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#1 SARASOTA REALTOR® 2022 - 2008

Corey's Landing

Comparative Market Analysis - April 2023





ACTIVE LISTINGS

	Address	Lot#	List Price	Sq Ft	LP/Sq Ft
0	3499 BYRON LN	1	\$1,099,000	2,206	\$498
0	3402 FAIR OAKS LN	15	\$1,850,000	3,510	\$527

PENDING LISTINGS

	Address	Lot#	List Price	Sq Ft	LP/Sq Ft
3	3408 FAIR OAKS LN	16	\$2,000,000	4,510	\$443
4	3575 MISTLETOE LN	61	\$1,798,750	3,436	\$524

SOLD LISTINGS (in the last 12 months)

Address	Lot#	List Price	Sq Ft	LP/Sq Ft	Sold Price	Sold Date	SP/Sq Ft
3447 BYRON LN	14	\$1,099,000	2,227	\$493	\$1,075,000	3/24/2023	\$483
3479 BYRON LN	6	\$1,150,000	2,229	\$516	\$1,150,000	5/13/2022	\$516
3414 FAIR OAKS LN	17	\$1,899,000	3,724	\$510	\$1,865,000	3/31/2023	\$501
3420 FAIR OAKS LN	18	\$1,795,000	4,801	\$374	\$2,210,000	5/11/2022	\$460
3482 MISTLETOE LN	33	\$3,150,000	3,323	\$948	\$3,050,000	4/21/2023	\$918
3496 MISTLETOE LN	35	\$3,495,000	3,429	\$1,019	\$4,284,000	2/23/2023	\$1,249
3501 MISTLETOE LN	70	\$895,000	3,049	\$294	\$985,000	4/14/2023	\$323
3565 MISTLETOE LN	62	\$1,899,000	3,158	\$601	\$1,800,000	1/31/2023	\$570
3580 MISTLETOE LN	56,57	\$3,400,000	3,333	\$1,020	\$3,414,243	4/11/2023	\$1,024
	3447 BYRON LN 3479 BYRON LN 3414 FAIR OAKS LN 3420 FAIR OAKS LN 3482 MISTLETOE LN 3496 MISTLETOE LN 3501 MISTLETOE LN 3565 MISTLETOE LN	3447 BYRON LN 14 3479 BYRON LN 6 3414 FAIR OAKS LN 17 3420 FAIR OAKS LN 18 3482 MISTLETOE LN 33 3496 MISTLETOE LN 35 3501 MISTLETOE LN 70 3565 MISTLETOE LN 62	3447 BYRON LN 14 \$1,099,000 3479 BYRON LN 6 \$1,150,000 3414 FAIR OAKS LN 17 \$1,899,000 3420 FAIR OAKS LN 18 \$1,795,000 3482 MISTLETOE LN 33 \$3,150,000 3496 MISTLETOE LN 35 \$3,495,000 3501 MISTLETOE LN 70 \$895,000 3565 MISTLETOE LN 62 \$1,899,000	3447 BYRON LN 14 \$1,099,000 2,227 3479 BYRON LN 6 \$1,150,000 2,229 3414 FAIR OAKS LN 17 \$1,899,000 3,724 3420 FAIR OAKS LN 18 \$1,795,000 4,801 3482 MISTLETOE LN 33 \$3,150,000 3,323 3496 MISTLETOE LN 35 \$3,495,000 3,429 3501 MISTLETOE LN 70 \$895,000 3,049 3565 MISTLETOE LN 62 \$1,899,000 3,158	3447 BYRON LN 14 \$1,099,000 2,227 \$493 3479 BYRON LN 6 \$1,150,000 2,229 \$516 3414 FAIR OAKS LN 17 \$1,899,000 3,724 \$510 3420 FAIR OAKS LN 17 \$1,795,000 4,801 \$374 3482 MISTLETOE LN 33 \$3,150,000 3,323 \$948 3496 MISTLETOE LN 35 \$3,495,000 3,429 \$1,019 3501 MISTLETOE LN 70 \$895,000 3,049 \$294 3565 MISTLETOE LN 62 \$1,899,000 3,158 \$601	3447 BYRON LN 14 \$1,099,000 2,227 \$493 \$1,075,000 3479 BYRON LN 6 \$1,150,000 2,229 \$516 \$1,150,000 3414 FAIR OAKS LN 17 \$1,899,000 3,724 \$510 \$1,865,000 3420 FAIR OAKS LN 18 \$1,795,000 4,801 \$374 \$2,210,000 3482 MISTLETOE LN 33 \$3,150,000 3,323 \$948 \$3,050,000 3496 MISTLETOE LN 35 \$3,495,000 3,429 \$1,019 \$4,284,000 3501 MISTLETOE LN 70 \$895,000 3,049 \$294 \$985,000 3565 MISTLETOE LN 62 \$1,899,000 3,158 \$601 \$1,800,000	3447 BYRON LN 14 \$1,099,000 2,227 \$493 \$1,075,000 3/24/2023 3479 BYRON LN 6 \$1,150,000 2,229 \$516 \$1,150,000 5/13/2022 3414 FAIR OAKS LN 17 \$1,899,000 3,724 \$510 \$1,865,000 3/31/2023 3420 FAIR OAKS LN 18 \$1,795,000 4,801 \$374 \$2,210,000 5/11/2022 3482 MISTLETOE LN 33 \$3,150,000 3,323 \$948 \$3,050,000 4/21/2023 3496 MISTLETOE LN 35 \$3,495,000 3,429 \$1,019 \$4,284,000 2/23/2023 3501 MISTLETOE LN 70 \$895,000 3,049 \$294 \$985,000 4/14/2023 3565 MISTLETOE LN 62 \$1,899,000 3,158 \$601 \$1,800,000 1/31/2023



Roger's Listings/Sales

Based on information from the My Florida Regional Multiple Listing Service, Inc. for the period April 27, 2022 through April 27, 2023. This information may or may not include all listed, expired, withdrawn, pending or sold properties of one or more members of the My Florida Regional Multiple Listing Service. Although the information is believed to be accurate, if not warranted, and you should not rely upon it without personal verification.

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