



#1 SARASOTA REALTOR® 2021 - 2008

Harbor Acres

Comparative Market Analysis, April 2022

ACTIVE LISTINGS

Addre	ess		Lot #	List Price	HTD	LP/SqFt
0	1373	Harbor Dr	53	\$6,000,000	5,950	\$1,008
2 1	423 & 1435	Hillview Dr	131	\$21,600,000	11,588	\$1,864
3	1465	Hillview Dr	129	\$9,575,000	6,654	\$1,439
4	1515	Hillview Dr	126	\$8,400,000	5,424	\$1,549
5	1309	Vista Dr	141	\$18,000,000	8,452	\$2,130

SALE PENDING

Addr	ress		Lot #	List Price	HTD	LP/SqFt
6	1534	Harbor Pl	68	\$4,295,000	4,074	\$1,054
7	1486	Hillview Dr	163	\$10,800,000	8,433	\$1,281
8	1516	S Orange Ave	75	\$1,325,000	1,726	\$768

SOLD LISTINGS (in the past 12 months)

Address		Lot #	Sale Price	HTD	SP/SqFt	Sold Date	DTS
9 1607	Flower Dr	94	\$1,425,000	15,000	LOT	1/27/2022	87
1347	Harbor Dr	62	\$3,410,000	3,834	\$889	6/4/2021	51
1360	Harbor Dr	21	\$7,150,000	3,769	\$1,897	9/15/2021	30
1364	Harbor Dr	23	\$8,768,645	5,240	\$1,673	1/3/2022	28
1383	Harbor Dr	50	\$1,200,000	2,145	\$559	6/25/2021	67
1385	Harbor Dr	49	\$3,150,000	3,749	\$840	6/4/2021	105
1572	Harbor Dr	119	\$3,500,000	3,448	\$1,015	5/14/2021	45
1560	Hillview Dr	170	\$5,500,000	4,300	\$1,279	6/11/2021	44
1630	S Orange Ave	79	\$875,000	1,630	\$537	8/16/2021	26
1333	Vista Dr	136	\$7,850,000	5,768	\$1,361	6/11/2021	87
Average Price/Days on Market			\$4,282,865		\$1,117		57



Based on information from the My Florida Regional Multiple Listing Service Inc., for the period ${\sf N}$ of April 18, 2021 through April 18, 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 This information may or may not include all listed, expired, withdrawn, pending or sold properties of one or more members of the My Florida Regional Multiple Listing Service".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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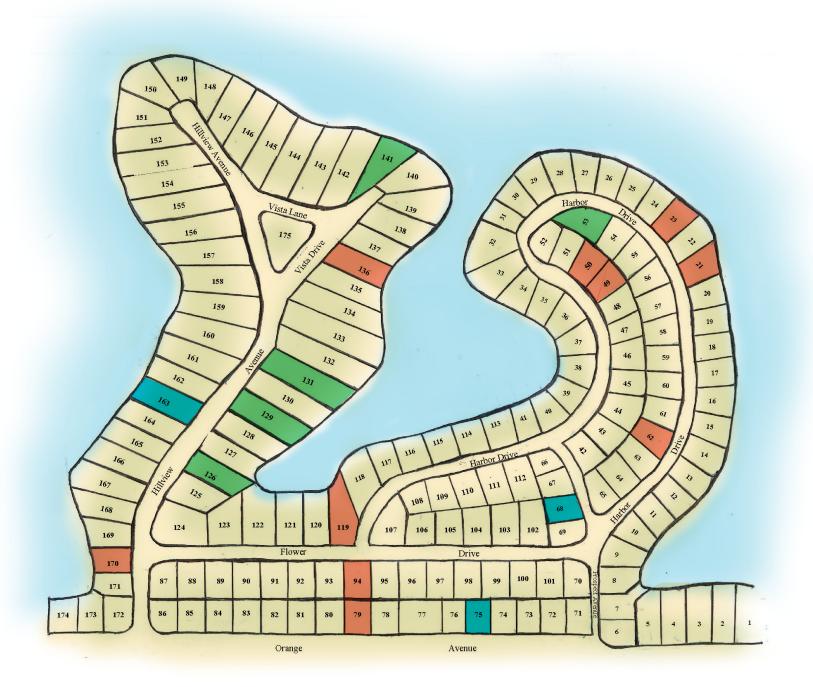


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