



COUNTRY CLUB SHORES

► Comparative Market Analysis

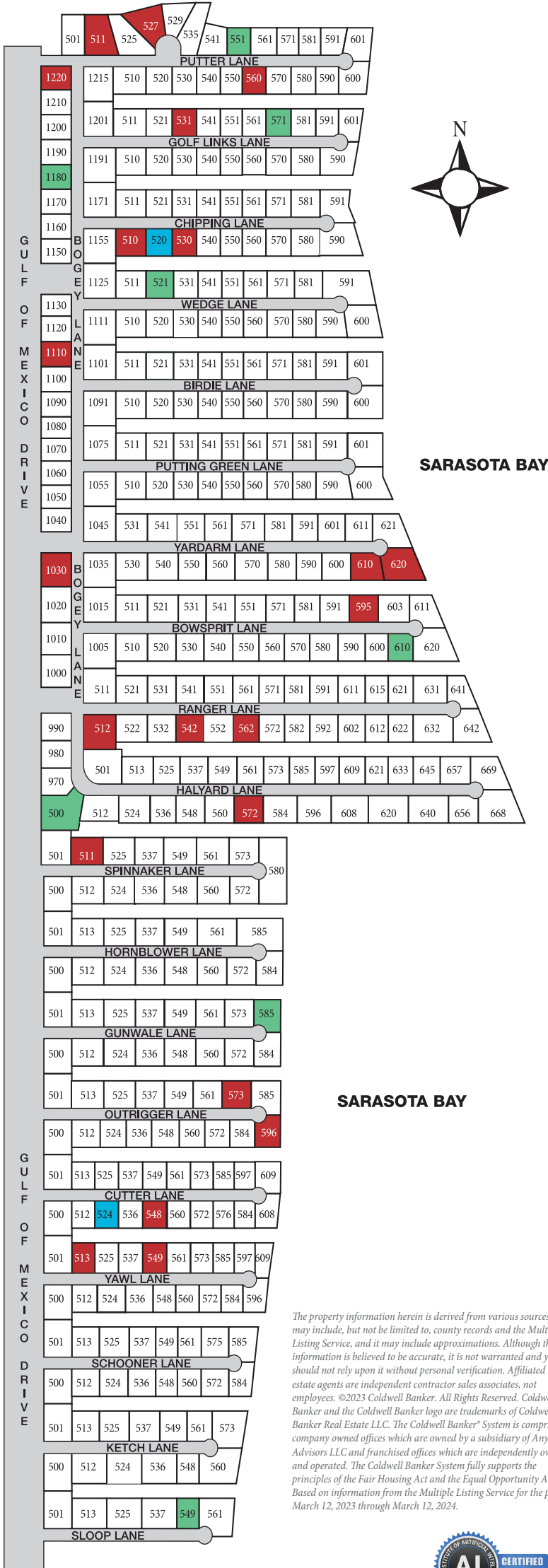
March 2024

| ACTIVE LISTINGS   | LIST PRICE  | HTD   | LP/SQFT |
|-------------------|-------------|-------|---------|
| 1180 BOGEY LN     | \$1,098,000 | 1,636 | \$671   |
| 610 BOWSPRIT LN   | \$5,250,000 | 4,072 | \$1,289 |
| 571 GOLF LINKS LN | \$2,295,000 | 1,745 | \$1,315 |
| 585 GUNWALE LN    | \$6,490,000 | 4,733 | \$1,371 |
| 500 HALYARD LN    | \$2,799,500 | 2,311 | \$1,211 |
| 551 PUTTER LN     | \$6,995,000 | 5,300 | \$1,320 |
| 552 RANGER LN     | \$3,995,000 | 2,430 | \$1,644 |
| 549 SLOOP LN      | \$5,000,000 | 4,127 | \$1,212 |
| 521 WEDGE LN      | \$1,975,000 | 1,677 | \$1,178 |

| PENDING LISTINGS | LIST PRICE  | HTD   | LP/SQFT |
|------------------|-------------|-------|---------|
| 520 CHIPPING LN  | \$5,975,000 | 4,412 | \$1,354 |
| 524 CUTTER LN    | \$2,995,000 | 2,378 | \$1,259 |

| SOLD IN THE PAST 12 MONTHS | LIST PRICE   | HTD    | SP/ SQFT | SALE DATE |
|----------------------------|--------------|--------|----------|-----------|
| 1030 BOGEY LN              | \$910,000    | 1,522  | \$598    | 4/28/23   |
| 1110 BOGEY LN              | \$942,000    | 2,614  | \$360    | 4/10/23   |
| 1220 BOGEY LN              | \$1,500,000  | 1,743  | \$861    | 5/22/23   |
| 595 BOWSPRIT LN            | \$2,875,000  | 2,582  | \$1,113  | 8/22/23   |
| 510 CHIPPING LN            | \$1,600,000  | 1,880  | \$851    | 11/13/23  |
| 530 CHIPPING LN            | \$1,750,000  | 11,247 | LOT      | 2/23/24   |
| 548 CUTTER LN              | \$5,333,000  | 4,174  | \$1,278  | 5/1/23    |
| 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   |
| 596 OUTRIGGER LN           | \$6,995,000  | 5,892  | \$1,187  | 4/26/23   |
| 511 PUTTER LN              | \$2,350,000  | 2,576  | \$912    | 3/27/23   |
| 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   |
| 512 RANGER LN              | \$1,275,000  | 1,620  | \$787    | 8/11/23   |
| 542 RANGER LN              | \$1,699,000  | 1,649  | \$1,030  | 4/7/23    |
| 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   |

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