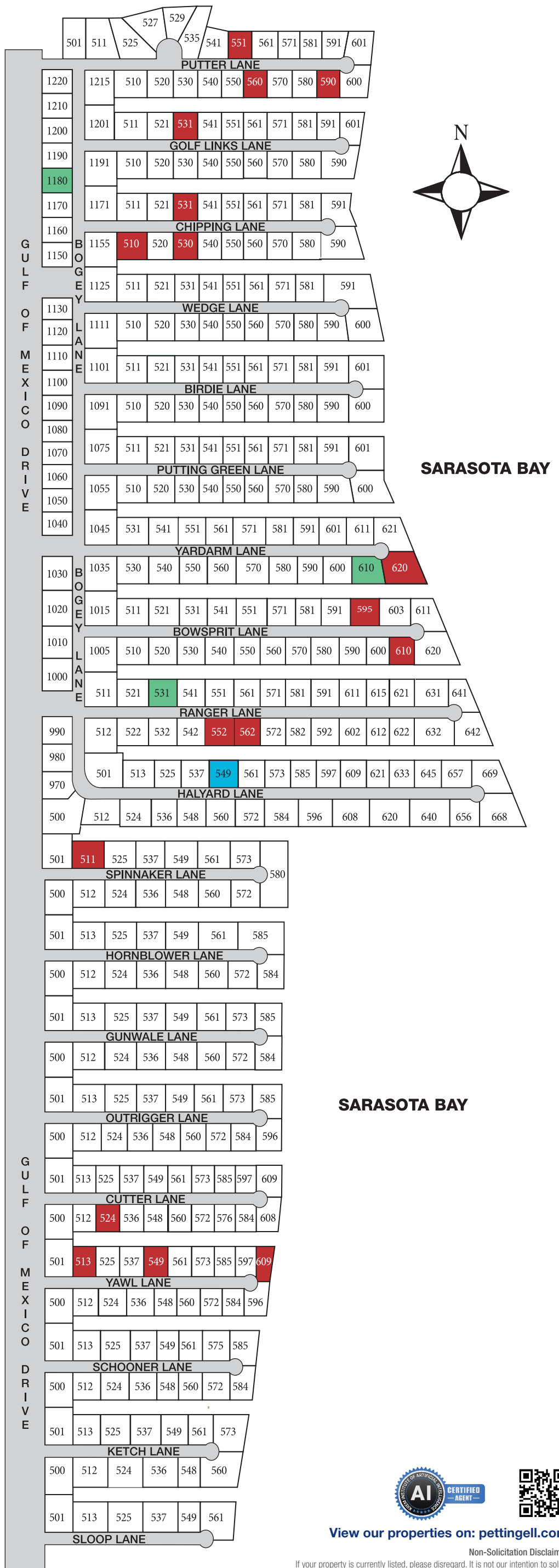


► Comparative Market Analysis August 2024

LISTINGS	LIST PRICE	HTD	LP/SQFT
1180 BOGEY LN	\$950,000	2,180	\$436
531 RANGER LN	\$3,795,000	3,436	\$1,104
610 YARDARM LN	\$4,699,999	4,138	\$1,136

LISTINGS	LIST PRICE	HTD	LP/SQFT
549 HALYARD LN	\$2,095,000	1,594	\$1,314

SOLD IN THE PAST 12 MONTHS		LIST PRICE	HTD	SP/ SQFT	SALE DATE
595	BOWSPRIT LN	\$2,875,000	2,582	\$1,113	8/22/23
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
520	CHIPPING LN	\$5,130,000	4,412	\$1,163	6/28/24
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
551	PUTTER LN	\$5,750,000	5,300	\$1,085	7/12/24
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
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
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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