

# WATER CLUB COMPREHENSIVE ANALYSIS



## ACTIVE LISTINGS

Address	Unit	Furnishings	Floor Plan	Sq Ft Heated	Parking	List Price	LP/SqFt
1 1241 Gulf Of Mexico Dr	109	Furnished	Plaza Level	2,000	1	\$1,295,000	\$648
2 1241 Gulf Of Mexico Dr	203	Unfurnished	Brighton	3,045	2	\$2,195,000	\$721
3 1241 Gulf Of Mexico Dr	603	Unfurnished	Brighton	3,045	1	\$3,295,000	\$1,082
4 1241 Gulf Of Mexico Dr	803	Unfurnished	Brighton	3,045	2	\$3,350,000	\$1,100
5 1241 Gulf Of Mexico Dr	804	Unfurnished	Brighton	3,045	1	\$3,250,000	\$1,067
6 1281 Gulf Of Mexico Dr	704	Furnished	Brighton North	3,054	1	\$2,995,000	\$981
7 1281 Gulf Of Mexico Dr	708	Unfurnished	Dover North	3,273	1	\$3,595,000	\$1,098



## PENDING SALES

Address	Unit	Furnishings	Floor Plan	Sq Ft Heated	Parking	List Price	LP/SqFt
8 1241 Gulf Of Mexico Dr	207	Furnished	Dover	2,965	1	\$1,500,000	\$506



## SOLD LISTINGS IN THE PAST 12 MONTHS

Address	Unit	Furnishings	Floor Plan	Sq Ft Heated	Parking	List Price	Sold Price	Sold Date	SP/SqFt	DTS
9 1241 Gulf Of Mexico Dr	105	Turnkey	Plaza Level	2,585	1	\$2,150,000	\$1,950,000	6/16/25	\$754	0
10 1241 Gulf Of Mexico Dr	303	Unfurnished	Brighton	3,045	1	\$2,195,000	\$2,000,000	3/21/25	\$657	133
11 1241 Gulf Of Mexico Dr	708	Unfurnished	Dover	2,965	1	\$3,475,000	\$2,975,000	6/27/25	\$1,003	238
12 1241 Gulf Of Mexico Dr	1005	Unfurnished	Cambridge	2,650	1	\$3,995,000	\$3,750,000	5/14/25	\$1,415	89
13 1281 Gulf Of Mexico Dr	404	Furnished	Brighton North	3,054	1	\$2,695,000	\$2,375,000	11/25/25	\$778	300
14 1281 Gulf Of Mexico Dr	703	Unfurnished	Brighton North	3,054	1	\$2,650,000	\$2,650,000	4/30/25	\$868	74
15 1281 Gulf Of Mexico Dr	906	Unfurnished	Cambridge	2,655	1	\$2,495,000	\$2,200,000	1/8/26	\$829	262
<b>AVERAGE PRICE/DAYS ON MARKET</b>						<b>\$2,807,857</b>	<b>\$2,557,143</b>		<b>\$901</b>	<b>157</b>

### Pettingell Professionals Listings/Sales

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