

SOLD PROPERTIES \$2,000,000-\$4,999,999 JULY 16, 2008 THRU JULY 15, 2009

Address	Zip Code	List Price	Sold Price	BE	FB	HB	HTD	Built	Pool	Subdivision Name	Water Type	DOM	LP/SqFt	SP/SqFt
3560 MISTLETOE LN	34228	\$2,500,000	\$2,300,000	3	3	1	4796	1991	Y	COREYS LANDING	Frontage	723	\$521	\$480
604 ROUNDTREE DR	34228	\$2,895,000	\$2,500,000	4	4	2	4810	2004	Y	LONGBOAT KEY ESTATES	Frontage	244	\$602	\$520
529 PUTTER LN	34228	\$3,699,500	\$3,300,000	4	4	1	5024	2006	Y	Country Club Shores	Frontage	46	\$736	\$657
45 LIGHTHOUSE POINT DR	34228	\$4,500,000	\$3,300,000	5	5	2	5711	2000	Y	Lighthouse Point	Frontage	311	\$787	\$578
249 SHELL MIDDEN CT	34229	\$2,000,000	\$1,650,000	4	4	1	4620	1995	Y	OAKS		84	\$433	\$357
1002 N CASEY KEY Oth	34229	\$4,300,000	\$3,400,000	4	4		2400	1939	N	Casey Key	Frontage	218	\$1,791	\$1,417
136 OSPREY POINT DR	34229	\$4,500,000	\$3,175,000	5	6	3	6741	2005	Y	Oaks	Frontage	275	\$668	\$471
526 N CASEY KEY Rd	34229	\$4,950,000	\$4,375,000	4	5	1	4941	1998	Y	Casey Key	Frontage	393	\$1,001	\$885
1400 RIDGEWOOD Ln	34231	\$2,250,000	\$1,850,000	4	5	1	5198	2006	Y	Aqualane Estates	Frontage	148	\$433	\$356
5872 TIDEWOOD AVE	34231	\$2,400,000	\$1,875,000	4	4	1	6046	1993	Y	Baywood	Frontage	145	\$396	\$310
260 N Washington Dr	34234	\$2,200,000	\$2,000,000	3	2	1	3318	1951	Y	Other	Water Access	41	\$663	\$603
4521 BAY SHORE RD	34234	\$3,495,000	\$3,000,000	4	4	1	4171	1929	Y	INDIAN BEACH MAP OF	Frontage	167	\$838	\$719
904 POMELO AVE	34236	\$2,494,000	\$2,100,000	6	4	2	5685	2006	Y	Bungalow Hill	Frontage	362	\$439	\$369
160 WHITTIER DR	34236	\$2,499,000	\$2,150,000	5	5		2519	1958	Y	LIDO BEACH	Frontage	182	\$992	\$854
207 ROBIN DR	34236	\$2,650,000	\$1,500,000	4	3	1	3447	1962	Y	Bird Key	Frontage	377	\$768	\$435
353 S WASHINGTON DR	34236	\$2,895,000	\$2,450,000	5	4	1	4322	2008	Y	St Armands Division	Frontage	253	\$669	\$567
255 ROBIN DR	34236	\$3,195,000	\$2,800,000	3	4	1	3214	1969	Y	Bird Key	Frontage	306	\$994	\$871
113 N POLK DR	34236	\$4,250,000	\$3,300,000	4	3	1	4259	1995	Y	Lido Beach	Frontage	273	\$997	\$775
1501 MALLARD LN	34239	\$2,294,000	\$2,035,375	3	3	1	4480	1952	N	PARADISE SHORES	Frontage	237	\$512	\$454
1808 FLOWER DR	34239	\$2,295,000	\$1,900,000	5	4	1	4545	2007	Y	Harbor Acres	Frontage	560	\$505	\$418
1562 SOUTH Dr	34239	\$2,590,000	\$2,000,000	5	5	1	6850	1941	Y	Cherokee Park		182	\$378	\$292
1329 VISTA DR	34239	\$2,895,000	\$2,350,000	4	3	1	3762	1987	Y	Harbor Acres	Frontage	115	\$769	\$624
8263 N Archers Ct	34240	\$3,600,000	\$2,960,000	5	5	1	6578	2006	Y	Founders Club		28	\$547	\$449
1286 Whitehall PI	34242	\$2,175,000	\$1,850,000	4	4	2	3967	1966	Y	Princes Gate	Frontage	636	\$548	\$466
1162 HORIZON VIEW DR	34242	\$2,495,000	\$2,495,000	4	4	1	5090	2004	N	TORTOISE ESTS	Frontage	129	\$490	\$490
7508 MIDNIGHT PASS	34242	\$2,495,000	\$2,150,000	6	5	3	7637	1994	Y	Sanderling Club	Frontage	209	\$326	\$282
750 FREELING DR	34242	\$2,590,000	\$2,200,000	4	3	1	4212	1992	Y	BAY ISLAND SHORES UNIT 2	Frontage	384	\$615	\$522
4073 Shell Rd	34242	\$2,759,000	\$2,200,000	3	3	2	3867	1984	Y	SARASOTA BEACH	Frontage	33	\$713	\$569
506 VENICE LN	34242	\$2,900,000	\$2,450,000	5	4	1	6800	2008	Y	SIESTAS BAYSIDE WATERSIDE EAST	Frontage	172	\$426	\$360
3420 GULFMEAD DR	34242	\$2,910,000	\$2,900,000	4	4	1	5541	1997	Y	GULFMEAD ESTATES	Frontage	34	\$525	\$523
850 MANGROVE POINT Rd	34242	\$2,950,000	\$2,350,000	4	4		3965	1954	Y	South Coconut Bayou	Frontage	365	\$744	\$593
1208 NORTHPORT DR	34242	\$2,995,000	\$2,795,000	5	5	1	5980	2005	Y	ROYAL PALM HARBOR	Frontage	154	\$500	\$467
4015 FLAMINGO Ave	34242	\$3,450,000	\$2,700,000	3	3	1	3310	1936	Y	Bay Island	Frontage	602	\$1,042	\$816
1356 Point Crisp Rd	34242	\$4,250,000	\$2,772,750	5	5	1	7048	2005	Y	Point Crisp	Frontage	369	\$603	\$393
4800 Ocean #2 Blvd	34242	\$4,450,000	\$4,100,000	4	4	1	5040	2008	Y	SIESTA	Frontage	117	\$882	\$813
3935 Shell Rd	34242	\$4,450,000	\$4,000,000	4	4	1	7131	2006	Y	Siesta Rev	Frontage	343	\$624	\$561
417 CASEY KEY	34275	\$2,395,000	\$2,295,000	3	2	1	1907	1947	N	Casey Key	Frontage	287	\$1,255	\$1,203
426 ANCHORAGE DR	34275	\$2,500,000	\$2,000,000	5	4	1	4480	1978	Y	ENCHANTED ISLES	Frontage	554	\$558	\$446
4005 Casey Key Rd	34275	\$2,595,000	\$1,945,000	4	3		3010	1968	Y	Casey Key		239	\$862	\$646

3610 CASEY KEY RD	34275	\$2,800,000	\$2,549,000	4	5		3966	1970	Y	Casey Key	Frontage	203	\$706	\$643
428 ANCHORAGE DR	34275	\$2,990,000	\$2,200,000	3	3	1	3481	2002	Y		Frontage	201	\$858	\$632
2208 CASEY KEY Rd	34275	\$3,100,000	\$2,425,000	4	3	1	2654	1995	Y	Casey Key	Frontage	241	\$1,168	\$913
3210 CASEY KEY RD	34275	\$4,250,000	\$2,000,000	3	3		2704	1957	N	CASEY KEY			\$1,572	\$740
5830 JAMILA RIVER DR	34293	\$2,200,000	\$1,950,000	5	5	1	6029	2009	Y	LEMON BAY ESTS	Water Access	59	\$365	\$323
500 N RIVER RD	34293	\$2,250,000	\$1,700,000	6	6	1	11791	1998	N	MYAKKA RIVER TRAILS	Frontage	451	\$191	\$144



LP/SP Ratio

- 92
- 86.3558
- 89.2012
- 73.3333
- 82.5
- 79.0698
- 70.5556
- 88.3838
- 82.2222
- 78.125
- 90.9091
- 85.8369
- 84.2021
- 86.0344
- 56.6038
- 84.6287
- 87.6369
- 77.6471
- 88.726
- 82.7887
- 77.2201
- 81
- 82
- 85.0575
- 100
- 86.1723
- 84.9421
- 79.739
- 84.4828
- 99.6564
- 79.661
- 93.3222
- 78.2609
- 65.2412
- 92.1348
- 89.8876
- 95.8246
- 80
- 74.9518

91.0357

73

78

47.0588

88.6364

75.5556