

Comparative Market Analysis Summary

Active

Address	City	BR	BA	AC Area	List	Sell	Sell Dt.	L/S	DOM
3165 Frederick	Venice	3	2	3,602	\$614,900				50
27511 Lippizan	Punta Gorda	4	3	2,628	\$575,000				71
24270 Yacht Club	Punta Gorda	3	2	3,136	\$549,900				203
11902 Woodland	Out Of Area	4	3	3,215	\$525,000				165
113 SW Graham St	Port Charlotte	3	2	2,100	\$515,550				113
301 Via Esplanade	Punta Gorda	3	2	2,481	\$469,900				21
1561 Albatross Dr.	Punta Gorda	3	2	2,253	\$424,900				12
430 Caicos Dr	Punta Gorda	3	2	2,228	\$400,000				77
1631 Columbian Dr	Punta Gorda	3	2	2,057	\$399,900				454
2701 Norwood Lane	Venice	3	2	2,521	\$394,900				118
3304 Bailey Palm Ct	North Port	4	3	2,570	\$389,900				16
285 Mestre Place	Venice	3	2	8,385	\$389,900				135
390 Monaco Dr.	Punta Gorda	4	2	2,237	\$371,900				97
1476 Keyway Rd	Englewood	4	3	3,660	\$359,900				47
3810 Albin	North Port	4	2	2,260	\$339,900				64
3639 Garlenda	North Port	3	3	2,958	\$327,000				40
129 Arlington Ct Ne	Port Charlotte	3	2	1,597	\$315,000				72
335 Segovia Dr	Punta Gorda	3	2	1,718	\$299,900				196
189 Cipriani Way	Venice	2	2	1,760	\$289,900				65
200 Garvin St	Punta Gorda	3	2	1,951	\$280,000				31
1051 Rotonda Cir	Rotonda West	5	4	3,109	\$275,500				6
761 E Boundary Blvd	Rotonda West	5	4	3,109	\$275,500				5
1181 S Rotonda Cir	Rotonda West	5	4	3,109	\$275,500				5
889 Rotonda Cir	Rotonda West	5	4	3,109	\$275,500				6
132 Fairway Road	Rotonda West	3	2	2,192	\$255,900				9
232 N Burnt Store	Cape Coral	3	2	2,450	\$254,900				13
129 N Bedford	Port Charlotte	2	2	1,287	\$250,000				113
2021 S Pine St	Englewood	2	1	850	\$248,500				787
6724 Beedla Street	North Port	3	2	1,380	\$244,900				28
515 Royal Poinciana	Punta Gorda	3	2	2,051	\$244,900				42
3017 Mccorkle St	North Port	5	2	2,150	\$244,750				72
12808 Third Isle	Out Of Area	2	2	1,310	\$229,000				191
2217 Sunnyside Lane	Sarasota	3	2	1,117	\$219,900				15
1359 Rio De Janeiro	Punta Gorda	4	3	3,049	\$215,000				304
6387 Otis Rd	North Port	4	2	1,316	\$209,900				327
3370 Osprey Lane	Port Charlotte	2	2	1,617	\$204,900				54
16361 Rabat Way	Punta Gorda	3	2	1,951	\$200,000				78
4356 Nemo Ave	North Port	3	2	2,248	\$199,000				347
2589 N Chamberlain	North Port	3	2	2,266	\$190,000				14
801 Cordelle	Port Charlotte	3	2	2,052	\$189,900				215
3041 Aliceville Road	North Port	3	2	2,240	\$187,900				107
2558 Begonia Terrace	North Port	3	2	1,818	\$180,000				99
2535 Pascal Ave	North Port	4	2	2,215	\$179,900				2
20410 Emerald Ave.	Port Charlotte	4	3	2,100	\$179,900				65
19052 Ridgedale Ave	Port Charlotte	3	2	2,020	\$178,000				41
2112 NW 23rd	Cape Coral	4	2	1,712	\$175,000				82



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580 W Tarpon	Port Charlotte	3	2	2,054	\$175,000				69
1307 Jeannin Dr	North Port	3	2	2,219	\$175,000				33
3957 Cincinnati St.	North Port	3	2	2,246	\$174,900				77
921 Tropical Cir	Port Charlotte	3	2	1,650	\$174,750				105
1436 Rosada Way	Fort Myers	3	2	0	\$165,000				99
1795 Mackinaw St	North Port	3	2	1,621	\$165,000				22
185 Seasons	Punta Gorda	3	2	2,034	\$164,900				44
7308 Spinnaker Blvd	Englewood	2	2	1,551	\$160,550				19
1831 Bushnell Ave	North Port	3	2	1,831	\$159,900				203
5276 Vixen Terr.	North Port	3	2	1,821	\$159,900				77
7882 Dulce Road	North Port	3	2	2,110	\$159,900				15
936 Tropical Ave.	Port Charlotte	4	2	2,076	\$159,900				70
24512 Yacht Club	Punta Gorda	2	2	1,635	\$159,900				7
3051 Quarter	North Port	3	2	1,412	\$155,750				154
367 Skyland Ln	Port Charlotte	3	2	1,746	\$154,900				9
4809 Dragon St.	North Port	3	2	2,145	\$153,900				79
1998 Embassy Rd	North Port	4	2	2,096	\$151,900				108
5400 Deer Run Rd	Punta Gorda	3	2	1,934	\$149,900				245
6327 Crestwood	Sarasota	2	1	1,080	\$149,900				196
25208 Palisade Rd	Punta Gorda	3	2	1,571	\$149,900				19
16039 Jaurez Cir	Punta Gorda	3	2	1,362	\$145,000				208
2586 Duar Terr	North Port	3	2	1,303	\$145,000				133
2720 Dode	North Port	3	2	1,562	\$145,000				98
23333 Swallow Ave.	Port Charlotte	3	2	1,603	\$144,900				41
12347 Del Rio Drive	Punta Gorda	4	2	1,355	\$141,900				162
23265 Mcburney Ave	Port Charlotte	3	2	1,779	\$139,900				20
4560 Amanda Ave	North Port	3	2	1,905	\$139,900				22
2472 Cliff St	North Port	3	2	1,412	\$139,900				153
7268 Sablon	North Port	3	2	1,302	\$139,900				66
3264 Beacon Dr	Port Charlotte	3	2	1,899	\$139,900				50
2489 Auburn Blvd	Port Charlotte	4	2	1,582	\$135,900				47
3190 Horace Ave	North Port	4	2	1,566	\$134,900				41
3350 Bay City Ter	North Port	3	2	1,423	\$134,900				41
1931 Johannesburg Rd	North Port	3	2	1,610	\$134,900				113
2256 Ann Arbor Rd	North Port	3	2	1,535	\$133,000				149
3470 Oceanside St.	North Port	3	2	1,385	\$130,000				183
231 Cicero St	Port Charlotte	3	2	1,457	\$129,900				164
2279 N San Mateo Dr.	North Port	3	2	1,452	\$129,900				109
1612 Seaport	North Port	3	2	1,946	\$129,900				70
101 Sandhurst	Venice	2	2	1,529	\$129,900				57
1516 Viscaya Dr	Port Charlotte	3	2	1,956	\$129,900				134
1501 Alton	Port Charlotte	4	2	1,421	\$129,000				335
4851 Alibi Terrace	North Port	3	2	1,586	\$128,900				163
4801 Alibi Terrace	North Port	3	2	1,586	\$128,900				163
4780 Neptune Rd	Venice	3	2	1,460	\$126,730				36
4329 Asteria	North Port	3	2	1,443	\$125,000				9
16110 Coruna Ct	Punta Gorda	3	2	1,372	\$125,000				117
12074 Claremont Dr	Port Charlotte	4	2	1,523	\$124,900				38
17304 Terry Ave	Port Charlotte	3	2	1,642	\$124,900				48



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5181 S San Mateo	North Port	3	2	1,434	\$124,900				75
7741 Rockwell	North Port	3	2	1,486	\$124,900				161
3345 Daytona	North Port	3	2	1,212	\$124,900				117
5340 Iota Ct	North Port	3	2	1,252	\$122,500				231
2474 Jarvis St	North Port	3	2	1,792	\$120,000				210
5288 Levy Lane	Port Charlotte	2	2	1,294	\$119,900				15
1330 Patio Terrace	North Port	3	2	1,762	\$119,900				40
2180 Shilo St	Port Charlotte	3	2	2,126	\$119,900				9
2521 Palomar Street	North Port	3	2	1,347	\$119,900				28
5167 Deleon	North Port	3	2	1,318	\$118,750				87
3031 Dando St	Port Charlotte	3	2	1,644	\$115,000				61
5729 Kenwood Dr.	North Port	3	2	1,463	\$114,900				85
22 Golfview Rd	Rotonda West	2	2	1,374	\$114,500				78
22181 New York Ave	Port Charlotte	2	2	1,257	\$114,100				161
120 NW Carlisle Ave.	Port Charlotte	3	2	1,712	\$113,900				57
7418 Minardi St	North Port	3	2	1,212	\$111,900				34
11293 Chalet Ave	Englewood	3	2	1,159	\$111,900				111
422 E Pine Street	Arcadia	3	2	1,763	\$109,900				43
462 Reading St	Port Charlotte	2	2	1,175	\$109,900				26
3638 Candia Avenue	North Port	3	2	1,352	\$109,900				6
12387 Albrecht Ter	Port Charlotte	3	2	1,580	\$109,900				53
12104 Capilla Lane	Warm Mineral	3	3	1,443	\$109,900				232
2640 Salmista Ter.	North Port	3	2	1,236	\$107,500				245
2809 NW 7th Street	Cape Coral	3	2	1,422	\$104,900				21
21028 Tucker Ave	Port Charlotte	3	2	1,732	\$104,900				28
18490 Limberlos Ave	Port Charlotte	2	2	1,191	\$104,500				84
7184 Holsum St	Englewood	3	2	1,271	\$103,000				12
5054 Jennings Blvd	Port Charlotte	3	3	1,192	\$102,054				57
4395 Eldron Ave.	North Port	3	2	1,224	\$99,900				128
1790 Palm Dr	Venice	3	2	1,584	\$99,900				124
75 Virginia	Englewood	3	3	1,524	\$99,900				121
4240 Jaslo	North Port	3	2	1,192	\$99,900				89
924 NW Red Bay Ter	Port Charlotte	3	2	1,764	\$99,900				65
15562 Maynard Ave.	Port Charlotte	2	3	1,116	\$99,900				62
7840 Rockwell Ave.	North Port	3	2	1,574	\$99,900				50
21266 Austin Ave	Port Charlotte	2	2	1,127	\$99,900				27
120 Annapolis Ln	Rotonda West	3	2	1,839	\$99,000				244
3140 Myrica	North Port	3	2	1,496	\$97,900				128
4310 Wesley Lane	North Port	2	2	1,229	\$94,900				76
2365 Mcminn St	North Port	3	2	1,172	\$92,900				9
1215 Sheehan Blvd	Port Charlotte	2	2	1,102	\$92,000				103
22170 Olean Blvd.	Port Charlotte	3	2	1,700	\$89,900				118
21228 Burkhardt Dr	Port Charlotte	3	2	1,178	\$89,900				277
3379 Bailey St	Sarasota	2	1	821	\$89,900				78
867 NW Dolphin Ave	Port Charlotte	3	2	1,441	\$89,900				89
1041 Sanger St	Port Charlotte	4	2	1,528	\$89,900				246
11033 Waterford Ave.	Port Charlotte	2	2	1,271	\$89,900				29
5172 Kent	Venice	2	2	936	\$89,500				44
3047 Spice Ln.	North Port	3	2	1,117	\$88,500				41



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570 Mimosa Ave. Nw	Port Charlotte	3	2	1,348	\$87,900				55
5615 Bliffert St.	North Port	3	2	1,422	\$84,900				93
19 Buena Vista Ave	Englewood	2	2	960	\$84,900				9
22103 Laramore Ave	Port Charlotte	4	2	1,537	\$84,900				48
2846 Gisela	North Port	3	2	1,196	\$82,900				9
4760 Pan American	North Port	3	2	1,176	\$79,900				50
3233 Abbotsford	North Port	3	2	1,500	\$79,900				47
2902 E Winona Drive	N Fort Myers	2	1	746	\$78,900				104
21035 Lawson Ave	Port Charlotte	2	2	1,124	\$78,500				69
5426 Kenwood	North Port	3	2	1,550	\$77,900				8
4372 Tollefson Ave	North Port	3	2	1,176	\$74,900				1
2519 Ivanhoe St	Port Charlotte	3	2	1,274	\$74,900				23
12090 Brookside Ave	Port Charlotte	2	2	1,074	\$74,900				103
5897 Talbrook Rd	North Port	3	2	918	\$74,900				205
21283 Hepner Ave	Port Charlotte	2	2	1,080	\$74,500				96
8767 Culebra Ave	North Port	3	2	1,320	\$69,900				187
3897 Lullaby	North Port	2	2	1,175	\$69,900				41
20049 Sancraft Ave	Port Charlotte	3	2	1,038	\$69,900				175
3415 Depew Ave.	Port Charlotte	2	2	1,270	\$69,900				33
500 Church	Nokomis	3	2	1,460	\$69,000				135
5192 Hogan St.	Port Charlotte	2	2	1,056	\$64,900				224
4205 Avanti	North Port	2	1	912	\$60,900				15
3335 Lullaby	North Port	2	1	911	\$59,900				131
22241 Beverly Ave	Port Charlotte	2	1	823	\$45,000				246
21434 Gladis Ave	Port Charlotte	3	1	980	\$45,000				246
21570 N Augusta	Port Charlotte	2	1	862	\$40,000				211
172 Bridle Path	Arcadia	3	1	1,090	\$39,900				12
1475 Flamingo Dr	Englewood	1	1	368	\$33,600				64
<i>Average</i>					\$164,185			0.00	98
<i>Median</i>					\$129,900				72



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