ROGER PETTINGELL
LUXURY WATERFRONT SPECIALIST

COLDWELL BANKER

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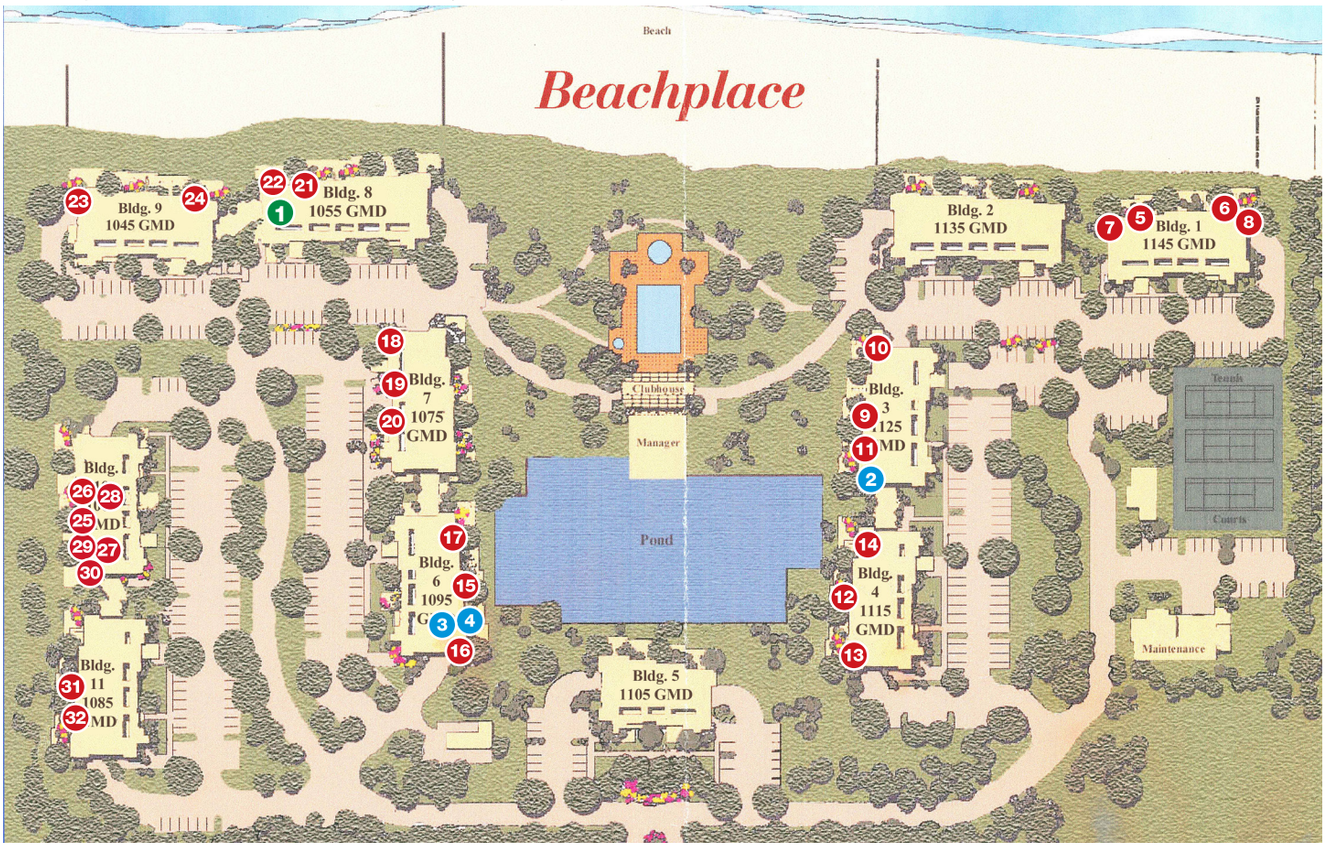
#1 SARASOTA REALTOR - 2020, 2019, 2018, 2017, 2016, 2015, 2014, 2013, 2012, 2010 & 2008

Beachplace
Comparative Market Analysis, April 2021

ACTIVE
PENDING
SOLD



ACTIVE LISTINGS

UNIT	FLOOR PLAN	SQ FT HEATED	COVERED PARKING	LIST PRICE	FURN
1055 Gulf of Mexico Drive - Building 8					
1. Residence #306	A	1,819	1	$2,250,000	F

PENDING LISTINGS

UNIT	FLOOR PLAN	SQ FT HEATED	COVERED PARKING	LIST PRICE	FURN
1125 Gulf of Mexico Drive - Building 3					
2. Residence #401	D	1,172	0	$735,000	F
1095 Gulf of Mexico Drive - Building 6					
3. Residence #302	C	1,392	0	$695,000	U
4. Residence #502	C	1,392	0	$747,000	T

SOLD LISTINGS (in the past 12 months)

UNIT	FLOOR PLAN	SQ FT HEATED	COVERED PARKING	LIST PRICE	FURN
1145 Gulf of Mexico Drive - Building 1					
5. Residence #204	B	1,503	0	$840,000	F
6. Residence #301	D	1,172	0	$835,000	U
7. Residence #405	A	1,819	2	$1,387,500	U
8. Residence #601	D	1,172	1	$995,000	T

Roger's Listing/Sale

"Based on information from the My Florida Regional Multiple Listing Service, Inc. for the period April 15, 2020 through April 15, 2021. This information may or may not include all listed, expired, withdrawn, pending or sold properties of one or more members of the My Florida Regional Multiple Listing Service".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.

KEY: P = Partially Furnished F = Furnished T = Turnkey Furnished
U = Unfurnished O = Furnishings Optional

SOLD LISTINGS (in the past 12 months)

UNIT	FLOOR PLAN	SQ FT HEATED	COVERED PARKING	LIST PRICE	FURN
1125 Gulf of Mexico Drive - Building 3					
9. Residence #103	B	1,503	0	$606,000	F
10. Residence #305	A	1,819	0	$665,000	P
11. Residence #502	C	1,392	0	$510,000	T
1115 Gulf of Mexico Drive - Building 4					
12. Residence #403	B	1,503	0	$585,000	U
13. Residence #201	D	1,172	1	$515,000	F
14. Residence #204	B	1,503	1	$635,000	U
1095 Gulf of Mexico Drive - Building 6					
15. Residence #303	B	1,503	0	$500,000	T
16. Residence #401	D	1,172	0	$699,000	F
17. Residence #604	B	1,503	0	$569,500	T
1075 Gulf of Mexico Drive - Building 7					
18. Residence #105	A	1,819	0	$638,900	U
19. Residence #204	B	1,503	1	$725,000	U
20. Residence #303	B	1,503	0	$585,000	T
1055 Gulf of Mexico Drive - Building 8					
21. Residence #106	A	1,819	1	$2,201,000	F
22. Residence #404	B	1,503	0	$805,000	T
1045 Gulf of Mexico Drive - Building 9					
23. Residence #105	A	1,819	0	$1,190,000	F
24. Residence #302	C	1,392	0	$935,000	T
1065 Gulf of Mexico Drive - Building 10					
25. Residence #202	C	1,392	0	$425,000	F
26. Residence #203	B	1,503	0	$450,000	U
27. Residence #402	C	1,392	1	$445,000	U
28. Residence #403	B	1,503	0	$405,000	T
29. Residence #502	C	1,392	0	$400,000	U
30. Residence #601	D	1,172	0	$565,000	U
1085 Gulf of Mexico Drive - Building 11					
31. Residence #203	B	1,503	0	$457,900	P
32. Residence #603	B	1,503	0	$489,000	U

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