

### 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	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	\$153	\$234,900	198	198
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	1,269	\$188	\$238,800	107	107
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	\$160	\$249,000	122	122

<b># LISTINGS:</b>	<b>3</b>	<b>MIN VALUES:</b>	<b>2</b>	<b>2</b>	<b>0</b>	<b>1,269</b>	<b>\$153</b>	<b>\$234,900</b>	<b>107</b>	<b>107</b>
		<b>MAX VALUES:</b>	<b>3</b>	<b>2</b>	<b>0</b>	<b>1,558</b>	<b>\$188</b>	<b>\$249,000</b>	<b>198</b>	<b>198</b>
		<b>AVG VALUES:</b>	<b>3</b>	<b>2</b>	<b>0</b>	<b>1,453</b>	<b>\$167</b>	<b>\$240,900</b>	<b>142</b>	<b>142</b>
		<b>MED VALUES:</b>	<b>3</b>	<b>2</b>	<b>0</b>	<b>1,533</b>	<b>\$160</b>	<b>\$238,800</b>	<b>122</b>	<b>122</b>

#### 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	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	\$224,000	\$187	12/03/18	0.99	21	21

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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### 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
4	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
<b># LISTINGS:</b>		<b>4</b>	<b>MIN VALUES:</b>									<b>3</b>	<b>2</b>	<b>0</b>	<b>1,190</b>	<b>\$176</b>	<b>\$209,900</b>	<b>\$180,000</b>	<b>\$151</b>	<b>0.86</b>	<b>3</b>	<b>3</b>	
			<b>MAX VALUES:</b>									<b>3</b>	<b>2</b>	<b>0</b>	<b>1,262</b>	<b>\$209</b>	<b>\$249,000</b>	<b>\$255,000</b>	<b>\$214</b>	<b>1.02</b>	<b>46</b>	<b>46</b>	
			<b>AVG VALUES:</b>									<b>3</b>	<b>2</b>	<b>0</b>	<b>1,211</b>	<b>\$188</b>	<b>\$227,675</b>	<b>\$219,750</b>	<b>\$182</b>	<b>0.96</b>	<b>24</b>	<b>24</b>	
			<b>MED VALUES:</b>									<b>3</b>	<b>2</b>	<b>0</b>	<b>1,195</b>	<b>\$184</b>	<b>\$225,900</b>	<b>\$222,000</b>	<b>\$181</b>	<b>0.98</b>	<b>24</b>	<b>24</b>	

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 'Single Family Residence' State is 'Florida' MLS Zip is '34243 - Sarasota' Legal Subdivision Name is like 'Treetops'

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