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#1 SARASOTA REALTOR® 2022 - 2008

Corey's Landing

Comparative Market Analysis - June 2023





ACTIVE LISTINGS

	Address	Lot#	List Price	Sq Ft	LP/Sq Ft
0	3499 BYRON LN	1	\$1,059,000	2,206	\$480
2	3402 FAIR OAKS LN	15	\$1,850,000	3,510	\$527

PENDING LISTINGS

	Address	Lot#	List Price	Sq Ft	LP/Sq Ft
3	3408 FAIR OAKS LN	16	\$2,000,000	4,510	\$443

SOLD LISTINGS (in the last 12 months)

Address	Lot#	List Price	Sq Ft	LP/Sq Ft	Sold Price	Sold Date	SP/Sq Ft
3447 BYRON LN	14	\$1,099,000	2,227	\$493	\$1,075,000	3/24/2023	\$483
3414 FAIR OAKS LN	17	\$1,899,000	3,724	\$510	\$1,865,000	3/31/2023	\$501
3482 MISTLETOE LN	33	\$3,150,000	3,323	\$948	\$3,050,000	4/21/2023	\$918
3496 MISTLETOE LN	35	\$3,495,000	3,429	\$1,019	\$4,284,000	2/23/2023	\$1,249
3501 MISTLETOE LN	70	\$895,000	3,049	\$294	\$985,000	4/14/2023	\$323
3565 MISTLETOE LN	62	\$1,899,000	3,158	\$601	\$1,800,000	1/31/2023	\$570
3575 MISTLETOE LN	61	\$1,798,750	3,436	\$524	\$1,600,000	5/22/2023	\$466
3580 MISTLETOE LN	56,57	\$3,400,000	3,333	\$1,020	\$3,414,243	4/11/2023	\$1,024
	3447 BYRON LN 3414 FAIR OAKS LN 3482 MISTLETOE LN 3496 MISTLETOE LN 3501 MISTLETOE LN 3565 MISTLETOE LN 3575 MISTLETOE LN	3447 BYRON LN 14 3414 FAIR OAKS LN 17 3482 MISTLETOE LN 33 3496 MISTLETOE LN 35 3501 MISTLETOE LN 70 3565 MISTLETOE LN 62 3575 MISTLETOE LN 61	3447 BYRON LN 14 \$1,099,000 3414 FAIR OAKS LN 17 \$1,899,000 3482 MISTLETOE LN 33 \$3,150,000 3496 MISTLETOE LN 35 \$3,495,000 3501 MISTLETOE LN 70 \$895,000 3565 MISTLETOE LN 62 \$1,899,000 3575 MISTLETOE LN 61 \$1,798,750	3447 BYRON LN14\$1,099,0002,2273414 FAIR OAKS LN17\$1,899,0003,7243482 MISTLETOE LN33\$3,150,0003,3233496 MISTLETOE LN35\$3,495,0003,4293501 MISTLETOE LN70\$895,0003,0493565 MISTLETOE LN62\$1,899,0003,1583575 MISTLETOE LN61\$1,798,7503,436	3447 BYRON LN14\$1,099,0002,227\$4933414 FAIR OAKS LN17\$1,899,0003,724\$5103482 MISTLETOE LN33\$3,150,0003,323\$9483496 MISTLETOE LN35\$3,495,0003,429\$1,0193501 MISTLETOE LN70\$895,0003,049\$2943565 MISTLETOE LN62\$1,899,0003,158\$6013575 MISTLETOE LN61\$1,798,7503,436\$524	3447 BYRON LN14\$1,099,0002,227\$493\$1,075,0003414 FAIR OAKS LN17\$1,899,0003,724\$510\$1,865,0003482 MISTLETOE LN33\$3,150,0003,323\$948\$3,050,0003496 MISTLETOE LN35\$3,495,0003,429\$1,019\$4,284,0003501 MISTLETOE LN70\$895,0003,049\$294\$985,0003565 MISTLETOE LN62\$1,899,0003,158\$601\$1,800,0003575 MISTLETOE LN61\$1,798,7503,436\$524\$1,600,000	3447 BYRON LN14\$1,099,0002,227\$493\$1,075,0003/24/20233414 FAIR OAKS LN17\$1,899,0003,724\$510\$1,865,0003/31/20233482 MISTLETOE LN33\$3,150,0003,323\$948\$3,050,0004/21/20233496 MISTLETOE LN35\$3,495,0003,429\$1,019\$4,284,0002/23/20233501 MISTLETOE LN70\$895,0003,049\$294\$985,0004/14/20233565 MISTLETOE LN62\$1,899,0003,158\$601\$1,800,0001/31/20233575 MISTLETOE LN61\$1,798,7503,436\$524\$1,600,0005/22/2023



Roger's Listings/Sales

Based on information from the My Florida Regional Multiple Listing Service, Inc. for the period June 28, 2022 through June 28, 2023. 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.

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