

COUNTRY CLUB SHORES

► Comparative Market Analysis
January 2025

ACTIVE LISTINGS	LIST PRICE	HTD	LP/SQFT
510 BOWSPRIT LN	\$4,950,000	4,389	\$1,128
597 CUTTER LN	\$2,490,000	1,963	\$1,268
585 GUNWALE LN	\$5,995,000	4,733	\$1,267
537 HALYARD LN	\$1,795,000	1,600	\$1,122
536 KETCH LN	\$3,999,999	2,960	\$1,351
548 KETCH LN	\$2,400,000	2,273	\$1,056
501 OUTRIGGER LN	\$3,390,000	2,320	\$1,461
600 PUTTER LN	\$11,100,000	5,982	\$1,856
591 PUTTING GREEN LN	\$4,250,000	4,858	\$875
549 SLOOP LN	\$3,900,000	4,127	\$945
521 WEDGE LN	\$1,948,000	1,758	\$1,108
550 YARDARM LN	\$4,195,000	4,244	\$988
596 YAWL LN	\$5,750,000	7,374	\$780

PENDING LISTINGS	LIST PRICE	HTD	LP/SQFT
524 GUNWALE LN	\$2,150,000	2,135	\$1,007
531 RANGER LN	\$3,795,500	3,436	\$1,105
611 RANGER LN	\$2,050,000	1,983	\$1,034

SOLD IN THE PAST 12 MONTHS	LIST PRICE	HTD	SP/ SQFT	SALE DATE
1180 BOGEY LN	\$900,000	2,180	\$413	12/3/2024
610 BOWSPRIT LN	\$5,000,000	4,072	\$1,228	4/5/2024
520 CHIPPING LN	\$5,130,000	4,412	\$1,163	6/28/2024
530 CHIPPING LN	\$1,750,000	11,247	LOT	2/23/2024
531 CHIPPING LN	\$2,428,000	2,341	\$1,037	6/10/2024
524 CUTTER LN	\$2,925,000	2,378	\$1,230	3/27/2024
571 GOLF LINKS LN	\$2,000,000	1,745	\$1,146	11/20/2024
549 HALYARD LN	\$2,050,000	1,594	\$1,286	9/3/2024
551 PUTTER LN	\$5,750,000	5,300	\$1,085	7/12/2024
590 PUTTER LN	\$2,900,000	2,195	\$1,321	4/4/2024
521 PUTTING GREEN LN	\$1,750,000	1,786	\$980	12/12/2024
552 RANGER LN	\$3,450,000	2,430	\$1,420	5/2/2024
550 WEDGE LN	\$3,185,000	2,649	\$1,202	11/18/2024
609 YAWL LN	\$5,500,000	2,931	\$1,876	3/18/2024

**Roger's listing/sale

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