

HARBOR ACRES COMPREHENSIVE ANALYSIS



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ACTIVE LISTINGS

|    | Address                 | Lot # | List Price   | HTD    | LP/SqFt |
|----|-------------------------|-------|--------------|--------|---------|
| 1  | 1541 Flower Dr          | 96    | \$2,500,000  | 3,302  | \$757   |
| 2  | 1607 Flower Dr          | 94    | \$4,875,000  | 4,769  | \$1,022 |
| 3  | 1808 Flower Dr          | 123   | \$8,900,000  | 5,450  | \$1,633 |
| 4  | 1387 Harbor Dr          | 48    | \$1,695,000  | 2,238  | \$757   |
| 5  | 1387 Harbor Dr          | 48    | \$1,695,000  | 14,179 | LOT     |
| 6  | 1389 Harbor Dr          | 47    | \$1,750,000  | 2,376  | \$737   |
| 7  | 1397 Harbor Dr          | 43    | \$2,100,000  | 2,719  | \$772   |
| 8  | 1397 Harbor Dr          | 43    | \$2,100,000  | 16,828 | LOT     |
| 9  | 1423 & 1435 Hillview Dr | 131   | \$18,645,000 | 11,588 | \$1,609 |
| 10 | 1540 Hillview Dr        | 168   | \$8,850,000  | 7,074  | \$1,251 |

PENDING SALES

|    | Address        | Lot # | List Price  | HTD   | LP/SqFt |
|----|----------------|-------|-------------|-------|---------|
| 11 | 1555 Flower Dr | 95    | \$1,495,000 | 1,447 | \$1,033 |

Pettingell Professionals Listings/Sales

SOLD LISTINGS  
IN THE PAST 12 MONTHS

|                              | Address           | Lot # | Sold Price   | HTD   | SP/SqFt | Sold Date | DTS |
|------------------------------|-------------------|-------|--------------|-------|---------|-----------|-----|
| 12                           | 1509 Flower Dr    | 98    | \$1,350,000  | 2,915 | \$463   | 8/21/2025 | 201 |
| 13                           | 1735 Flower Dr    | 90    | \$1,850,000  | 2,840 | \$651   | 7/23/2025 | 161 |
| 14                           | 1340 Harbor Dr    | 11    | \$3,800,000  | 4,313 | \$881   | 3/28/2025 | 113 |
| 15                           | 1344 Harbor Dr    | 13    | \$4,400,000  | 6,322 | \$696   | 4/22/2025 | 63  |
| 16                           | 1348 Harbor Dr    | 15    | \$3,837,500  | 6,946 | \$552   | 9/8/2025  | 304 |
| 17                           | 1378 Harbor Dr    | 30    | \$9,500,000  | 6,238 | \$1,523 | 6/30/2025 | 103 |
| 18                           | 1430 Harbor Dr    | 113   | \$7,648,000  | 7,049 | \$1,085 | 3/19/2025 | 79  |
| 19                           | 1519 Harbor Dr    | 109   | \$2,000,000  | LOT   | 13,901  | 2/5/2025  | 114 |
| 20                           | 1490 Hillview Dr  | 164   | \$14,800,000 | 6,587 | \$2,247 | 3/10/2025 | 290 |
| 21                           | 1610 S Orange Ave | 78    | \$1,495,000  | 2,193 | \$682   | 6/24/2025 | 15  |
| 22                           | 1333 Vista Dr     | 136   | \$9,280,000  | 5,844 | \$1,588 | 8/26/2025 | 143 |
| Average Price/Days on Market |                   |       | \$5,450,955  |       | \$2,206 |           | 144 |



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