDO OR 1839/628 7 | N  | Y  | N  | N  | N    | 1 /     | Condominium | 2  | 2  | 0  | 1,368  | \$150     | \$205,000  | 6    | 6    |
| 5 | 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  | 107  | 107  |

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### Residential

|                    |          |                    |          |          |          |              |              |                  |  |            |            |
|--------------------|----------|--------------------|----------|----------|----------|--------------|--------------|------------------|--|------------|------------|
| <b># LISTINGS:</b> | <b>5</b> | <b>MIN VALUES:</b> | <b>2</b> | <b>2</b> | <b>0</b> | <b>1,004</b> | <b>\$98</b>  | <b>\$124,900</b> |  | <b>6</b>   | <b>6</b>   |
|                    |          | <b>MAX VALUES:</b> | <b>3</b> | <b>2</b> | <b>0</b> | <b>1,635</b> | <b>\$159</b> | <b>\$219,999</b> |  | <b>326</b> | <b>596</b> |
|                    |          | <b>AVG VALUES:</b> | <b>2</b> | <b>2</b> | <b>0</b> | <b>1,297</b> | <b>\$129</b> | <b>\$166,940</b> |  | <b>116</b> | <b>170</b> |
|                    |          | <b>MED VALUES:</b> | <b>2</b> | <b>2</b> | <b>0</b> | <b>1,269</b> | <b>\$135</b> | <b>\$159,900</b> |  | <b>73</b>  | <b>73</b>  |

### SLD

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|---|----------|-------|-------------------------------------|-----------------------------------|----|----|----|----|------|---------|-------------|----|----|----|--------|-----------|------------|------------|-----------|----------|-------|------|------|
| 1 | 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  |
| 2 | 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    |
| 3 | 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   |
| 4 | 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  |
| 5 | 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    |
| 6 | A4403023 | 34203 | 6908 Drewrys Bif #711, BRADENTON    | THE VILLAGE S AT TARA A CONDOM IN | 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  |
| 7 | 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  |

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|----|----------|-------|---|-----------------------------------|----|----|----|----|------|---------|-------------|----|----|----|--------|-----------|------------|------------|-----------|----------|-------|------|------|
| 8  | 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    |
| 9  | 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  |
| 10 | 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  |
| 11 | A4411046 | 34203 | 6764 Fairway Gardens Dr #16, BRADENTON    | FAIRWAY GARDEN S II AT TARA CONDO | 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   |
| 12 | 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   |
| 13 | A4402213 | 34203 | 7620 Sweetbay Cir, BRADENTON              | MAGNOLI A 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   |
| 14 | 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  | \$170,000  | \$126     | 11/19/18 | 0.96  | 102  | 102  |
| 15 | 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  | \$172,000  | \$128     | 11/16/18 | 0.98  | 47   | 47   |

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|----|----------|-------|--|--|----|----|----|----|------|---------|-------------|----|----|----|--------|-----------|------------|------------|-----------|----------|-------|------|------|
| 16 | A4210737 | 34203 | 6534 Fairway Gardens Dr #17, BRADENTON | FAIRWAY GARDEN SAT TARA, A CONDO       | N  | Y  | N  | N  | N    | 1 /     | Condominium | 3  | 2  | 0  | 1,346  | \$134     | \$180,000  | \$180,000  | \$134     | 11/22/18 | 1.00  | 225  | 225  |
| 17 | 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  |
| 18 | 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  | \$181,500  | \$119     | 12/14/18 | 0.93  | 226  | 226  |
| 19 | 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   |
| 20 | 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  |
| 21 | 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   |
| 22 | 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   |

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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 |
|----|----------|-------|--|--|----|----|----|----|------|---------|-------------|----|----|----|--------|-----------|------------|------------|-----------|----------|-------|------|------|
| 23 | 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   |
| 24 | A4402519 | 34203 | 7622 Sweetbay Cir #201, BRADENTON        | MAGNOLI A CROSSIN G A CONDO OR1761/7 301 | 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  |
| 25 | A4405349 | 34203 | 7215 Fountain Palm Cir, BRADENTON        | PALM GROVE A CONDO OR 1987/132 4         | 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   |
| 26 | 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   |
| 27 | A4213117 | 34203 | 5723 Cottonwood St, BRADENTON            | TARA                                     | N  | N  | N  | N  | N    | 2 /     | Condominium | 2  | 2  | 0  | 1,656  | \$121     | \$199,900  | \$188,000  | \$114     | 12/14/18 | 0.94  | 221  | 221  |
| 28 | 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  | \$188,750  | \$140     | 11/22/18 | 0.97  | 47   | 47   |
| 29 | A4215862 | 34203 | 7225 Fountain Palm Cir #3-102, BRADENTON | PALM GROVE A CONDO OR 1987/132 4         | 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   |

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## Market Analysis Summary

## Residential

## SLD

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|----|----------|-------|---|--|----|----|----|----|------|---------|-------------|----|----|----|--------|-----------|------------|------------|-----------|----------|-------|------|------|
| 30 | 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  | \$193,500  | \$144     | 11/14/18 | 0.97  | 6    | 6    |
| 31 | A4402459 | 34203 | 6336 Bay Cedar Ln #6336, BRADENTON        | CYPRES S STRAND, A CONDO OR 1839/628 7 | 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   |
| 32 | A4402783 | 34203 | 6323 Bay Cedar Ln #6323, BRADENTON        | CYPRES S STRAND, A CONDO OR 1839/628 7 | 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   |
| 33 | O5559515 | 34203 | 6342 Grand Oak Cir #105, BRADENTON        | GRAND OAK AT TARA A CONDO OR1738/5 953 | 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  |
| 34 | 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  |
| 35 | 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    |
| 36 | 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  |

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## Market Analysis Summary

### Residential

|             |    |             |   |   |   |       |       |           |           |       |      |     |     |
|-------------|----|-------------|---|---|---|-------|-------|-----------|-----------|-------|------|-----|-----|
| # LISTINGS: | 36 | MIN VALUES: | 2 | 2 | 0 | 1,140 | \$96  | \$125,000 | \$118,000 | \$96  | 0.91 | 1   | 1   |
|             |    | MAX VALUES: | 3 | 2 | 0 | 1,659 | \$163 | \$217,000 | \$210,000 | \$159 | 1.02 | 440 | 768 |
|             |    | AVG VALUES: | 2 | 2 | 0 | 1,345 | \$132 | \$178,294 | \$171,818 | \$127 | 0.96 | 115 | 147 |
|             |    | MED VALUES: | 2 | 2 | 0 | 1,350 | \$135 | \$189,650 | \$182,550 | \$131 | 0.97 | 74  | 88  |

Property Type is 'Residential' Status is 'Active' Status is one of 'Pending', 'Sold' Status Contractual Search Date is 12/21/2018 to 06/24/2018 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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