



Sandi Stricklin, Realtor

Prudential Florida Realty  
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Red indicates a Distressed Sale (Short Sale or Bank-Owned)

BURNT STORE MARINA SALES HISTORY JANUARY 1 - DECEMBER 31, 2009

MLS #	Status	DOM	List Price	Address	Sold Price	Beds	Baths	SF A/C	List/Sale %	Pool	Year Built	Sold Date	Per QTR	List/Sale%/QTR	\$ / SF	
<b>HOMES</b>																
1	C7000829	PNC	244	\$310,000	17813 HIBISCUS COVE CT		2	2	1970		Y	1998				
2	C685358	PNC	556	\$395,000	5070 Cape Cole Blvd		3	2	2791		Y	1998			\$442,171	
3	C7001696	PNC	187	\$479,900	3409 SUNSET KEY CIR		3	3	2812		Y	2001				
1	C695635	SLD	268	\$325,000	17756 COURTSIDE LANDINGS CIR	\$280,000	2	2	1690	86%	Y	2000	1/5/2009		\$166	
2	C691689	SLD	35	\$649,000	3345 Sunset Key Circle	\$500,000	3	3	2775	77%	Y	2000	1/14/2009		\$180	
3	C696074	SLD	274	\$279,000	205 BIG PINE LN	\$255,000	2	2	1250	91%	Y	1994	2/6/2009		\$204	
4	C6991331	SLD	205	\$339,000	17930 COURTSIDE LANDINGS CIR	\$274,000	3	2	1338	81%	Y	2000	2/20/2009		\$205	
5	C6997996	SLD	34	\$430,000	4010 CAPE COLE BLVD	\$398,000	3	3	2078	93%	Y	1994	2/25/2009		\$192	
6	C698696	SLD	228	\$229,900	1501 ISLAMORADA	\$205,000	2	2	1500	89%	N	1993	2/27/2009		\$137	
7	C6991586	SLD	191	\$475,000	1070 MATECUMBE KEY RD	\$435,000	3	2	2666	92%	Y	1999	3/13/2009		\$163	
8	C693839	SLD	343	\$328,000	17888 COURTSIDE LANDINGS CIR	\$275,000	3	2	1338	84%	Y	2000	3/17/2009		\$206	
9	C6996206	SLD	119	\$260,000	4031 KING TARPON DR	\$245,000	3	2	1640	94%	Y	1994	3/23/2009		\$149	
10	C681810	SLD	503	\$599,000	1040 Matecumbe Key Road	\$530,000	3	3	2331	88%	Y	1999	3/31/2009	Q1 = 10	88%	\$227
11	C6999156	SLD	26	\$170,900	812 ISLAMORADA BLVD	\$168,000	2	2	1547	98%	N	1993	4/20/2009		\$109	
12	C6996910	SLD	171	\$239,400	818 ISLAMORADA BLVD	\$220,000	2	2	1586	92%	N	1993	5/22/2009		\$139	
13	C696332	SLD	390	\$239,000	4037 Cape Cole Blvd	\$205,000	2	2	1250	86%	N	1995	5/29/2009		\$164	
14	C6997733	SLD	153	\$339,000	4080 COBIA ESTATES DR	\$285,000	3	2	1913	84%	Y	2001	6/16/2009	Q2 = 4	90%	\$149
15	C678006	SLD	680	\$219,000	3889 CAPE COLE BLVD	\$200,000	2	2	1440	91%	N	1996	7/7/2009		\$139	
16	C691371	SLD	508	\$500,000	931 LINKSIDE WAY	\$410,000	3	2	2090	82%	Y	2006	7/13/2009		\$196	
17	C691623	SLD	464	\$775,000	3213 SUNSET KEY CIR	\$600,000	3	3	2895	77%	Y	2000	7/14/2009		\$207	
18	C6999928	SLD	142	\$329,000	237 ISLAMORADA BLVD	\$300,000	3	2	1734	91%	Y	1995	8/10/2009		\$173	
19	C689771	SLD	271	\$500,000	1300 ROMANO KEY CIR	\$572,000	3	3	3725	114%	Y	2002	8/13/2009		\$154	
20	C6994118	SLD	320	\$275,000	17936 COURTSIDE LANDINGS CIR	\$225,000	3	2	1344	82%	Y	2000	8/31/2009	Q3 = 6	90%	\$167
21	C7003986	PNC	48	\$699,000	1060 MATECUMBE KEY RD	\$665,000	3	2	2473	95%	Y	1999	10/7/2009		\$269	
22	C6999623	SLD	197	\$275,000	17941 COURTSIDE LANDINGS CIRCLE	\$250,000	2	2	1690	91%	Y	2001	11/2/2009		\$148	
23	C6999055	SLD	220	\$315,000	17917 COURTSIDE LANDINGS CIR	\$275,000	3	2	1478	87%	Y	2001	11/3/2009		\$186	
24	C7001122	SLD	195	\$249,000	3881 CAPE COLE BLVD	\$233,000	3	2	1734	94%	N	1996	11/9/2009		\$134	
25	C692321	SLD	631	\$345,000	24510 DOLPHIN COVE DRIVE	\$293,000	4	2	2389	85%	Y	1996	11/16/2009		\$123	
26	D5768859	SLD	506	\$209,900	107 BIG PINE LN	\$190,000	2	2	1281	91%	Y	1995	11/30/2009		\$148	
27	C6992666	SLD	492	\$199,000	1208 ISLAMORADA	\$175,000	3	2	1604	88%	N	1993	12/17/2009		\$109	
28	C6997527	SLD	335	\$269,000	17719 COURTSIDE LANDINGS CIRCLE	\$250,000	3	2	1338	93%	Y	1999	12/17/2009		\$187	
29	C7005451	SLD	84	\$325,000	24080 REDFISH COVE DR	\$265,000	3	3	2387	82%	Y	1997	12/17/2009	Q4 = 9	89%	\$111
															29	\$167
																Home Avg
<b>CONDOS</b>																
1	C7001419	PNC	121	\$145,000	2090 MATECUMBE KEY RD # 1403		2	2	1030		Y	1998				
2	C6994874	PNC	398	\$169,000	2060 MATECUMBE KEY RD. # 2703		2	2	1030		Y	2000				
3	C646743	PNC	1188	\$183,000	3760 Cobia Villas Ct. # 4A		2	2	1195		N	2001				
4	C7003431	PNC	143	\$198,800	3329 SUNSET KEY CIR. # 101		3	3	2296		N	2005				
5	C7005942	PNC	69	\$199,000	3321 SUNSET KEY CIR. # 103		3	3	1957		N	2004				
6	D5775603	PNC	34	\$214,450	3321 SUNSET KEY CIR # 708		3	2	1669		N	2004				
7	D5770054	PNC	456	\$215,000	3329 SUNSET KEY CIR # 203		3	2	1833		Y	2005				
8	C7007165	PNC	24	\$218,900	3321 SUNSET KEY CIR # 705		3	2	1669		N	2004				
9	C688180	PNC	616	\$239,000	3329 SUNSET KEY CIR # 303		3	2	1833		N	2005				
10	C7001194	PNC	253	\$289,000	3313 SUNSET KEY CIR # 307		3	3	2297		N	2004				
11	C6997384	PNC	255	\$415,000	3313 SUNSET KEY CIR # 401		3	3	2495		N	2004				
12	C6997522	PNC	253	\$450,000	3313 SUNSET KEY CIR # 601		3	3	2495		N	2004				
1	C6993760	SLD	124	\$139,000	3011 MATECUMBE KEY RD # 3	\$108,000	3	2	1828	78%	N	1988	1/29/2009		\$59	
2	C696242	SLD	285	\$289,000	2090 MATECUMBE KEY RD UNIT 1506 #	\$255,000	2	2	1505	88%	Y	1998	2/12/2009		\$169	
3	C680784	SLD	29	\$109,900	3 PIRATES LN # 34 A	\$79,000	2	2	1508	72%	N	1979	2/27/2009		\$52	
4	C6998819	SLD	24	\$159,000	404 GASPAR KEY	\$135,000	2	2	1278	85%	N	1994	3/5/2009		\$106	
5	C6995843	SLD	126	\$329,000	3404 SUNSET KEY CIR # D	\$285,000	3	2	2537	87%	N	2000	3/18/2009	Q1 = 5	82%	\$112
																\$100
																\$172,400



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6	C6992227	SLD	17	\$179,000	3080 MATECUMBE KEY RD # 1	\$160,000	2	2	1400	89%	Y	1989	4/1/2009		\$114	
7	C682278	SLD	549	\$99,900	801 ISLAMORADA BLVD # 22C	\$97,000	2	2	1365	97%	Y	1981	4/9/2009		\$71	
8	C6993659	SLD	128	\$152,000	3170 MATECUMBE KEY RD # 124	\$135,000	1	1	630	89%	N	1983	4/13/2009		\$214	
9	C6999393	SLD	50	\$249,000	3020 MATECUMBE KEY ROAD # 204	\$235,000	2	2	1173	94%	Y	1997	4/14/2009		\$200	
10	C6997736	SLD	100	\$134,900	454 GASPAR KEY LN # 44	\$114,900	2	2	1198	85%	N	1994	4/17/2009		\$96	
11	C6996034	SLD	162	\$135,000	2090 MATECUMBE KEY RD # 1608	\$108,000	2	2	890	80%	N	1998	4/28/2009		\$121	
12	C638842	SLD	1042	\$249,000	2060 MATECUMBE KEY RD # 2201	\$195,000	2	2	1505	78%	N	2000	4/30/2009		\$130	
13	C689893	SLD	421	\$169,900	3080 Matecumbe Key Road # 4	\$152,000	2	2	1400	89%	Y	1988	5/18/2009		\$109	
14	R4590229	SLD	54	\$269,900	<b>3278 SUNSET KEY CIR # 103</b>	\$260,000	3	2	2099	96%	N	1997	5/29/2009		\$124	
15	C685101	SLD	541	\$519,000	3280 SOUTHSHORE DRIVE # 87-C	\$450,000	3	2	2080	87%	N	1980	6/4/2009		\$216	
16	C698011	SLD	365	\$159,000	2090 MATECUMBE KEY RD # 1202	\$135,000	2	2	1234	85%	N	1998	6/10/2009		\$109	
17	C687171	SLD	543	\$238,900	3181 MATECUMBE KEY RD # 40	\$200,000	2	2	1280	84%	N	1998	6/11/2009		\$156	
18	C696021	SLD	296	\$349,000	3260 SOUTHSHORE DR # 63 B	\$277,000	3	2	2050	79%	N	1980	6/11/2009		\$135	
19	C682235	SLD	605	\$379,000	3250 SOUTHSHORE DR # 54A	\$265,000	3	2	2050	70%	N	1980	6/15/2009		\$129	
20	C695234	SLD	414	\$149,000	1610 Islamorada Blvd # 64A	\$139,000	2	2	1684	93%	N	1980	6/16/2009		\$83	
21	C7001899	SLD	21	\$247,500	<b>3329 SUNSET KEY CIR. # 706</b>	\$250,000	3	2	1833	101%	N	2005	6/19/2009		\$136	
22	C6997984	SLD	154	\$169,900	3080 MATECUMBE KEY RD # 2	\$145,000	3	2	1828	85%	Y	1989	6/24/2009	Q2 = 17	87%	\$79
23	C694387	SLD	470	\$145,000	510 Islamorada Boulevard # 12	\$145,000	2	2	1198	100%	N	1996	7/17/2009		\$121	
24	C690674	SLD	504	\$250,000	3191 MATECUMBE KEY RD # 203	\$190,000	2	2	1128	76%	N	2003	7/24/2009		\$168	
25	C7000648	SLD	74	\$97,900	<b>1001 ISLAMORADA BLVD # 11 B</b>	\$92,000	2	2	1365	94%	N	1981	8/7/2009		\$67	
26	C696590	SLD	438	\$299,000	3329 SUNSET KEY CIR # 405	\$237,500	3	2	1833	79%	N	2005	8/10/2009		\$130	
27	C7001946	SLD	86	\$109,500	5050 MARIANNE KEY RD # 5B	\$98,000	2	2	1448	89%	Y	1982	8/14/2009		\$68	
28	C6994637	SLD	180	\$269,900	<b>3485 SUNSET KEY CIR # 102</b>	\$250,000	3	2	2099	93%	N	1999	9/2/2009		\$119	
29	D5773777	SLD	84	\$95,000	<b>2060 MATECUMBE KEY RD # 2208</b>	\$82,500	2	2	890	87%	N	1998	9/17/2009		\$93	
30	C6996659	SLD	157	\$199,900	<b>2060 MATECUMBE KEY RD # 2605</b>	\$165,000	2	2	1234	83%	N	1998	9/25/2009		\$134	
31	C6996763	SLD	285	\$129,900	3160 MATECUMBE KEY RD # 223	\$112,500	1	1	630	87%	Y	1983	9/30/2009	Q3 = 9	88%	\$179
32	C691699	SLD	498	\$239,000	3230 SOUTHSHORE DR # 35C	\$200,000	3	2	2050	84%	N	1980	10/7/2009		\$98	
33	C678855	SLD	758	\$399,000	<b>3333 Sunset Key Circle #501 # 501</b>	\$340,000	3	3	2296	85%	Y	2005	10/9/2009		\$148	
34	C687820	SLD	655	\$109,000	1 PIRATES LN # 13B	\$91,000	2	2	1508	83%	N	1979	10/14/2009		\$60	
35	C7002796	SLD	112	\$159,900	2061 MATECUMBE KEY ROAD # 1	\$134,500	2	2	1400	84%	Y	1989	10/14/2009		\$96	
36	C698502	SLD	462	\$99,000	1590 Islamorada Blvd # 82B	\$85,000	2	2	1508	86%	N	1979	10/30/2009		\$56	
37	C7000117	SLD	227	\$98,000	4 PIRATES LN # 42A	\$73,500	2	2	1508	75%	N	1979	11/19/2009		\$49	
38	C7005219	SLD	49	\$169,900	2081 MATECUMBE KEY RD # 4	\$157,500	2	2	1400	93%	N	1988	11/25/2009		\$113	
39	C7002207	SLD	115	\$400,000	3450 SUNSET KEY CIR # C	\$400,000	3	2	2616	100%	N	2000	12/1/2009		\$153	
40	C7000188	SLD	117	\$287,000	<b>3321 SUNSET KEY CIR # 305</b>	\$255,000	3	2	1669	89%	N	2004	12/14/2009		\$153	
41	C7005435	SLD	80	\$229,000	3781 COBIA VILLAS CT # 11B	\$190,000	3	2	1296	83%	N	2000	12/15/2009		\$147	
42	C7006913	SLD	20	\$474,900	2090 MATECUMBE KEY RD # 1802	\$375,000	3	2	2055	79%	N	1998	12/15/2009	Q4 = 11	86%	\$182
71																

Average DOM	321
\$131	\$195,171
Average DOM	253
\$120	\$152,500
Average DOM	281
\$114	\$209,227
\$120	Condo Avg

		\$ / SF	List / Sale Ratio
Condos SOLD	42	Average Sale Price Condos	\$186,998 \$120 86%
Homes SOLD	29	Average Sale Price Homes	\$316,483 \$167 89%
TOTAL 2009	71	Av. Sale Price Overall 2009	\$251,740 ↓ -27% 88%
Total inc PND	86	2009 YTD Volume Compared to 2008	↑ 87%
TOTAL 2008	46	Av. Sale Price Overall 2008	\$318,974 89%

Total Distressed Sales 13  
 Percentage Distressed Sales of Total 18%

Total / Month	Qtr	List / Sale %	comb av.	homes	condos
Jan = 3					
Feb = 6					
Mar = 6	15	85%	\$141	\$339,700	\$172,400
Apr = 8					
May = 4					
Jun = 9	21	89%	\$135	\$219,500	\$195,171
Jul = 5					
Aug = 6					
Sep = 2	8	89%	\$146	\$384,500	\$152,500
Oct = 5					
Nov = 7					
Dec = 7	19	86%	\$136	\$288,444	\$209,227



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<b>Comments</b>															
<b>Units Sold</b>	Q1 homes outsold condos 2:1. Q2 condos outsold homes 4:1 with most units sold per Qtr. Q3 1/3rd more condos sold than homes. Q4 Sales are almost even.														
<b>Average Price</b>	Condo prices were highest in Q2 but <b>condos bottomed out in Q3</b> to their lowest average price of the yr. Avg price for <b>homes bottomed out in Q2</b> .														
<b>List to Sale %</b>	These percentages are still fluctuating, indicating Buyers still have leverage over sale prices. Look for these percentages to rise in Q1 as inventory shrinks.														
<b>Forecast</b>	Inventory should continue to decline as Short Sales are absorbed by the market. The trend in Q1 should be higher list prices for homes and some stability in condo prices.														