



Sara Crombie

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CMA Summary

Prepared By: Sara Crombie

Listings as of 06/01/2017 at 8:05 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
M20004871	2381 SW Carriage Hill Terrace #102	3	2	0	No	1,950	135.90	\$265,000	43
R10307861	850 SW Palm Cove Drive	3	3	0	Yes	2,692	183.88	\$495,000	108
M20003502	2447 SW Bridgeview Terrace	3	3	0	Yes	3,364	193.16	\$649,777	42
M20003571	2484 SW Bridgeview Terrace	4	3	0	Yes	3,233	213.11	\$689,000	111
M20001976	210 SW Hatteras CT	3	3	0	Yes	3,431	216.41	\$742,500	62
M20004822	263 SW Hatteras CT	4	3	1	Yes	3,651	212.27	\$775,000	34
M20004838	137 SW Hatteras CT	4	4	2	Yes	4,370	205.49	\$898,000	45
M20002436	2139 SW Balata Terrace	4	4	1	Yes	4,597	200.13	\$920,000	171
M20002364	226 SW Palm Cove Drive	4	4	1	Yes	5,393	370.85	\$1,999,999	177
M20005384	238 SW Palm Cove Drive	5	6	0	Yes	6,081	341.23	\$2,075,000	14

# LISTINGS:	10	Medians:	4.00	3.00	0.00		3,541	208.88	\$758,750	54
		Minimums:	3.00	2.00	0.00		1,950	135.90	\$265,000	14
		Maximums:	5.00	6.00	2.00		6,081	370.85	\$2,075,000	177
		Averages:	3.70	3.50	0.50		3,876	227.24	\$950,928	81

Pending Properties

MLS #	Address	Beds	Full BA	Half BA	Priv Pool	Liv Area SF	LP/SqFt	List Price	DOM
M20005283	2591 SW Bridgeview Terrace	3	2	0	Yes	2,027	217.07	\$440,000	8
R10297091	2388 SW Island Creek Trail	3	3	1	No	2,750	170.87	\$469,900	127

# LISTINGS:	12	Medians:	3.00	2.50	0.50		2,389	193.97	\$454,950	68
		Minimums:	3.00	2.00	0.00		2,027	170.87	\$440,000	8
		Maximums:	3.00	3.00	1.00		2,750	217.07	\$469,900	127
		Averages:	3.00	2.50	0.50		2,389	193.97	\$454,950	68

Pending W/Cont Properties

MLS #	Address	Beds	Full BA	Half BA	Priv Pool	Liv Area SF	LP/SqFt	List Price	DOM
M20003112	154 SW Palm Cove Drive	5	6	1	Yes	6,132	301.70	\$1,850,000	81

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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

# LISTINGS:	13	Medians:	5.00	6.00	1.00		6,132	301.70	\$1,850,000				81
		Minimums:	5.00	6.00	1.00		6,132	301.70	\$1,850,000				81
		Maximums:	5.00	6.00	1.00		6,132	301.70	\$1,850,000				81
		Averages:	5.00	6.00	1.00		6,132	301.70	\$1,850,000				81

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
M20003360	2380 SW Island Creek Trail	2	2	0	No	1,513	178.45	\$270,000	\$245,000	\$161.93	05/26/2017	\$90.74	44
M20000381	778 SW Palm Cove Drive	3	2	1	Yes	2,670	172.28	\$460,000	\$445,000	\$166.67	05/17/2017	\$96.74	248
M20001887	910 SW Palm Cove Drive	3	3	0	No	2,712	175.15	\$475,000	\$470,000	\$173.30	05/15/2017	\$98.95	49
M20001899	33 SW Palm Cove Drive	4	4	1	Yes	5,069	195.11	\$989,000	\$950,000	\$187.41	05/15/2017	\$96.06	63

# LISTINGS:	17	Medians:	3.00	2.50	0.50		2,691	176.80	\$467,500	\$457,500	\$169.99	\$96	56
		Minimums:	2.00	2.00	0.00		1,513	172.28	\$270,000	\$245,000	\$161.93	\$91	44
		Maximums:	4.00	4.00	1.00		5,069	195.11	\$989,000	\$950,000	\$187.41	\$99	248
		Averages:	3.00	2.75	0.50		2,991	180.25	\$548,500	\$527,500	\$172.33	\$96	101

Rental

Active Properties

MLS #	Address	Beds	Full BA	Half BA	Living Area SF	Priv Pool	List Price	DOM
R10324717	2379 SW Island Creek Trail	2	2	0	1,513	No	\$3,500	51
M20005358	250 SW Palm Cove Drive	5	6	0	5,921	Yes	\$5,000	15

# LISTINGS:	2	Medians:	3.50	4.00	0.00		3,717	\$4,250					33
		Minimums:	2.00	2.00	0.00		1,513	\$3,500					15
		Maximums:	5.00	6.00	0.00		5,921	\$5,000					51
		Averages:	3.50	4.00	0.00		3,717	\$4,250					33



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Quick Statistics (19 Listings Total)				
	Min	Max	Average	Median
List Price	\$3,500	\$2,075,000	\$761,667	\$649,777
Sold Price				