

► Queens Harbour Comparative Market Analysis, March 2022



Status	Lot #	Address	List price	Sq Ft Heated	LP/Sq Ft	Sold date	Sold price	SP/ Sq Ft	DTS
ACT	61	3606 FAIR OAKS PL	\$3,500,000	3,842	\$911				
PND	4	3509 FAIR OAKS CT	\$1,199,000	2,324	\$516				
SLD	26	3553 FAIR OAKS LN	\$1,699,000	3,200	\$531	11/29/2021	\$1,600,000	\$500	61
SLD	13	3527 FAIR OAKS LN	\$1,399,000	4,154	\$337	3/19/2021	\$1,399,000	\$337	182
SLD	14	3529 FAIR OAKS LN	\$1,399,000	4,373	\$320	4/29/2021	\$1,600,000	\$366	28
SLD	21	3543 FAIR OAKS LN	\$1,290,000	2,832	\$456	6/25/2021	\$1,415,000	\$500	18
SLD	30	3561 FAIR OAKS LN	\$1,225,000	2,915	\$420	4/1/2021	\$1,250,000	\$429	57
SLD	43	3580 FAIR OAKS LN	\$2,575,000	4,167	\$618	3/10/2021	\$2,575,000	\$618	54



Roger's Listings/Sales

Based on information from the My Florida Regional Multiple Listing Service, Inc. for the period March 10, 2021 through March 10, 2022. This information may or may not include all listed, expired, withdrawn, pending or sold properties of one or more members of the My Florida Regional Multiple Listing Service. Although the information is believed to be accurate, if not warranted, and you should not rely upon it without personal verification.

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