



	MLS #	Status	Address	Bd	Fb	Hb	Yr	Blt	Sqft	List/Sold \$	Market/Sold Da
1	U8199620	ACT	6805 GULF WINDS DRIVE	2			1948		1,652	\$710,000	05/04/2023
2	T3508183	ACT	14111 W PARSLEY DRIVE Unit#1-3	3			1948		1,518	\$799,990	02/29/2024
3	U8232681	ACT	625 73RD AVENUE	2			1952		1,680	\$800,000	03/06/2024
4	U8219358	ACT	133 89TH AVENUE	0			1925		1,661	\$1,040,000	11/01/2023
5	U8204508	SLD	1214 BAY PINE BOULEVARD	2			1947		1,480	\$636,000	10/31/23
6	U8222530	SLD	6595 GULF WINDS DRIVE	0			1947		1,308	\$765,000	02/15/24
7	U8196931	SLD	10103 GULF BOULEVARD	0			1941		1,690	\$1,100,000	10/05/23

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#	MLS #	Address	Subdivision	Units	H SqFt	P/H SqFt	List Price	Sale Price	Sale Date	SP/LP	CDOM
Listings: Active											
1	U8199620	6805 GULF WINDS DR	GULFWINDS SUB	3	1,652	\$430	\$710,000				306
2	T3508183	14111 W PARSLEY DR #1-3	GULF SHORES 6TH ADD REP	3	1,518	\$527	\$799,990				6
3	U8232681	625 73RD AVE	ST PETERSBURG BEACH REP	3	1,680	\$476	\$800,000				0
4	U8219358	133 89TH AVE	HERRONS SUB 4	3	1,661	\$626	\$1,040,000				126
			Min	3	1,518	\$430	\$710,000				0
			Max	3	1,680	\$626	\$1,040,000				306
			Avg	3	1,628	\$515	\$837,498				110
			Med	3	1,657	\$502	\$799,995				66

Listings: Sold

1	U8204508	1214 BAY PINE BLVD	INDIAN BEACH RE-REVISED 1ST ADD	3	1,480	\$430	\$799,000	\$636,000	10/31/2023	79.6%	97
2	U8222530	6595 GULF WINDS DR	GULFWINDS SUB	3	1,308	\$585	\$875,000	\$765,000	02/15/2024	87.4%	56
3	U8196931	10103 GULF BLVD	SAWYER & HARRELLS ADD	3	1,690	\$651	\$1,590,000	\$1,100,000	10/05/2023	69.2%	161
			Min	3	1,308	\$430	\$799,000	\$636,000		69.2%	56
			Max	3	1,690	\$651	\$1,590,000	\$1,100,000		87.4%	161
			Avg	3	1,493	\$555	\$1,088,000	\$833,667		78.7%	105
			Med	3	1,480	\$585	\$875,000	\$765,000		79.6%	97

Presented by: Kelly Havden

This is an opinion of value or Comparative Market Analysis and should not be considered an appraisal . In making any decision that relies upon my work, you should know that I have not followed the guidelines for development of an appraisal or analysis contained in the Uniform Standards of Professional Appraisal Practice of the Appraisal Foundation .

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Total Listings

Average for all:	3	1,570	\$532	\$944,856	\$833,667	78.7%	107
Median for all:	3	1,652	\$527	\$800,000	\$765,000	79.6%	97

Quick Statistics

	Min	Max	Avg	Med
List Price	\$710,000	\$1,590,000	\$944,856	\$800,000
Sale Price	\$636,000	\$1,100,000	\$833,667	\$765,000
Sale / List	69.2%	87.4%	78.7%	79.6%

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