

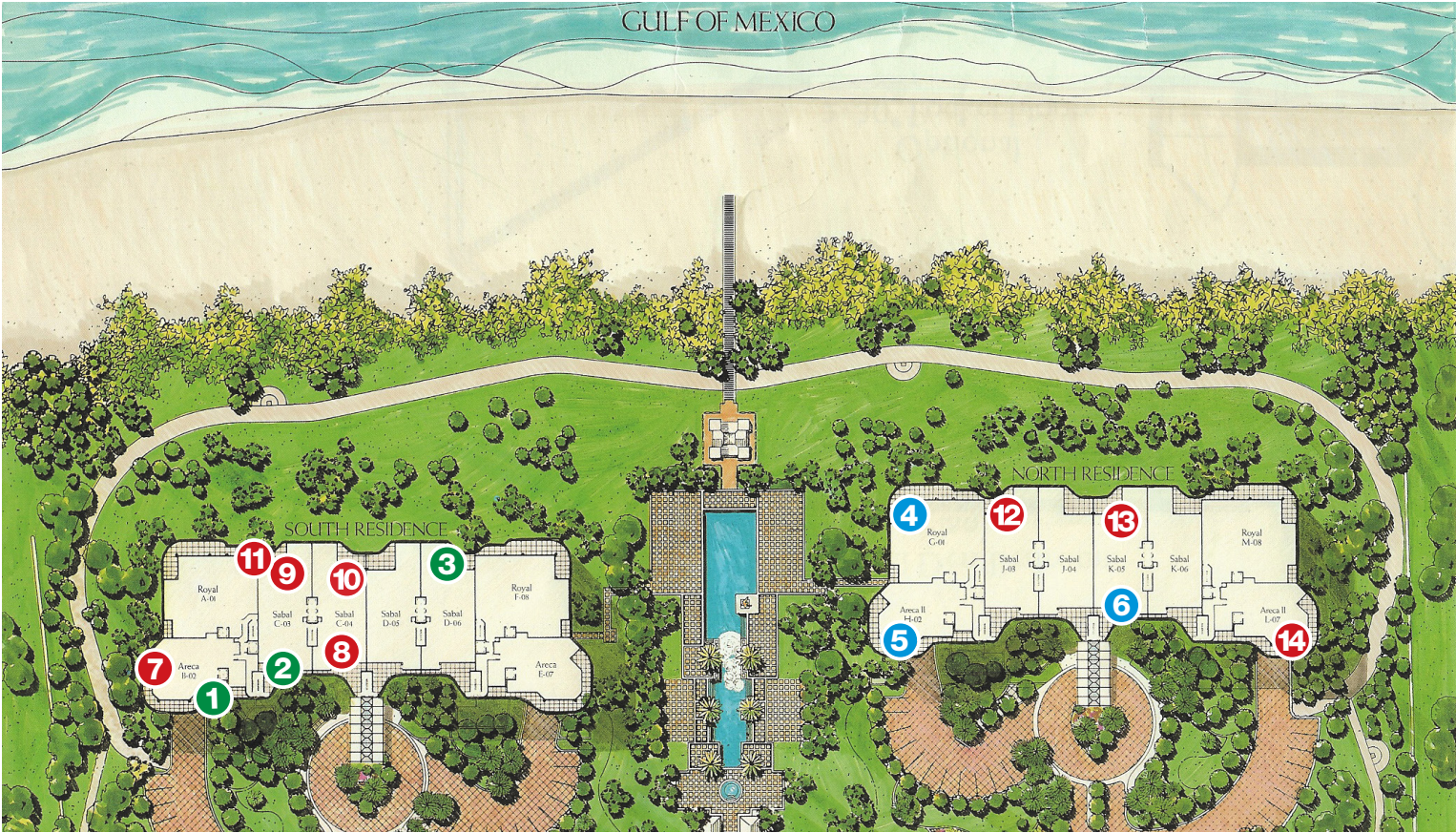
L' AMBIANCE

► Comparative Market Analysis - March 2024

ACTIVE

PENDING

SOLD



For Sale Properties

	Address	Unit #	Furnishings	Sq Ft	List Price	LP/Sq Ft
1	415 L Ambiance Dr	B902	Unfurnished	2,385	\$3,498,750	\$1,467
2	415 L Ambiance Dr	C403	Unfurnished	2,822	\$4,195,000	\$1,487
3	415 L Ambiance Dr	D206	Unfurnished	2,820	\$2,995,000	\$1,062

Sale Pending

	Address	Unit #	Furnishings	Sq Ft	List Price	LP/Sq Ft
4	435 L Ambiance Dr	G401	Unfurnished	3,380	\$5,495,000	\$1,626
5	435 L Ambiance Dr	H802	Optional	2,525	\$3,788,000	\$1,500
6	435 L Ambiance Dr	K705	Unfurnished	2,820	\$3,200,000	\$1,135

Sold Properties (last 12 months)

	Address	Unit #	Furnishings	Sq Ft	List Price	Sold Price	SP/ Sq ft	Close Date
7	415 L Ambiance Dr	B202	Unfurnished	2,385	\$1,850,000	\$1,900,000	\$797	3/23/2023
8	415 L Ambiance Dr	C204	Furnished	2,820	\$3,650,000	\$2,950,000	\$1,046	10/26/2023
9	415 L Ambiance Dr	C503	Unfurnished	2,822	\$3,450,000	\$3,200,000	\$1,134	5/10/2023
10	415 L Ambiance Dr	C504	Unfurnished	2,820	\$3,499,000	\$3,430,000	\$1,216	6/8/2023
11	415 L Ambiance Dr	PH-A	Unfurnished	5,170	\$10,995,000	\$10,995,000	\$2,127	1/31/2024
12	435 L Ambiance Dr	J603	Furnished	2,820	\$3,950,000	\$3,850,000	\$1,365	7/31/2023
13	435 L Ambiance Dr	K905	Unfurnished	2,820	\$3,995,000	\$3,750,000	\$1,330	2/15/2024
14	435 L Ambiance Dr	L207	Unfurnished	2,525	\$2,600,000	\$2,400,000	\$951	7/24/2023



**Roger's listing/sale

The property information herein is derived from various sources that may include, but not be limited to, county records and the Multiple Listing Service, and it may include approximations. Although the information is believed to be accurate, it is not warranted and you should not rely upon it without personal verification. Affiliated real estate agents are independent contractor sales associates, not employees. ©2023 Coldwell Banker. All Rights Reserved. Coldwell Banker and the Coldwell Banker logo are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Anywhere Advisors LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Fair Housing Act and the Equal Opportunity Act. Based on information from the Multiple Listing Service for the period March 11, 2023 through March 11, 2024.



View our properties on: pettingell.com

Non-Solicitation Disclaimer

If your property is currently listed, please disregard. It is not our intention to solicit properties that are already represented by another broker.