

Comparative Market Analysis

Property Type: Single Family/Condo/Coop Property Status: Active with Contract															
Subject Property															
#	MLS#	Photo	Area	Address	Unit #	Subdivision	Water Front	Prop. Code	Sq Ft	BR	Full Baths	Half Baths	List Price	LP/SF	DOM
1	7210492	Media: 5	373	302 161st Ave		Redington Beach	NONE_	SINGL	1,196	3	2	0	\$259,000	\$217	269
2	7255913	Media: 10	373	307 160th Ter		Redington Beach	NONE_	SINGL	1,184	3	2	0	\$279,000	\$236	26
3	7213398	Media: 8	373	16112 4th St E		N Redington Beach	WTRFT	SINGL	1,118	2	1	0	\$420,000	\$376	238
4	7256889	Media: 10	373	17444 2nd St E		Gay Shores Add 01	WTRAC,WTRFT,WTRVW	SINGL	1,554	2	1	1	\$594,900	\$383	34
Average									1,263	3	2	1	\$388,225		142
Number of Properties: 4															
(Average ListPrice / Average SqFt) : (388225 / 1263) = \$ 307.38															

Property Type: Single Family/Condo/Coop Property Status: Pending Sale															
Subject Property															
#	MLS#	Photo	Area	Address	Unit #	Subdivision	Water Front	Prop. Code	Sq Ft	BR	Full Baths	Half Baths	List Price	LP/SF	DOM
1	7257243	Media: 10	373	15520 2nd St E		Lone Palm Beach Add	NONE_	SINGL	947	2	1	0	\$369,900	\$391	16
2	2227670	Media: 10	373	16321 REDINGTON DR		REDINGTON BEACH HOME	WTRFT	SINGL	1,785	3	2	0	\$650,000	\$364	14
3	7233412	Media: 9	373	17940 Gulf Blvd 12A	12A	Redington Towers Con	WTRFT	CONDO	1,165	2	2	0	\$689,000	\$591	127
4	2170006	Media: 8	373	15813 REDINGTON DR		LONE PALM BEACH 2ND	WTRFT	SINGL	2,510	3	3	0	\$1,190,000	\$474	275
Average									1,602	3	2	0	\$724,725		108
Number of Properties: 4															
(Average ListPrice / Average SqFt) : (724725 / 1602) = \$ 452.39															

Property Type: Single Family/Condo/Coop Property Status: Sold-Closed																			
Subject Property																			
#	MLS#	Photo	Sale Date	Area	Address	Unit #	Subdivision	Water Front	Prop. Code	Sq Ft	BR	Full Baths	Half Baths	List Price	LP/SF	Sold Price	SP/SF	LP/SP Ratio	DOM
1	7238911	Media: 4	3/22/2007	373	16306 Redington Dr		Redington Beach	NONE_	SINGL	1,424	3	1	1	\$274,900	\$193	\$267,000	\$188	0.97	124
2	7230915	Media: 9	3/26/2007	373	15805 2nd St E		Lone Palm Beach Add	NONE_	SINGL	1,068	2	2	0	\$279,500	\$262	\$261,750	\$245	0.94	114
3	7230849	Media: 10	3/30/2007	373	17920 Gulf Blvd 202	202	Redington Towers Con	WTRFT	CONDO	1,060	1	1	1	\$299,900	\$283	\$299,900	\$283	1.00	154
4	7245196	Media: 6	2/28/2007	373	50 159 Ave		Lone Palm Beach	WTRAC	SINGL	2,009	3	3	0	\$364,900	\$182	\$340,000	\$169	0.93	61
5	7230158	Media: 10	3/02/2007	373	15805 1st St E		Lone Palm Beach Add	NONE_	SINGL	1,632	3	3	0	\$399,900	\$245	\$375,000	\$230	0.94	128
6	7254591	Media: 10	3/16/2007	373	406 161st Ave		Redington Beach	WTRFT	SINGL	1,124	2	1	0	\$478,000	\$425	\$465,000	\$414	0.97	19
7	7253676	Media: 10	3/09/2007	373	238 176th Terrace Drive		Harbor Shores Add 05	WTRFT	SINGL	1,716	3	2	0	\$485,000	\$283	\$499,000	\$291	1.03	5
8	2223945	Media: 8	3/01/2007	373	17732 WALL CIR		HARBOR SHORES	WTRFT	SINGL	1,614	2	2	1	\$529,000	\$328	\$529,000	\$328	1.00	7
9	7254854	Media: 10	2/09/2007	373	17940 Gulf Blvd 2C	2C	Redington Towers Con	WTRFT	CONDO	1,165	2	2	0	\$559,000	\$480	\$537,000	\$461	0.96	2
10	7265217	Photo: 1	3/21/2007	373	17715 Gulf BLVD 404	404	Redington Shores	WTRFT	CONDO	2,000	3	3	0	\$680,900	\$340	\$680,900	\$340	1.00	0
Average										1,481	2	2	1	\$435,100		\$425,455		0.97	68
Number of Properties: 10																			

(Average SalePrice / Average SqFt) : (425455 / 1481) = \$ 287.28

Prepared by

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Information is believed to be accurate but is not guaranteed.