

PETTINGELL  
PROFESSIONALS  
LUXURY WATERFRONT PROPERTY SPECIALISTS

COMPREHENSIVE ANALYSIS  
BAY ISLES  
HARBOR SECTION



COLDWELL BANKER



443 John Ringling Boulevard, Suite F, Sarasota, FL 34236

COLDWELL BANKER



June 17, 2024

Dear Neighbor,

I'm excited to share some fantastic news about the real estate market and how Pettingell Professionals is leading the charge.

We've had an exceptional year so far, closing over \$150 million in sales across a range of properties from \$400,000 to \$12 million. This success highlights our dedication to achieving the best results for our clients.

While summer is often a quieter time in real estate, it's a great opportunity to start planning if you're thinking about selling in the future. Preparing now means your home will be in prime condition when you're ready to list.

If you're considering a future sale, we can quietly list your home, using our extensive network to find serious buyers without widespread public exposure.

To help you stay informed, we're including a custom market analysis with details on all active, pending, and sold properties in your neighborhood. This will give you a clear picture of the current market and how your home compares.

With over 30 years of experience and a reputation as Sarasota's top REALTOR®, we offer unmatched expertise, innovative marketing, and a client-first approach.

Let's discuss how we can create a personalized plan for your home. Feel free to reach out anytime.

Warm regards,

Roger Pettingell  
Broker Associate

BAY ISLES - HARBOR SECTION

Comprehensive Analysis, June 2024

ACTIVE

PENDING

SOLD



ACTIVE LISTINGS

|   | Address              | Lot # | List Price   | HTD    | LP/SqFt |
|---|----------------------|-------|--------------|--------|---------|
| 1 | 500 Harbor Cove Cir  | 67    | \$11,000,000 | 4,422  | \$2,488 |
| 2 | 500 Harbor Point Rd  | 54    | \$7,999,000  | 6,556  | \$1,220 |
| 3 | 540 Harbor Point Rd  | 50    | \$5,999,000  | 4,626  | \$1,297 |
| 4 | 1600 Harbor Sound Dr | 12    | \$3,750,000  | 3,934  | \$953   |
| 5 | 1600 Harbor Sound Dr | 12    | \$3,750,000  | 18,043 | LOT     |

PENDING SALES

| Address                               | Lot # | List Price | HTD | LP/SqFt |
|---------------------------------------|-------|------------|-----|---------|
| There are currently no pending sales. |       |            |     |         |

SOLD LISTINGS (in the last 12 months)

|    | Address              | Lot # | List Price  | HTD    | LP/SqFt | Sold Price  | Sold Date  | SP/SqFt |
|----|----------------------|-------|-------------|--------|---------|-------------|------------|---------|
| 6  | 540 Harbor Cove Cir  | 63    | \$3,600,000 | 16,980 | LOT     | \$2,970,000 | 2/7/2024   | LOT     |
| 7  | 511 Harbor Gate Way  | 2     | \$2,999,000 | 3,304  | \$908   | \$2,795,000 | 12/12/2023 | \$846   |
| 8  | 531 Harbor Point Rd  | 43    | \$3,799,000 | 4,050  | \$938   | \$3,200,000 | 4/19/2024  | \$790   |
| 9  | 541 Harbor Point Rd  | 44    | \$7,950,000 | 5,114  | \$1,555 | \$7,712,750 | 1/5/2024   | \$1,508 |
| 10 | 1600 Harbor Sound Dr | 12    | \$2,900,000 | 3,934  | \$737   | \$2,400,000 | 1/5/2024   | \$610   |

\*\*Roger's listing/sale

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