



TANGERINE BAY

Comparative Market Analysis - April 2024

ACTIVE

PENDING

SOLD



For Sale Properties

| Address: building three | Unit | Furnishings | Floor Plan | Sq Ft Heated | Parking | List Price  | LP/SqFt |
|-------------------------|------|-------------|------------|--------------|---------|-------------|---------|
| ① 360 Gulf Of Mexico Dr | 312  | Optional    | B          | 2,298        | 2       | \$1,399,900 | \$609   |
| building four           |      |             |            |              |         |             |         |
| ② 370 Gulf Of Mexico Dr | 432  | Unfurnished | B          | 2,900        | 2       | \$2,100,000 | \$724   |
| building five           |      |             |            |              |         |             |         |
| ③ 380 Gulf Of Mexico Dr | 525  | Furnished   | B          | 2,255        | 2       | \$1,795,000 | \$796   |

Sale Pending

| Address                             | Unit | Furnishings | Floor Plan | Sq Ft Heated | Parking | List Price | LP/SqFt |
|-------------------------------------|------|-------------|------------|--------------|---------|------------|---------|
| There are no current sales pending. |      |             |            |              |         |            |         |

Sold Properties (within the last 12 months)

| Address: building one   | Unit | Furnishings | Floor Plan | Sq Ft Heated | Parking | List Price  | Sold Price  | SP/SqFt |
|-------------------------|------|-------------|------------|--------------|---------|-------------|-------------|---------|
| ④ 340 Gulf Of Mexico Dr | 135  | Unfurnished | B          | 2,800        | 2       | \$2,000,000 | \$2,100,000 | \$750   |
| building four           |      |             |            |              |         |             |             |         |
| ⑤ 370 Gulf Of Mexico Dr | 412  | Unfurnished | B          | 2,380        | 2       | \$1,650,000 | \$1,600,000 | \$672   |
| ⑥ 370 Gulf Of Mexico Dr | 415  | Turnkey     | B          | 2,480        | 2       | \$1,195,000 | \$1,100,000 | \$444   |
| ⑦ 370 Gulf Of Mexico Dr | 416  | Unfurnished | A          | 2,476        | 2       | \$1,090,000 | \$975,000   | \$394   |

\*\*Roger's listing/sale

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