

# Comparative Market Analysis

"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 ."



Researched and prepared by  
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Subject Property  
32836 32819 and Outline

Prepared exclusively for  
Dr Phillips Market

Prepared on  
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## Summary of Comparable Listings

This page summarizes the comparable listings contained in this market analysis.

### Sold Listings

Address	Price	Bds	Bth	Sqft	Ht	Acres	SLD Date	DOM
5818 CLEARVIEW DRIVE FL	\$197,000	3	2	1,634		0.330	02/12/2016	5
5508 TURKEY LAKE ROAD FL	\$200,000	3	2	1,618		0.220	01/29/2016	278
8048 JOZEE CIRCLE FL	\$232,000	3	2	1,613		0.240	02/16/2016	6
6261 MARLBERRY DRIVE FL	\$247,000	4	2	1,937		0.360	02/24/2016	35
8959 ESGUERRA LANE FL	\$249,800	3	2	1,796		0.250	02/03/2016	146
5145 SPRING RUN AVENUE FL	\$254,000	3	2	1,705		0.290	02/19/2016	6
7652 PINEMOUNT DRIVE FL	\$255,000	4	3	2,458		0.370	02/11/2016	287
8577 SHADY GLEN DRIVE FL	\$260,000	4	2	1,928		0.240	02/16/2016	72
8301 TANSY DRIVE FL	\$265,000	3	2	1,638		0.270	02/25/2016	89
7311 FARINGTON COURT FL	\$266,000	2	2	1,448		0.170	02/26/2016	50
8024 CHIANTI DRIVE FL	\$274,950	4	2	1,761		0.220	02/16/2016	2
6319 PINEY GLEN LANE FL	\$280,000	5	3	2,683		0.320	01/29/2016	21
6484 WINDER OAKS BOULEVARD FL	\$285,000	3	2	1,629		0.170	02/10/2016	72
8532 CEDAR COVE DRIVE FL	\$287,500	4	2	1,943		0.410	02/08/2016	63
8325 GREEN BAY COURT FL	\$290,615	3	2	2,469		0.320	02/12/2016	54
7261 MOSS LEAF LANE FL	\$313,000	4	2	2,217		0.320	02/12/2016	21
9315 CYPRESS COVE DRIVE FL	\$337,834	3	3	3,799		0.430	02/10/2016	77
9112 GALLEON COURT FL	\$360,000	4	3	2,196		0.270	02/24/2016	147
8760 BAY RIDGE BOULEVARD FL	\$360,000	3	2	2,441		0.500	02/26/2016	115
8329 FOXWORTH CIRCLE #210 FL	\$369,000	3	2	1,731		0.120	02/16/2016	12
8607 VIA BELLA NOTTE FL	\$370,000	3	3	2,363		0.120	01/29/2016	28
7602 LINDENHURST DRIVE FL	\$390,000	4	3	2,351		0.250	02/26/2016	10
6808 PARSON BROWN DRIVE FL	\$402,500	4	3	2,654		0.330	02/02/2016	3
6977 DOLCE STREET FL	\$413,000	4	4	2,988		0.130	01/29/2016	179
8111 GRANADA BOULEVARD FL	\$418,000	4	3	2,690		0.410	01/29/2016	34
9147 RIDGE PINE TRAIL FL	\$422,500	4	4	2,972		0.530	02/25/2016	16
8556 SUMMERVILLE PLACE FL	\$430,540	4	4	3,584		0.760	02/16/2016	10
7220 GRACE ROAD FL	\$435,000	4	3	2,904		1.790	02/01/2016	38
4802 WASHINGTON AVENUE FL	\$490,000	4	3	2,918		1.000	02/19/2016	41
5142 PINE TOP PLACE FL	\$535,000	4	4	3,132		0.530	02/12/2016	40
9374 WICKHAM WAY FL	\$540,000	7	5	3,612		0.340	02/22/2016	55
8808 PHILLIPS BAY DRIVE FL	\$555,000	4	3	3,103		0.280	01/29/2016	45
7451 POINTE VENEZIA DRIVE FL	\$599,999	4	3	3,030		0.210	02/19/2016	248
6049 PINE VALLEY DRIVE FL	\$651,000	5	4	3,928		0.450	02/01/2016	10
8023 CHILTON DRIVE FL	\$788,663	7	7	5,500		0.230	02/19/2016	58
5524 SAIL COURT FL	\$1,500,000	4	5	3,316		3.600	02/16/2016	28
8998 HUBBARD PLACE FL	\$2,400,000	4	5	5,357		1.060	01/28/2016	104
<b>Averages:</b>	<b>\$457,430</b>	<b>3.8</b>	<b>3.0</b>	<b>2,623</b>		<b>0.482</b>		<b>68</b>

	Low	Median	Average	High	Count
<b>Comparable Price</b>	\$197,000	\$360,000	\$457,430	\$2,400,000	37
<b>Adjusted Comparable Price</b>	\$197,000	\$360,000	\$457,430	\$2,400,000	37

On Average, the 'Sold' status comparable listings sold in 68 days for \$457,430





## Minimums and Maximums

This page summarizes key fields of the listings in this analysis.

### **The listings in this analysis can be summarized as follows:**

Listing Price between \$199,999 and \$2,800,000

Selling Price between \$197,000 and \$2,400,000

2 to 7 Bedrooms

2.00 to 7.00 Total Bathrooms

1,448 to 5,500 Square Feet

\$88.97 to \$522.68 per Square Foot

\$88.93 to \$452.35 per Sold Square Foot

Year Built between 1970 and 2015 years

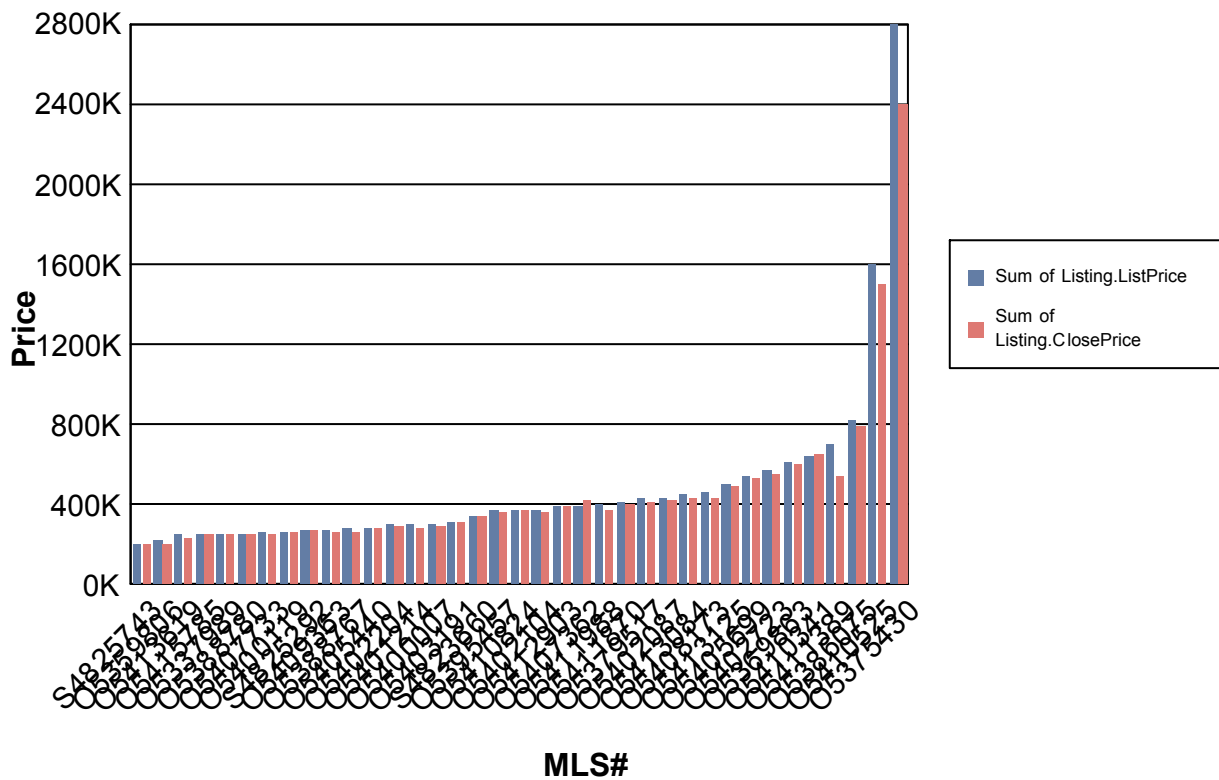




## List Price and Sale Price

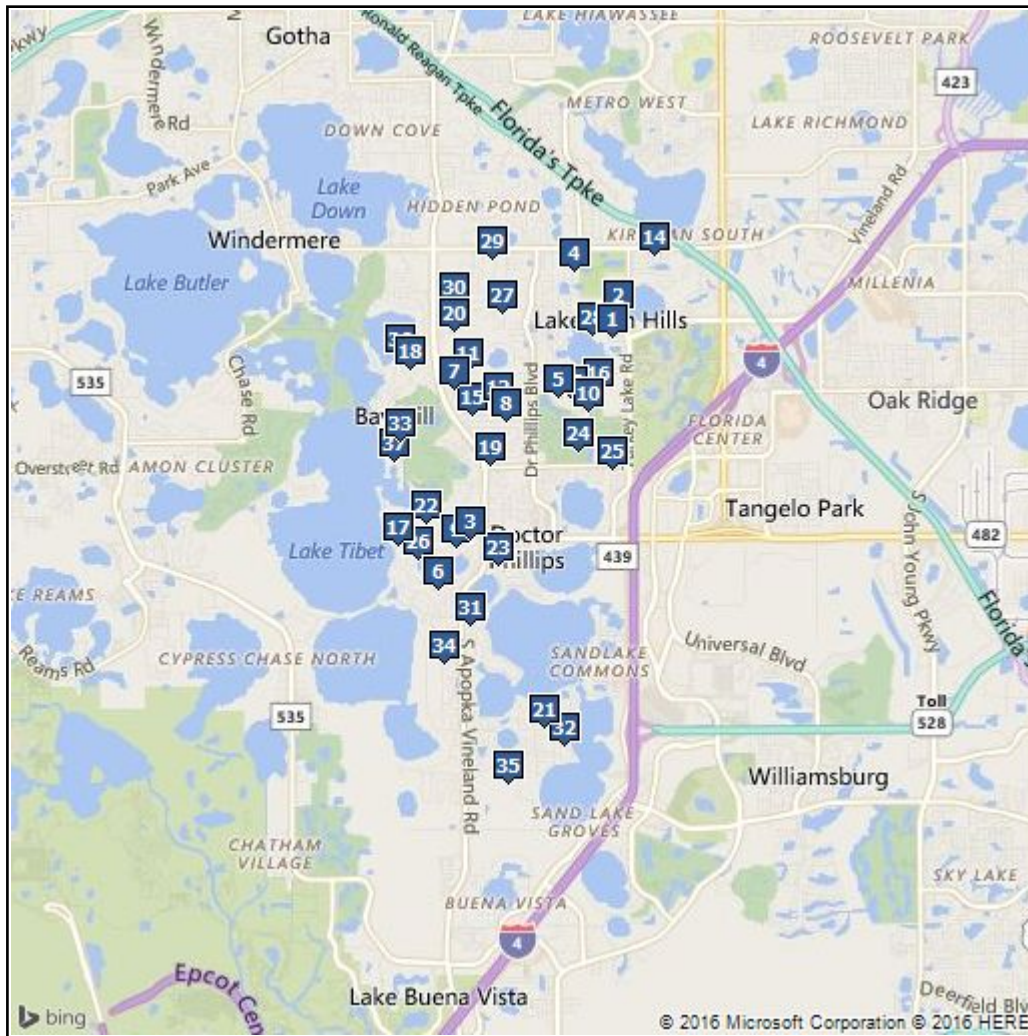
This graph illustrates the list price, along with sale price in Sold listings.

### Price Graph



## CMA Map Layout

This page displays the Map for the CMA Subject and your comparables.



- 1 5818 Clearview Drive
- 2 5508 Turkey Lake Road
- 3 8048 Jozee Circle
- 4 5145 Spring Run Avenue
- 5 7652 Pinemount Drive
- 6 8959 Esguerra Lane
- 7 6261 Marlberry Drive
- 8 8301 Tansy Drive
- 9 8024 Chianti Drive
- 10 7311 Farington Court
- 11 8577 Shady Glen Drive
- 12 6319 Piney Glen Lane
- 13 8325 Green Bay Court
- 14 6484 Winder Oaks Boulevard
- 15 8532 Cedar Cove Drive
- 16 7261 Moss Leaf Lane
- 17 9315 Cypress Cove Drive
- 18 9112 Galleon Court
- 19 210-8329 Foxworth Circle
- 20 8760 Bay Ridge Boulevard
- 21 7602 Lindenhurst Drive
- 22 9147 Ridge Pine Trail
- 23 8607 Via Bella Notte
- 24 6808 Parson Brown Drive
- 25 6977 Dolce Street
- 26 8111 Granada Boulevard
- 27 8556 Summerville Place
- 28 7220 Grace Road
- 29 4802 Washington Avenue
- 30 5142 Pine Top Place
- 31 8808 Phillips Bay Drive
- 32 7451 Pointe Venezia Drive
- 33 6049 Pine Valley Drive
- 34 9374 Wickham Way
- 35 8023 Chilton Drive
- 36 5524 Sail Court
- 37 8998 Hubbard Place

