



**Sara Crombie**  
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### CMA Summary

Prepared By: Sara Crombie

Listings as of 06/05/2019 at 1:49 pm

This search was narrowed to a specific set of Listings. **Status** is one of 'Active', 'Back Up', 'Pending W/Cont', 'Pending' **Status** is 'Sold' **Status Contractual Search Date** is 06/05/2019 to 05/05/2019 **Area** is '9-Palm City' **County Or Parish** is 'Martin' **Subdivision Name** is like 'Palm Cove\*', 'Cutter\*', 'Harbour\*', 'Island Creek\*' 11 Listings have been discarded.

### Residential

#### Active Properties

MLS #	Address	Beds	Full BA	Half BA	Priv Pool	Liv Area SF	LP/SqFt	List Price	DOM
M20016429	2381 SW Island Creek Trail	3	2	1	No	2,037	164.46	\$335,000	111
R10486658	2444 SW Island Creek Trail	3	3	1	Yes	2,313	214.01	\$495,000	121
M20017537	2376 SW Island Creek Trail	3	3	1	Yes	2,140	233.18	\$499,000	47
M20014890	2019 SW Balata Terrace	4	3	1	Yes	3,651	218.84	\$799,000	196
R10488143	2159 SW Balata Terrace	4	4	1	Yes	4,597	178.36	\$819,900	176
M20014970	307 SW Harbor View Drive	4	4	1	Yes	4,936	180.29	\$889,900	185
M20017082	2178 SW Balata Terrace	4	4	1	Yes	4,806	193.49	\$929,900	72
M20017923	281 SW Hatteras Ct	4	4	1	Yes	4,806	239.28	\$1,150,000	26

<b># LISTINGS:</b>	8	<b>Medians:</b>	4.00	3.50	1.00	4,124	203.75	\$809,450	116
		<b>Minimums:</b>	3.00	2.00	1.00	2,037	164.46	\$335,000	26
		<b>Maximums:</b>	4.00	4.00	1.00	4,936	239.28	\$1,150,000	196
		<b>Averages:</b>	3.63	3.38	1.00	3,661	202.74	\$739,713	117

#### Pending Properties

MLS #	Address	Beds	Full BA	Half BA	Priv Pool	Liv Area SF	LP/SqFt	List Price	DOM
M20013155	2430 SW Island Creek Trail	4	3	1	No	2,750	174.18	\$479,000	128
M20017432	94 SW Palm Cove Drive	4	4	1	Yes	5,300	377.36	\$2,000,000	26

<b># LISTINGS:</b>	2	<b>Medians:</b>	4.00	3.50	1.00	4,025	275.77	\$1,239,500	77
		<b>Minimums:</b>	4.00	3.00	1.00	2,750	174.18	\$479,000	26
		<b>Maximums:</b>	4.00	4.00	1.00	5,300	377.36	\$2,000,000	128
		<b>Averages:</b>	4.00	3.50	1.00	4,025	275.77	\$1,239,500	77

#### Pending W/Cont Properties

MLS #	Address	Beds	Full BA	Half BA	Priv Pool	Liv Area SF	LP/SqFt	List Price	DOM
M20016450	2352 SW Island Creek Trail	3	2	1	No	2,037	171.82	\$350,000	103
M20017464	45 SW Palm Cove Drive	4	3	1	Yes	3,651	213.61	\$779,900	27



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**Residential**

<b># LISTINGS:</b>	2	<b>Medians:</b>	3.50	2.50	1.00	2,844	192.72	\$564,950	65
		<b>Minimums:</b>	3.00	2.00	1.00	2,037	171.82	\$350,000	27
		<b>Maximums:</b>	4.00	3.00	1.00	3,651	213.61	\$779,900	103
		<b>Averages:</b>	3.50	2.50	1.00	2,844	192.72	\$564,950	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
M20012975	264 SW Hatteras Court	3	3	1	Yes	2,964	220.99	\$655,000	\$630,000	\$212.55	05/13/2019	\$96.18	279

<b># LISTINGS:</b>	1	<b>Medians:</b>	3.00	3.00	1.00	2,964	220.99	\$655,000	\$630,000	\$212.55		\$96	279
		<b>Minimums:</b>	3.00	3.00	1.00	2,964	220.99	\$655,000	\$630,000	\$212.55		\$96	279
		<b>Maximums:</b>	3.00	3.00	1.00	2,964	220.99	\$655,000	\$630,000	\$212.55		\$96	279
		<b>Averages:</b>	3.00	3.00	1.00	2,964	220.99	\$655,000	\$630,000	\$212.55		\$96	279

**Quick Statistics (13 Listings Total)**

	Min	Max	Average	Median
<b>List Price</b>	\$335,000	\$2,000,000	\$783,200	\$779,900
<b>Sold Price</b>	\$630,000	\$630,000	\$630,000	\$630,000