

► Bay Isles – Harbor Section

Comparative Market Analysis, September 2022



ACTIVE LISTINGS

| | Address | Lot # | List Price | HTD | LP/SqFt |
|---|---------------------|-------|-------------|-------|---------|
| ➊ | 500 Harbor Cove Cir | 67 | \$7,750,000 | 4,422 | \$1,753 |
| ➋ | 540 Harbor Cove Cir | 63 | \$3,400,000 | 2,081 | \$1,634 |
| ➌ | 540 Harbor Gate Way | 5 | \$4,500,000 | 5,048 | \$891 |

PENDING LISTINGS

| Address | Lot # | List Price | HTD | LP/SqFt |
|---------------------------------------|-------|------------|-----|---------|
| There are currently no pending sales. | | | | |

SOLD LISTINGS (in the last 12 months)

| | Address | Lot # | List Price | HTD | LP/SqFt | Sold Price | Sold Date | SP/SqFt |
|---|---------------------|-------|-------------|-------|---------|-------------|------------|---------|
| ➍ | 1601 Harbor Cay Ln | 17 | \$2,895,000 | 4,121 | \$703 | \$2,500,000 | 12/29/2021 | \$607 |
| ➎ | 1630 Harbor Cay Ln | 23 | \$3,999,000 | 2,473 | \$1,617 | \$4,500,000 | 5/5/2022 | \$1,820 |
| ➏ | 501 Harbor Gate Way | 1 | \$2,995,000 | 3,662 | \$818 | \$2,775,000 | 8/24/2022 | \$758 |
| ➐ | 500 Harbor Point Rd | 54 | \$5,475,000 | 6,556 | \$835 | \$5,237,500 | 10/14/2021 | \$799 |



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