



**Sara Crombie**  
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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 04/05/2021 to 03/05/2021 **Area** is '9-Palm City' **Subdivision Name** is like 'Palm Cove\*', 'Cutter\*', 'Harbor\*', 'Harbour\*', 'Carriage\*', 'Island\*', 'Links\*\*'

# Market Analysis Summary | Residential

Listings as of **4/5/2021** at **2:43 pm**, Page 1 of 2

#	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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## Listings: Back Up

1	R10698286	166 SW Palm Cove Drive	4	4	2	Yes	4,535	418.74	\$1,899,000					5
	<b>Min</b>		<b>4</b>	<b>4</b>	<b>2</b>		<b>4,535</b>	<b>418.74</b>	<b>\$1,899,000</b>					<b>5</b>
	<b>Max</b>		<b>4</b>	<b>4</b>	<b>2</b>		<b>4,535</b>	<b>418.74</b>	<b>\$1,899,000</b>					<b>5</b>
	<b>Avg</b>		<b>4</b>	<b>4</b>	<b>2</b>		<b>4,535</b>	<b>418.74</b>	<b>\$1,899,000</b>					<b>5</b>
	<b>Med</b>		<b>4</b>	<b>4</b>	<b>2</b>		<b>4,535</b>	<b>418.74</b>	<b>\$1,899,000</b>					<b>5</b>

## Listings: Pending

1	R10693484	2382 SW Island Creek Trail	3	2	1	No	2,037	207.12	\$421,900					10
2	M20028142	718 SW Palm Cove Drive	2	2	0	Yes	2,275	230.77	\$525,000					3
	<b>Min</b>		<b>2</b>	<b>2</b>	<b>0</b>		<b>2,037</b>	<b>207.12</b>	<b>\$421,900</b>					<b>3</b>
	<b>Max</b>		<b>3</b>	<b>2</b>	<b>1</b>		<b>2,275</b>	<b>230.77</b>	<b>\$525,000</b>					<b>10</b>
	<b>Avg</b>		<b>3</b>	<b>2</b>	<b>1</b>		<b>2,156</b>	<b>218.95</b>	<b>\$473,450</b>					<b>7</b>
	<b>Med</b>		<b>3</b>	<b>2</b>	<b>1</b>		<b>2,156</b>	<b>218.95</b>	<b>\$473,450</b>					<b>7</b>

## Listings: Sold

1	M20026999	2384 SW Island Creek Trail	3	3	1	No	2,750	174.18	\$479,000	\$432,000	\$157.09	03/15/2021	90.2%	68
2	M20027820	2406 SW Island Creek Trail	3	3	1	No	2,750	177.82	\$489,000	\$480,000	\$174.55	04/02/2021	98.2%	6
3	R10655861	694 SW Palm Cove Drive	4	3	0	Yes	3,041	189.08	\$575,000	\$560,000	\$184.15	03/31/2021	97.4%	155

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This is a broker price opinion or comparative market analysis and should not be considered an appraisal.



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# Market Analysis Summary | Residential

Listings as of 4/5/2021 at 2:43 pm, Page 2 of 2

#	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
<b>Listings: Sold</b>														
4	M20027900	178 SW Palm Cove Drive	5	6	2	Yes	5,881	334.98	\$1,970,000	\$2,040,000	\$346.88	04/01/2021	103.6%	3
		<b>Min</b>	3	3	0		2,750	174.18	\$479,000	\$432,000	\$157.09		90.2%	3
		<b>Max</b>	5	6	2		5,881	334.98	\$1,970,000	\$2,040,000	\$346.88		103.6%	155
		<b>Avg</b>	4	4	1		3,606	219.02	\$878,250	\$878,000	\$215.67		97.3%	58
		<b>Med</b>	4	3	1		2,896	183.45	\$532,000	\$520,000	\$179.35		97.8%	37

7	Total Listings	<b>Avg</b>	3	3	1		3,324	247.53	\$908,414	\$878,000			97.3%	36
		<b>Med</b>	3	3	1		2,750	207.12	\$525,000	\$520,000			97.8%	6

	Min	Max	Avg	Med
<b>Quick Statistics</b>				
List Price	\$421,900	\$1,970,000	\$908,414	\$525,000
Sale Price	\$432,000	\$2,040,000	\$878,000	\$520,000
Sale / List	90.2%	103.6%	97.3%	97.8%

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