



COUNTRY CLUB SHORES

► Comparative Market Analysis

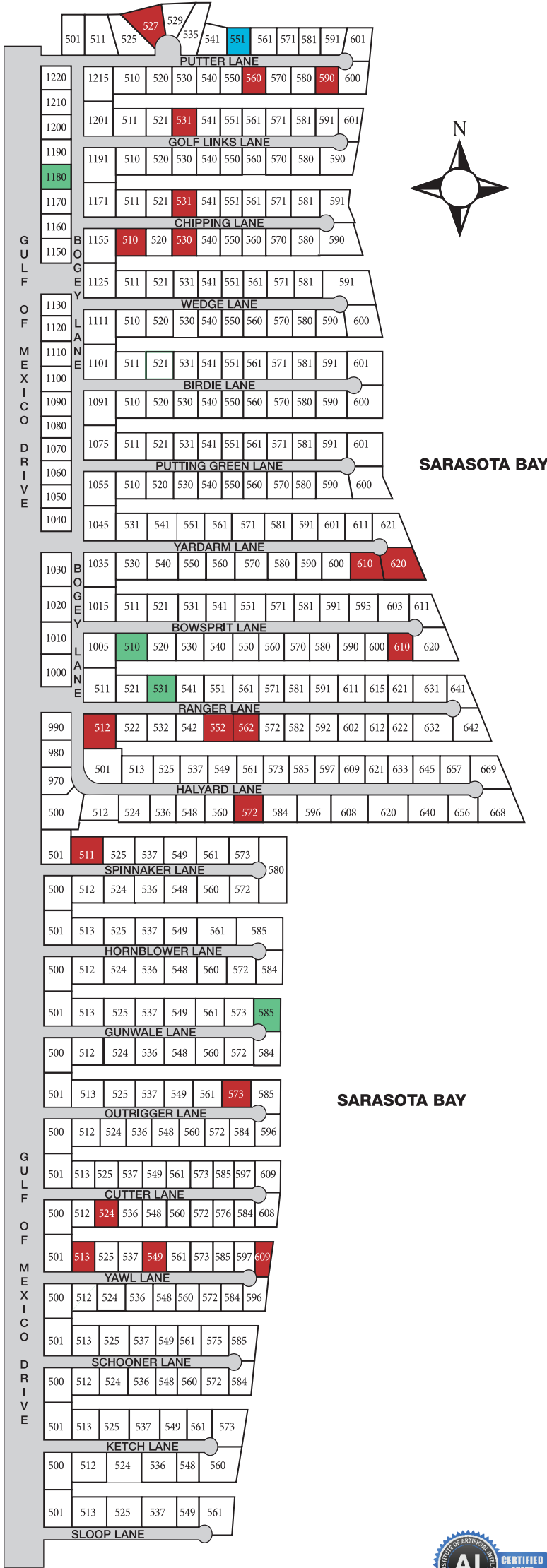
June 2024

ACTIVE LISTINGS	LIST PRICE	HTD	LP/SQFT
1180 BOGEY LN	\$997,000	2,180	\$457
510 BOWSPRIT LN	\$5,600,000	4,389	\$1,276
585 GUNWALE LN	\$6,490,000	4,733	\$1,371
531 RANGER LN	\$3,950,000	3,436	\$1,150

PENDING LISTINGS	LIST PRICE	HTD	LP/SQFT
551 PUTTER LN	\$6,199,500	5,300	\$1,170

SOLD IN THE PAST 12 MONTHS	LIST PRICE	HTD	SP/SQFT	SALE DATE
610 BOWSPRIT LN	\$5,000,000	4,072	\$1,228	4/5/24
510 CHIPPING LN	\$1,600,000	1,880	\$851	11/13/23
530 CHIPPING LN	\$1,750,000	11,247	LOT	2/23/24
531 CHIPPING LN	\$2,428,000	2,341	\$1,037	6/10/24
524 CUTTER LN	\$2,925,000	2,378	\$1,230	3/27/24
531 GOLF LINKS LN	\$5,200,000	3,967	\$1,311	12/11/23
572 HALYARD LN	\$4,085,000	4,257	\$960	6/16/23
573 OUTRIGGER LN	\$2,300,000	2,120	\$1,085	8/14/23
527 PUTTER LN	\$2,500,000	4,068	\$615	7/19/23
560 PUTTER LN	\$5,250,000	4,304	\$1,220	8/28/23
590 PUTTER LN	\$2,900,000	2,195	\$1,321	4/4/24
512 RANGER LN	\$1,275,000	1,620	\$787	8/11/23
552 RANGER LN	\$3,450,000	2,430	\$1,420	5/2/24
562 RANGER LN	\$2,500,000	3,149	\$794	8/29/23
511 SPINNAKER LN	\$3,495,000	2,586	\$1,352	11/17/23
610 YARDARM LN	\$4,200,000	4,138	\$1,015	6/30/23
620 YARDARM LN	\$10,495,000	7,278	\$1,442	1/11/24
513 YAWL LN	\$2,455,000	2,346	\$1,046	11/10/23
549 YAWL LN	\$2,000,000	1,702	\$1,175	9/22/23
609 YAWL LN	\$5,500,000	2,931	\$1,876	3/18/24

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