



Sara Crombie
 Broker/Owner
 New Wave Real Estate Group Inc
 Ph: 772-631-0960
 www.NewWaveRealtyFlorida.com



CMA Summary

Prepared By: Sara Crombie

Listings as of 03/05/2019 at 3:38 pm

Status is one of 'Active', 'Back Up', 'Pending W/Cont', 'Pending' Status is 'Sold' Status Contractual Search Date is 03/05/2019 to 02/03/2019 Area is '9-Palm City' County Or Parish is 'Martin' Subdivision Name is like 'Palm Cove*', 'Cutter*', 'Harbour*', 'Carriage*' 18 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	19
M20016450	2352 SW Island Creek Trail	3	2	1	No	2,037	171.82	\$350,000	12
R10421787	2426 SW Island Creek Trail	4	3	1	No	2,750	170.55	\$469,000	291
R10486658	2444 SW Island Creek Trail	3	3	1	Yes	2,313	226.98	\$525,000	92
M20013926	2501 SW Bridgeview Terrace	4	3	1	Yes	2,837	197.36	\$559,900	248
M20012975	264 SW Hatteras Court	3	3	1	Yes	2,964	220.99	\$655,000	210
M20014890	2019 SW Balata Terrace	4	3	1	Yes	3,651	224.60	\$820,000	104
R10488143	2159 SW Balata Terrace	4	4	1	Yes	4,597	191.41	\$879,900	71
M20014970	307 SW Harbor View Drive	4	4	1	Yes	4,936	180.29	\$889,900	93
M20016254	238 SW Palm Cove Drive	5	6	0	Yes	6,072	312.90	\$1,899,900	25

# LISTINGS:	10	Medians:	4.00	3.00	1.00	2,901	194.39	\$607,450	93
		Minimums:	3.00	2.00	0.00	2,037	164.46	\$335,000	12
		Maximums:	5.00	6.00	1.00	6,072	312.90	\$1,899,900	291
		Averages:	3.70	3.30	0.90	3,419	206.14	\$738,360	117

Back Up Properties

MLS #	Address	Beds	Full BA	Half BA	Priv Pool	Liv Area SF	LP/SqFt	List Price	DOM
M20010100	1958 SW Balata Terrace	4	3	0	Yes	3,733	160.70	\$599,900	376
M20013292	2078 SW Balata Terrace	4	4	1	Yes	4,806	200.79	\$965,000	201

# LISTINGS:	2	Medians:	4.00	3.50	0.50	4,270	180.75	\$782,450	289
		Minimums:	4.00	3.00	0.00	3,733	160.70	\$599,900	201
		Maximums:	4.00	4.00	1.00	4,806	200.79	\$965,000	376
		Averages:	4.00	3.50	0.50	4,270	180.75	\$782,450	289

Pending Properties

MLS #	Address	Beds	Full BA	Half BA	Priv Pool	Liv Area SF	LP/SqFt	List Price	DOM
M20015393	2432 SW Island Creek Trail	3	2	1	No	2,037	174.28	\$355,000	31
M20013155	2430 SW Island Creek Trail	4	3	1	No	2,750	174.18	\$479,000	128



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Residential

# LISTINGS:	2	Medians:	3.50	2.50	1.00	2,394	174.23	\$417,000	80
		Minimums:	3.00	2.00	1.00	2,037	174.18	\$355,000	31
		Maximums:	4.00	3.00	1.00	2,750	174.28	\$479,000	128
		Averages:	3.50	2.50	1.00	2,394	174.23	\$417,000	80

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
M20012493	2382 SW Island Creek Trail	3	2	1	No	2,037	159.55	\$325,000	\$329,000	\$161.51	02/21/2019	\$101.23	87

# LISTINGS:	1	Medians:	3.00	2.00	1.00	2,037	159.55	\$325,000	\$329,000	\$161.51		\$101	87
		Minimums:	3.00	2.00	1.00	2,037	159.55	\$325,000	\$329,000	\$161.51		\$101	87
		Maximums:	3.00	2.00	1.00	2,037	159.55	\$325,000	\$329,000	\$161.51		\$101	87
		Averages:	3.00	2.00	1.00	2,037	159.55	\$325,000	\$329,000	\$161.51		\$101	87

Rental

Active Properties

MLS #	Address	Beds	Full BA	Half BA	Living Area SF	Priv Pool	List Price	DOM
R10487618	2426 SW Island Creek Trail	4	3	1	2,750	No	\$3,200	84
M20016327	238 Palm Cove #Lot 2 Drive	5	6	0	6,072		\$10,000	21

# LISTINGS:	2	Medians:	4.50	4.50	0.50	4,411	\$6,600	53
		Minimums:	4.00	3.00	0.00	2,750	\$3,200	21
		Maximums:	5.00	6.00	1.00	6,072	\$10,000	84
		Averages:	4.50	4.50	0.50	4,411	\$6,600	53



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Quick Statistics (17 Listings Total)				
	Min	Max	Average	Median
List Price	\$3,200	\$1,899,900	\$595,335	\$525,000
Sold Price				