



#1 SARASOTA REALTOR® 2021 - 2008

Harbor Acres

Comparative Market Analysis, March 2022

ACTIVE LISTINGS

Address			Lot #	List Price	HTD	LP/SqFt
0	1373	Harbor Dr	53	\$6,000,000	5,950	\$1,008
2	1515	Hillview Dr	126	\$8,400,000	5,424	\$1,549
3	1465	Hillview Dr	129	\$9,575,000	6,654	\$1,439
4	1486	Hillview Dr	163	\$10,800,000	8,433	\$1,281
5	1309	Vista Dr	141	\$18,000,000	8,452	\$2,130

SALE PENDING

Addres	SS	Lot #	List Price	HTD LP/Sqi	
6	1534 Harbor Pl	68	\$4,295,000	4,074	\$1,054

SOLD LISTINGS (in the past 12 months)

Add	ress		Lot#	List Price	HTD	LP/SqFt	Sold Price	SP/SqFt	Sold Date	DTS
7	1607	Flower Dr	94	\$1,499,000	15,000	LOT	\$1,425,000	LOT	1/27/2022	87
8	1347	Harbor Dr	62	\$3,500,000	3,834	\$913	\$3,410,000	\$889	6/4/2021	51
9	1360	Harbor Dr	21	\$7,850,000	3,769	\$2,083	\$7,150,000	\$1,897	9/15/2021	30
10	1364	Harbor Dr	23	\$9,499,000	5,240	\$1,813	\$8,768,645	\$1,673	1/3/2022	28
1	1373	Harbor Dr	53	\$3,495,000	5,950	\$587	\$3,350,000	\$563	3/25/2021	203
12	1383	Harbor Dr	50	\$1,050,000	2,145	\$490	\$1,200,000	\$559	6/25/2021	67
13	1385	Harbor Dr	49	\$3,250,000	3,749	\$867	\$3,150,000	\$840	6/4/2021	105
14	1561	Harbor Dr	107	\$2,390,000	4,210	\$568	\$2,000,000	\$475	4/12/2021	55
1 5	1572	Harbor Dr	119	\$3,500,000	3,448	\$1,015	\$3,500,000	\$1,015	5/14/2021	45
16	1560	Hillview Dr	170	\$5,750,000	4,300	\$1,337	\$5,500,000	\$1,279	6/11/2021	44
T	1408	S Orange Ave	72	\$2,299,000	3,360	\$684	\$2,299,000	\$684	3/15/2021	94
18	1430	S Orange Ave	73	\$869,000	2,494	\$348	\$850,000	\$341	3/30/2021	145
19	1630	S Orange Ave	79	\$899,000	1,630	\$552	\$875,000	\$537	8/16/2021	26
20	1333	Vista Dr	136	\$8,100,000	5,768	\$1,404	\$7,850,000	\$1,361	6/11/2021	87
	Average Price/Days on Market			\$3,853,571		\$974		932		

Average Price/Days on Market \$3,853,571 \$974



Based on information from the My Florida Regional Multiple Listing Service Inc., for the period of March 15, 2021 through March 15, 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 This information may or may not include all listed, expired, withdrawn, pending or sold properties of one or more members of the My Florida Regional Multiple Listing Service".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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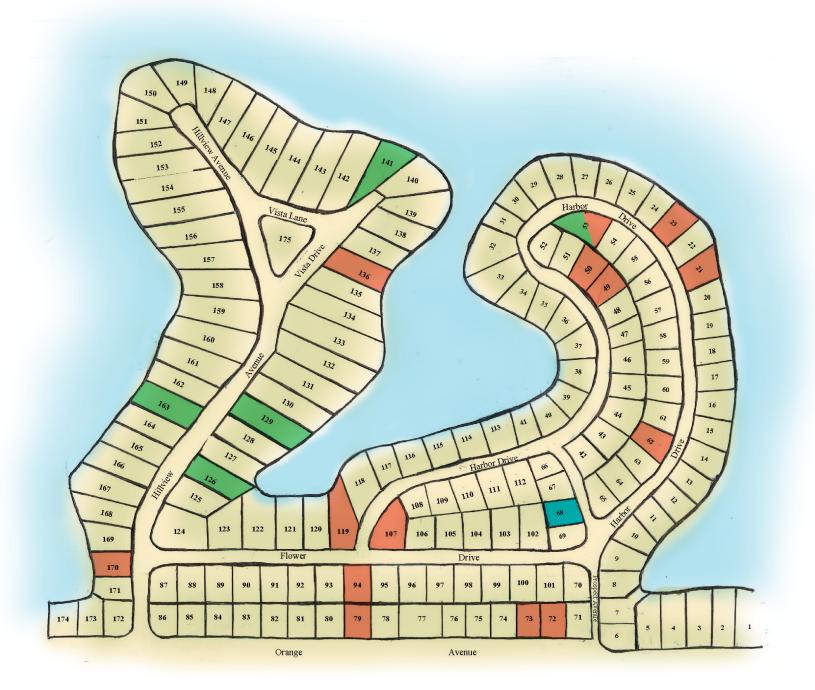


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