



Sara Crombie
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CMA Summary

Prepared By: Sara Crombie

Listings as of 05/03/2018 at 6:32 pm

This search was narrowed to a specific set of Listings.

Residential

Active Properties

MLS #	Address	Beds	Full BA	Half BA	Priv Pool	Liv Area SF	LP/SqFt	List Price	DOM
M20010321	2380 Island Creek Trail	2	2	0	No	1,513	188.37	\$285,000	62
M20010322	2382 Island Creek Trail	3	2	1	No	2,037	179.19	\$365,000	63
M20011180	2356 SW Island Creek Trail	3	3	1	No	2,750	145.27	\$399,500	19
M20011363	850 SW Palm Cove Drive	3	3	0	Yes	2,692	174.22	\$469,000	9
M20010417	982 SW Palm Cove Drive	3	2	1	Yes	2,669	179.47	\$479,000	51
M20011235	694 SW Palm Cove Drive	4	3	0	Yes	3,041	164.09	\$499,000	9
R10421787	2426 SW Island Creek Trail	4	3	1	No	2,750	192.36	\$529,000	27
M20006685	2447 SW Bridgeview Terrace	3	3	0	Yes	3,364	182.82	\$615,000	268
R10401983	2501 SW Bridgeview Terrace	4	3	1	Yes	2,837	227.35	\$645,000	91
M20010100	1958 SW Balata Terrace	4	3	0	Yes	3,733	192.61	\$719,000	70
M20004838	137 SW Hatteras CT	4	4	2	Yes	4,370	203.43	\$889,000	381
R10405299	307 SW Harbor View Drive	4	4	1	Yes	4,936	188.39	\$929,900	80
M20008902	238 SW Palm Cove Drive	5	6	0	Yes	6,072	321.15	\$1,950,000	136

# LISTINGS:	13	Medians:	4.00	3.00	1.00	2,837	188.37	\$529,000	63
		Minimums:	2.00	2.00	0.00	1,513	145.27	\$285,000	9
		Maximums:	5.00	6.00	2.00	6,072	321.15	\$1,950,000	381
		Averages:	3.54	3.15	0.62	3,290	195.29	\$674,877	97

Pending W/Cont Properties

MLS #	Address	Beds	Full BA	Half BA	Priv Pool	Liv Area SF	LP/SqFt	List Price	DOM
M20009177	843 SW Pebble Lane	2	2	0	No	2,045	171.15	\$350,000	93
M20010877	2404 SW Island Creek Trail	2	2	1	No	2,050	178.05	\$365,000	36

# LISTINGS:	15	Medians:	2.00	2.00	0.50	2,048	174.60	\$357,500	65
		Minimums:	2.00	2.00	0.00	2,045	171.15	\$350,000	36
		Maximums:	2.00	2.00	1.00	2,050	178.05	\$365,000	93
		Averages:	2.00	2.00	0.50	2,048	174.60	\$357,500	65

Sold Properties

MLS #	Address	Beds	Full BA	Half BA	Priv Pool	Liv Area SF	LP/SqFt	List Price	Sold Price	SP/Sqft	Sold Date	SP%LP	DOM
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*** This is a broker price opinion or comparative market analysis and should not be considered an appraisal. ***

Basic descriptive info only; Not guaranteed. Sizes and taxes are approximate.



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Residential

Sold Properties

MLS #	Address	Beds	Full BA	Half BA	Priv Pool	Liv Area SF	LP/SqFt	List Price	Sold Price	SP/Sqft	Sold Date	SP%LP	DOM
M20005955	2381 SW Carriage Hill Terrace #201	2	2	0	No	2,077	130.00	\$270,000	\$260,000	\$125.18	04/04/2018	\$96.30	255
R10400604	213 SW Palm Cove Drive	4	4	1	Yes	4,597	201.20	\$924,900	\$880,000	\$191.43	04/17/2018	\$95.15	15
# LISTINGS:	17												
Medians:		3.00	3.00	0.50		3,337	165.60	\$597,450	\$570,000	\$158.31		\$96	135
Minimums:		2.00	2.00	0.00		2,077	130.00	\$270,000	\$260,000	\$125.18		\$95	15
Maximums:		4.00	4.00	1.00		4,597	201.20	\$924,900	\$880,000	\$191.43		\$96	255
Averages:		3.00	3.00	0.50		3,337	165.60	\$597,450	\$570,000	\$158.31		\$96	135

Rental

Active Properties

MLS #	Address	Beds	Full BA	Half BA	Living Area SF	Priv Pool	List Price	DOM
M20011182	2356 SW Island Creek Trail	3	3	1	2,750	No	\$2,650	19
M20011085	238 SW Palm Cove Drive	5	6	0	6,072	Yes	\$8,000	136
# LISTINGS:	2							
Medians:		4.00	4.50	0.50	4,411		\$5,325	78
Minimums:		3.00	3.00	0.00	2,750		\$2,650	19
Maximums:		5.00	6.00	1.00	6,072		\$8,000	136
Averages:		4.00	4.50	0.50	4,411		\$5,325	78

Quick Statistics (19 Listings Total)				
	Min	Max	Average	Median
List Price	\$2,650	\$1,950,000	\$562,839	\$479,000
Sold Price				