

COUNTRY CLUB SHORES

► Comparative Market Analysis

March 2025

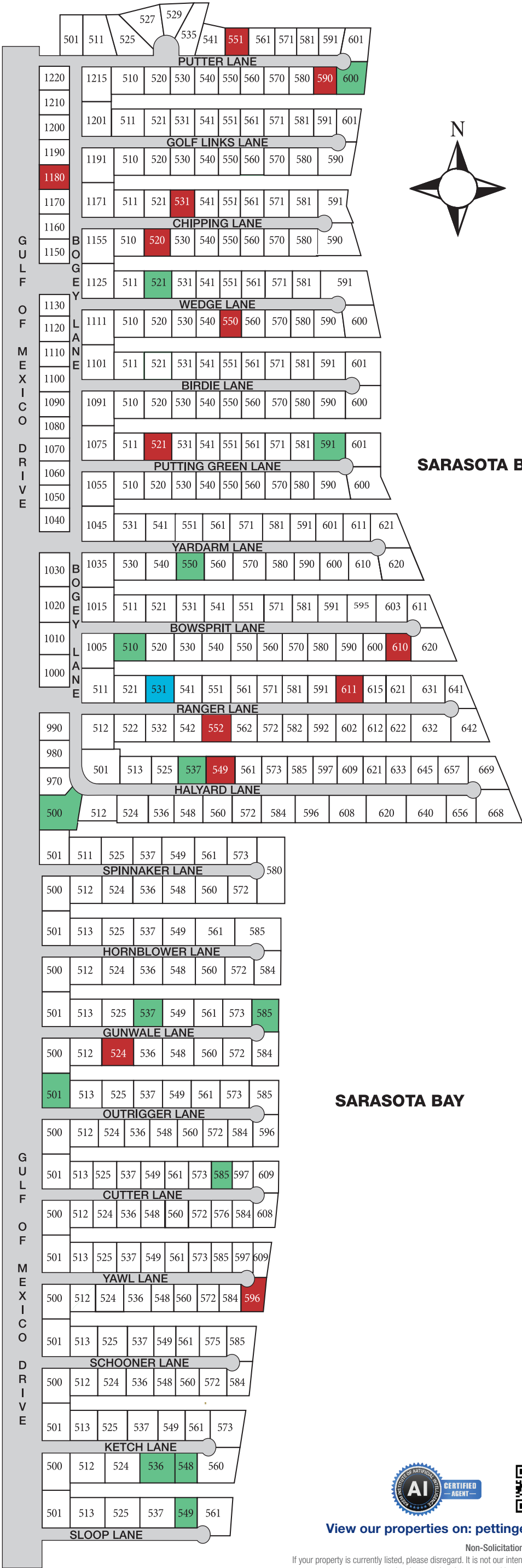
ACTIVE LISTINGS	LIST PRICE	HTD	LP/SQFT
510 BOWSPRIT LN	\$4,750,000	4,389	\$1,082
585 CUTTER LN	\$3,399,999	3,602	\$944
537 GUNWALE LN	\$1,900,000	1,932	\$983
585 GUNWALE LN	\$5,699,000	4,733	\$1,204
500 HALYARD LN	\$2,495,000	2,311	\$1,080
537 HALYARD LN	\$1,795,000	1,600	\$1,122
536 KETCH LN	\$3,250,000	2,960	\$1,098
548 KETCH LN	\$2,400,000	2,273	\$1,056
501 OUTRIGGER LN	\$2,990,000	2,300	\$1,300
600 PUTTER LN	\$9,975,000	5,982	\$1,668
591 PUTTING GREEN LN	\$3,500,000	4,858	\$720
551 RANGER LN	\$4,350,000	4,117	\$1,057
560 SCHOONER LN	\$4,500,000	3,666	\$1,228
549 SLOOP LN	\$3,595,000	4,127	\$871
521 WEDGE LN	\$1,948,000	1,758	\$1,108
550 YARDARM LN	\$3,995,000	4,244	\$941

PENDING LISTINGS	LIST PRICE	HTD	LP/SQFT
531 RANGER LN	\$3,795,500	3,436	\$1,105

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
531 CHIPPING LN	\$2,428,000	2,341	\$1,037	6/10/2024
571 GOLF LINKS LN	\$2,000,000	1,745	\$1,146	11/20/2024
524 GUNWALE LN	\$2,050,000	2,135	\$960	3/27/2025
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
611 RANGER LN	\$2,000,000	1,983	\$1,009	2/14/2025
550 WEDGE LN	\$3,185,000	2,649	\$1,202	11/18/2024
596 YAWL LN	\$4,563,500	7,374	\$619	2/25/2025

**Roger's listing/sale

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