



	MLS #	Status	Address	Bd	Fb	Hb	Yr Blt	Sqft	List/Sold \$	Market/Sold Da
1	T3523370	ACT	2789 MORNINGSIDE DRIVE	3	2	0	1996	1,690	\$525,000	05/02/2024
2	T3503958	ACT	2873 SARAH DRIVE	3	2	1	1972	1,555	\$574,000	02/23/2024
3	T3502409	PND	1740 ST CROIX DRIVE	3	2	0	1960	1,480	\$415,000	02/14/2024
4	U8230229	SLD	1724 RAGLAND AVENUE	3	2	0	1979	1,463	\$410,000	03/14/24
5	U8217710	SLD	2890 CATHERINE DRIVE	3	2	0	1972	1,564	\$410,000	03/11/24
6	U8228946	SLD	2806 ST CROIX DRIVE	3	2	0	1972	1,405	\$430,000	03/22/24
7	U8216846	SLD	2631 MORNINGSIDE DRIVE	4	3	0	1957	1,442	\$439,900	11/29/23
8	U8222476	SLD	1819 DIANE DRIVE	3	2	0	1981	1,566	\$435,000	01/22/24
9	U8214550	SLD	2793 MORNINGSIDE DRIVE	3	2	0	1996	1,597	\$471,500	12/18/23
10	U8233713	SLD	2383 VANDERBILT DRIVE	3	2	0	1971	1,493	\$499,000	04/30/24
11	W7860756	SLD	3053 HOYT AVENUE	3	2	0	1969	1,712	\$520,000	03/06/24
12	A4578042	SLD	1106 KAPOK KOVE CIRCLE	3	2	0	1960	1,588	\$497,000	11/22/23
13	U8233995	SLD	2784 MORNINGSIDE DRIVE	4	2	0	1997	1,725	\$579,000	04/30/24

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#	MLS #	Address	Subdivision	BR	FB	HB	Gar	Pool	YrBlt	Acres	H SqFt	P/H SqFt	List Price	Sale Price	Sale Date	SP/LP	CDOM
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Listings: Active

1	T3523370	2789 MORNINGSIDE DR	WINWOOD	3	2	0	2	No	1996	0.17	1,690	\$311	\$525,000				5
2	T3503958	2873 SARAH DR	SALLS LAKE PARK	3	2	1	2	Yes	1972	0.18	1,555	\$369	\$574,000				82
				Min	3	2	0	2	1972	0.17	1,555	\$311	\$525,000				5
				Max	3	2	1	2	1996	0.18	1,690	\$369	\$574,000				82
				Avg	3	2	1	2	1984	0.18	1,623	\$340	\$549,500				44
				Med	3	2	1	2	1984	0.18	1,623	\$340	\$549,500				44

Listings: Pending

1	T3502409	1740 ST CROIX DR	VIRGINIA GROVES TERRACE 5TH ADD	3	2	0	1	No	1960	0.19	1,480	\$280	\$415,000				71
				Min	3	2	0	1	1960	0.19	1,480	\$280	\$415,000				71
				Max	3	2	0	1	1960	0.19	1,480	\$280	\$415,000				71
				Avg	3	2	0	1	1960	0.19	1,480	\$280	\$415,000				71
				Med	3	2	0	1	1960	0.19	1,480	\$280	\$415,000				71

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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#	MLS #	Address	Subdivision	BR	FB	HB	Gar	Pool	YrBlt	Acres	H SqFt	P/H SqFt	List Price	Sale Price	Sale Date	SP/LP	CDOM
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Listings: Sold

1	U8230229	1724 RAGLAND AVE	CLEARWATER MANOR	3	2	0	2	No	1979	0.15	1,463	\$280	\$410,000	\$410,000	03/14/2024	100.0%	8
2	U8217710	2890 CATHERINE DR	SALLS LAKE PARK	3	2	0	2	No	1972	0.23	1,564	\$262	\$425,000	\$410,000	03/11/2024	96.5%	79
3	U8228946	2806 ST CROIX DR	VIRGINIA GROVES TERRACE 5TH ADD	3	2	0	1	Yes	1972	0.33	1,405	\$306	\$439,000	\$430,000	03/22/2024	97.9%	4
4	U8216846	2631 MORNINGSIDE DR	CARLTON TERRACE	4	3	0	1	Yes	1957	0.27	1,442	\$305	\$439,900	\$439,900	11/29/2023	100.0%	20
5	U8222476	1819 DIANE DR	CARLTON TERRACE 1ST ADD	3	2	0	2	No	1981	0.18	1,566	\$278	\$445,000	\$435,000	01/22/2024	97.8%	25
6	U8214550	2793 MORNINGSIDE DR	WINWOOD	3	2	0	2	No	1996	0.17	1,597	\$295	\$489,000	\$471,500	12/18/2023	96.4%	60
7	U8233713	2383 VANDERBILT DR	COLLEGE HILL PARK	3	2	0	2	No	1971	0.18	1,493	\$334	\$499,000	\$499,000	04/30/2024	100.0%	11
8	W7860756	3053 HOYT AVE	KAPOK TERRACE 1ST ADD	3	2	0	2	No	1969	0.19	1,712	\$304	\$505,000	\$520,000	03/06/2024	103.0%	39
9	A4578042	1106 KAPOK KOVE CIR	KAPOK FOREST	3	2	0	1	No	1960	0.32	1,588	\$313	\$529,000	\$497,000	11/22/2023	94.0%	78
10	U8233995	2784 MORNINGSIDE DR	WINWOOD	4	2	0	2	Yes	1997	0.17	1,725	\$336	\$589,900	\$579,000	04/30/2024	98.2%	13

Min	3	2	0	1	1957	0.15	1,405	\$262	\$410,000	\$410,000	94.0%	4
Max	4	3	0	2	1997	0.33	1,725	\$336	\$589,900	\$579,000	103.0%	79
Avg	3	2	0	2	1975	0.22	1,556	\$301	\$477,080	\$469,140	98.4%	34
Med	3	2	0	2	1972	0.19	1,565	\$304	\$467,000	\$455,700	98.1%	23

13	Total Listings	Average for all:	3	2	0	2	1976	0.21	1,560	\$306	\$483,446	\$469,140	98.4%	38
		Median for all:	3	2	0	2	1972	0.18	1,564	\$305	\$489,000	\$455,700	98.1%	25

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**Quick
Statistics**

	Min	Max	Avg	Med
List Price	\$410,000	\$589,900	\$483,446	\$489,000
Sale Price	\$410,000	\$579,000	\$469,140	\$455,700
Sale / List	94.0%	103.0%	98.4%	98.1%

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