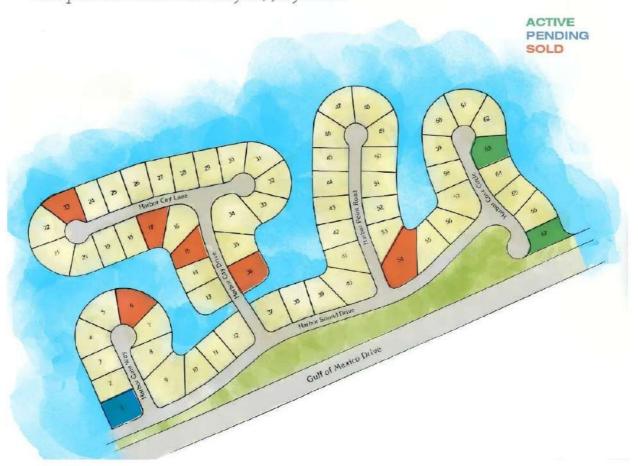




Bay Isles - Harbor Section

Comparative Market Analysis, July 2022



ACTIVE LISTINGS

		Address	Lot #	List Price	HTD	LP/SqFt
0	500	Harbor Cove Cir	67	\$7,000,000	4,422	\$1,583
0	540	Harbor Cove Cir	63	\$3,600,000	2,081	\$1,730

PENDING LISTINGS

		Address	Lot#	List Price	HTD	LP/SqFt
0	501	Harbor Gate Way	1	\$2,995,000	3,662	\$818

SOLD LISTINGS (in the last 12 months)

Address			Lot #	List Price	HTD	LP/SqFt	Sold Price	Sold Date	SP/SqFt
0	510	Harbor Cay Dr	36	\$4,495,000	5,439	\$826	\$4,495,000	8/13/2021	\$826
0	531	Harbor Cay Dr	15	\$3,800,000	4,396	\$864	\$3,600,000	8/2/2021	\$819
0	1601	Harbor Cay Ln	17	\$2,895,000	4,121	\$703	\$2,500,000	12/29/2021	\$607
0	1630	Harbor Cay Ln	23	\$3,999,000	2,473	\$1,617	\$4,500,000	5/5/2022	\$1,820
0	530	Harbor Gate Way	6	\$5,500,000	5,011	\$1,098	\$5,025,000	8/31/2021	\$1,003
0	500	Harbor Point Rd	54	\$5,475,000	6,556	\$835	\$5,237,500	10/14/2021	\$799



Based on information from the My Florida Regional Multiple Listing Service, Inc, for the period July 15, 2021 through July 15, 2022. This Information may or may not include all listed, expired, withdrawn, percling or sold properties of one or more members of the My Florida Regional Multiple Listing Service.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 varianted, and you should not rely upon it without personal verification.

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