

Longboat Key Manatee County 2008 Sold Condo Analysis

| Address | BE | FB | A/C | Year Built | Water View | List Price | Sold Price | Sold Date | LP/SqFt | SP/SqFt | LP/SP | DTS |
|------------------------------------|----|----|-------|------------|--------------|-------------|-------------|------------|----------|----------|----------|-----|
| 4730 GULF OF MEXICO DR # V-3 | 1 | 1 | 911 | 1974 | | \$170,000 | \$150,000 | 9/29/2008 | 186.00 | 164.65 | \$88.24 | 111 |
| 4400 EXETER DR # 305 | 1 | 1 | 837 | 1970 | | \$199,000 | \$185,000 | 9/2/2008 | 237.00 | 221.03 | \$92.96 | 85 |
| 4310 FALMOUTH DR # 104 | 1 | 1 | 667 | 1969 | Full Bay | \$219,000 | \$209,000 | 12/15/2008 | 328.34 | 313.34 | \$95.43 | 46 |
| 659 SPANISH WAY # 141 | 2 | 2 | 1,197 | 1967 | Lake | \$234,900 | \$215,000 | 7/3/2008 | 196.00 | 179.00 | \$91.00 | 122 |
| 605 SUTTON PL # 205A | 1 | 1 | 775 | 1973 | Full Bay | \$235,900 | \$215,950 | 12/29/2008 | 304.39 | 278.65 | \$91.54 | 40 |
| 683 EL CENTRO Dr # 184 | 2 | 2 | 1,277 | 1969 | | \$249,900 | \$225,000 | 8/6/2008 | 195.00 | 176.19 | \$90.04 | 272 |
| 6750 GULF OF MEXICO DR # 176 | 1 | 1 | 888 | 1970 | | \$264,000 | \$250,000 | 3/28/2008 | 297.00 | 281.00 | \$94.00 | 457 |
| 4430 EXETER DR # 108 | 2 | 2 | 1,168 | 1970 | Canal | \$269,000 | \$240,000 | 6/13/2008 | 230.00 | 205.00 | \$89.00 | 42 |
| 651 So SPANISH DR # 138 | 2 | 2 | 1,393 | 1969 | Lake | \$269,900 | \$245,000 | 10/7/2008 | 193.00 | 175.88 | \$90.77 | 405 |
| 4310 FALMOUTH DR # 105 | 1 | 1 | 667 | 1969 | Full Bay | \$275,000 | \$255,000 | 2/11/2008 | 412.00 | 337.00 | \$81.00 | 312 |
| 623 Cedar Ct | 1 | 2 | 1,257 | 1988 | | \$279,000 | \$215,000 | 3/12/2008 | 221.00 | 171.00 | \$77.00 | 498 |
| 623 Cedar Ct # 12 | 1 | 2 | 1,257 | 1988 | | \$279,000 | \$215,000 | 3/12/2008 | 221.00 | 170.00 | \$77.00 | 427 |
| 4330 FALMOUTH Dr # 306 | 2 | 2 | 928 | 1969 | Partial Bay | \$289,900 | \$275,000 | 6/30/2008 | 312.00 | 291.00 | \$94.00 | 105 |
| 685 N Spanish Dr | 2 | 2 | 1,429 | 1968 | | \$299,000 | \$275,000 | 4/24/2008 | 209.00 | 192.00 | \$91.00 | 289 |
| 4400 EXETER Dr # 207 | 2 | 2 | 992 | 1970 | | \$299,000 | \$265,000 | 5/15/2008 | 301.00 | 267.00 | \$88.00 | 162 |
| 925 No SPANISH Dr # 53 | 2 | 2 | 1,449 | 1968 | | \$299,000 | \$299,000 | 4/15/2008 | 206.00 | 206.00 | \$100.00 | 146 |
| 4320 Falmouth Dr # 304 | 2 | 2 | 928 | 1969 | Partial Bay | \$299,000 | \$225,000 | 7/31/2008 | 322.00 | 242.00 | \$75.00 | 85 |
| 685 No SPANISH DR # 23 | 2 | 2 | 1,429 | 1968 | | \$299,000 | \$275,000 | 4/24/2008 | 209.00 | 192.00 | \$91.00 | 290 |
| 4330 FALMOUTH DRIVE # 106C | 2 | 2 | 928 | 1969 | Canal | \$299,000 | \$275,000 | 11/14/2008 | 322.20 | 296.34 | \$91.97 | 67 |
| 573 Sutton Pl | 2 | 2 | 1,248 | 1972 | | \$299,500 | \$250,000 | 7/25/2008 | 239.00 | 200.32 | \$83.47 | 49 |
| 741 No Spanish Dr # 30 | 2 | 2 | 1,361 | 1968 | | \$299,900 | \$240,000 | 7/30/2008 | 220.00 | 176.00 | \$80.00 | 135 |
| 600 Sutton Pl # 401B | 1 | 1 | 804 | 1973 | | \$319,000 | \$230,000 | 8/1/2008 | 396.00 | 286.07 | \$72.10 | 289 |
| 4380 EXETER DR # 206 | 2 | 2 | 1,168 | 1970 | Canal | \$329,000 | \$280,000 | 1/31/2008 | 281.00 | 239.00 | \$85.00 | 191 |
| 4340 FALMOUTH DR # 202 B | 2 | 2 | 928 | 1969 | Canal | \$335,000 | \$285,000 | 12/29/2008 | 360.00 | 307.11 | \$85.07 | 266 |
| 4430 EXETER DR # 307 | 2 | 2 | 1,152 | 1970 | Full Bay | \$335,000 | \$270,000 | 12/5/2008 | 290.80 | 234.38 | \$80.60 | 221 |
| 4900 Gulf of Mexico Dr # 204 | 2 | 2 | 1,325 | 1975 | Full Bay | \$340,000 | \$320,000 | 5/30/2008 | 256.00 | 241.00 | \$94.00 | 290 |
| 651 CEDAR Ct # 26 | 2 | 2 | 1,501 | 1988 | | \$344,900 | \$320,000 | 3/31/2008 | 229.00 | 213.00 | \$92.00 | 258 |
| 4900 Gulf of Mexico Dr # 303B | 2 | 2 | 1,096 | 1975 | Gulf and Bay | \$349,000 | \$290,000 | 4/25/2008 | 318.00 | 264.00 | \$83.00 | 170 |
| 521 FOREST WAY # 14 | 2 | 2 | 1,501 | 1990 | Lake | \$349,900 | \$295,000 | 5/16/2008 | 233.00 | 193.00 | \$84.00 | 46 |
| 596 No SPANISH DR # 149 | 2 | 2 | 1,450 | 1968 | Lake | \$375,000 | \$325,000 | 3/24/2008 | 258.00 | 224.00 | \$86.00 | 194 |
| 4430 EXETER Dr # 301M | 2 | 2 | 1,168 | 1970 | | \$375,000 | \$358,000 | 5/30/2008 | 321.00 | 306.00 | \$95.00 | 193 |
| 4310 FALMOUTH DR # 107 | 2 | 2 | 928 | 1969 | Full Bay | \$375,000 | \$315,000 | 4/1/2008 | 404.00 | 339.00 | \$84.00 | 381 |
| 563 So SPANISH DR # 127 | 2 | 2 | 1,516 | 1971 | Lake | \$379,000 | \$325,000 | 4/24/2008 | 250.00 | 214.00 | \$85.00 | 177 |
| 4960 Gulf Of Mexico Dr # 206 | 2 | 2 | 1,376 | 1975 | Full Bay | \$385,000 | \$385,000 | 4/30/2008 | 279.00 | 279.00 | \$100.00 | 162 |
| 4400 Exeter Dr # 303 | 2 | 2 | 1,152 | 1970 | | \$395,000 | \$365,000 | 2/29/2008 | 342.00 | 316.00 | \$92.00 | 262 |
| 596 N Spanish Dr | 2 | 2 | 1,450 | 1968 | Lake | \$399,000 | \$325,000 | 3/24/2008 | 275.00 | 224.00 | \$81.00 | 192 |
| 4900 GULF OF MEXICO Dr # 205 | 2 | 2 | 1,312 | 1975 | Full Bay | \$399,000 | \$375,000 | 4/4/2008 | 304.00 | 285.00 | \$93.00 | 56 |
| 4725 GULF OF MEXICO DR # 309 | 2 | 2 | 1,120 | 1974 | Gulf Partial | \$399,500 | \$350,000 | 10/30/2008 | 356.70 | 312.50 | \$87.61 | 190 |
| 4960 GULF OF MEXICO DR # 206 | 2 | 2 | 1,561 | 1975 | Full Bay | \$400,000 | \$385,000 | 4/30/2008 | 256.00 | 246.00 | \$96.00 | 170 |
| 900 No SPANISH DR # 63 | 2 | 2 | 1,423 | 1968 | | \$429,000 | \$380,000 | 5/2/2008 | 301.00 | 267.00 | \$88.00 | 238 |
| 4430 EXETER DR # M103 | 2 | 2 | 992 | 1970 | Full Bay | \$434,000 | \$400,000 | 12/8/2008 | 437.50 | 403.23 | \$92.17 | 87 |
| 4500 GULF OF MEXICO Dr # 306 | 2 | 2 | 1,533 | 1975 | Full Bay | \$439,000 | \$410,000 | 5/30/2008 | 286.00 | 267.00 | \$93.00 | 476 |
| 4540 GULF OF MEXICO DR # PH4 | 2 | 2 | 1,312 | 1975 | Gulf and Bay | \$439,000 | \$430,000 | 5/22/2008 | 334.00 | 327.00 | \$97.00 | 41 |
| 4621 GULF OF MEXICO DR # 18F | 2 | 2 | 882 | 1973 | | \$439,000 | \$425,000 | 5/22/2008 | 497.00 | 481.00 | \$96.00 | 239 |
| 4621 GULF OF MEXICO Dr # 7B | 2 | 2 | 705 | 1972 | | \$449,000 | \$410,000 | 2/5/2008 | 636.00 | 581.00 | \$91.00 | 606 |
| 4600 GULF OF MEXICO DR # PH4 | 2 | 2 | 1,325 | 1975 | Full Bay | \$449,000 | \$425,000 | 5/8/2008 | 338.00 | 320.00 | \$94.00 | 114 |
| 860 No SPANISH DR # 68 | 2 | 2 | 1,085 | 1968 | | \$449,900 | \$400,000 | 3/26/2008 | 414.00 | 368.00 | \$88.00 | 247 |
| 5220 GULF OF MEXICO Dr # S-202 | 2 | 2 | 1,350 | 1981 | | \$459,000 | \$395,000 | 7/30/2008 | 340.00 | 292.00 | \$86.00 | 471 |
| 662 CEDAR Ct # 662 | 2 | 2 | 1,501 | 1988 | | \$459,000 | \$315,000 | 9/25/2008 | 305.00 | 209.86 | \$68.63 | 528 |
| 4960 Gulf Of Mexico Dr # 301 | 2 | 2 | 1,337 | 1975 | Full Bay | \$465,000 | \$449,875 | 4/7/2008 | 347.00 | 336.00 | \$96.00 | 153 |
| 5055 Gulf Of Mexico Drive Dr # 414 | 2 | 2 | 1,484 | 1973 | | \$469,000 | \$449,000 | 9/15/2008 | 316.00 | 302.56 | \$95.74 | 51 |
| 4600 GULF OF MEXICO Dr # PH 1 | 2 | 2 | 1,561 | 1975 | | \$475,000 | \$450,000 | 5/9/2008 | 304.00 | 288.00 | \$94.00 | 130 |
| 4380 Exeter Dr # 101 | 2 | 2 | 1,168 | 1970 | | \$485,000 | \$457,000 | 6/10/2008 | 415.00 | 391.00 | \$94.00 | 137 |
| 4800 GULF OF MEXICO DR # CPH5 | 2 | 2 | 1,325 | 1975 | Full Bay | \$495,000 | \$470,000 | 12/1/2008 | 373.58 | 354.72 | \$94.95 | 95 |
| 605 SUTTON PL # 102 | 2 | 2 | 1,144 | 1973 | Full Bay | \$499,000 | \$425,000 | 5/29/2008 | 436.00 | 371.00 | \$85.00 | 196 |
| 4725 GULF OF MEXICO Dr # 307 | 2 | 2 | 1,032 | 1974 | Gulf Partial | \$499,900 | \$420,000 | 1/30/2008 | 484.00 | 406.00 | \$84.00 | 653 |
| 7125 Gulf of Mexico Dr # 24 | 2 | 2 | 1,170 | 1974 | Gulf Full | \$525,000 | \$450,000 | 3/6/2008 | 448.00 | 384.00 | \$85.00 | 92 |
| 4485 GULF OF MEXICO DR # 304 | 2 | 2 | 1,175 | 1973 | Gulf Full | \$549,000 | \$549,000 | 5/14/2008 | 467.00 | 467.00 | \$100.00 | 776 |
| 5393 GULF OF MEXICO Dr # 201 | 2 | 2 | 1,400 | 1979 | Gulf Full | \$575,000 | \$480,000 | 5/23/2008 | 410.00 | 342.00 | \$83.00 | 600 |
| 4234 Gulf of Mexico Drive Dr # Z-2 | 2 | 2 | 1,150 | 1973 | | \$595,000 | \$525,000 | 5/15/2008 | 517.00 | 456.00 | \$88.00 | 147 |
| 6800 Gulf Of Mexico Dr # 200 | 3 | 4 | 2,439 | 1970 | Full Bay | \$599,000 | \$550,000 | 12/15/2008 | 245.59 | 225.50 | \$91.82 | 291 |
| 4485 GULF OF MEXICO Dr # 301 | 2 | 2 | 1,175 | 1973 | Gulf Full | \$599,000 | \$529,000 | 5/9/2008 | 509.00 | 450.00 | \$88.00 | 202 |
| 4725 Gulf of Mexico Dr # 108 | 2 | 2 | 1,200 | 1974 | Gulf Partial | \$599,000 | \$400,000 | 5/23/2008 | 499.00 | 333.00 | \$66.00 | 97 |
| 5841 Gulf of Mexico Dr # 240 | 1 | 1 | 508 | 1972 | | \$599,900 | \$545,000 | 3/14/2008 | 1,180.00 | 1,072.00 | \$90.00 | 136 |
| 4825 Gulf Of Mexico Dr # 104 | 2 | 2 | 1,393 | 1970 | Gulf Full | \$649,500 | \$595,000 | 5/14/2008 | 466.00 | 427.00 | \$91.00 | 117 |
| 4825 GULF OF MEXICO Dr # 104 | 2 | 2 | 1,393 | 1974 | Gulf Full | \$649,500 | \$595,000 | 5/15/2008 | 466.00 | 427.00 | \$91.00 | 120 |
| 5757 Gulf Of Mexico Dr # 102 | 2 | 2 | 1,711 | 1973 | Gulf Full | \$675,000 | \$625,000 | 7/25/2008 | 394.00 | 365.28 | \$92.59 | 198 |
| 5655 Gulf Of Mexico Dr # 205B | 2 | 2 | 1,640 | 1975 | Gulf Partial | \$679,000 | \$625,000 | 5/1/2008 | 414.00 | 381.00 | \$92.00 | 547 |
| 5275 GULF OF MEXICO DR # 204 | 3 | 3 | 1,460 | 1974 | Gulf Full | \$695,000 | \$635,000 | 12/23/2008 | 476.00 | 434.93 | \$91.37 | 228 |
| 5055 Gulf Of Mexico Dr # 336 | 2 | 2 | 1,484 | 1973 | Gulf Partial | \$699,000 | \$665,000 | 7/27/2008 | 471.00 | 448.11 | \$95.14 | 461 |
| 7095 Gulf Of Mexico Dr # 23 | 2 | 2 | 1,170 | 1974 | Gulf Full | \$699,000 | \$639,000 | 1/4/2008 | 597.00 | 546.00 | \$91.00 | 85 |
| 7001 GULF OF MEXICO DR # 24 | 2 | 2 | 1,170 | 1974 | Gulf Full | \$699,000 | \$500,000 | 10/31/2008 | 597.00 | 427.35 | \$71.53 | 178 |
| 4835 GULF OF MEXICO DR # 104 | 2 | 2 | 1,393 | 1970 | | \$699,000 | \$650,000 | 1/23/2008 | 501.00 | 466.00 | \$92.00 | 14 |
| 7095 GULF OF MEXICO Dr # 23Per | 2 | 2 | 1,170 | 1974 | Gulf Full | \$699,000 | \$639,000 | 1/4/2008 | 597.00 | 546.00 | \$91.00 | 85 |
| 4621 GULF OF MEXICO Dr # 13E | 2 | 2 | 797 | 1973 | Gulf Full | \$749,000 | \$690,000 | 7/30/2008 | 939.00 | 865.00 | \$92.00 | 48 |
| 4621 GULF OF MEXICO DR # 14E | 2 | 2 | 705 | 1973 | | \$775,000 | \$710,000 | 6/12/2008 | 1,099.00 | 1,007.00 | \$91.00 | 175 |
| 4401 GULF OF MEXICO DR # 401 | 2 | 2 | 1,314 | 1972 | Gulf Full | \$829,000 | \$727,500 | 7/21/2008 | 630.00 | 553.00 | \$87.00 | 559 |
| 4215 GULF OF MEXICO Dr # 401 | 3 | 2 | 1,455 | 1974 | Gulf Full | \$895,000 | \$810,000 | 8/12/2008 | 615.00 | 556.70 | \$90.50 | 223 |
| 5135 Gulf of Mexico Dr # 102 | 3 | 2 | 1,700 | 1985 | | \$949,500 | \$850,000 | 8/12/2008 | 558.00 | 500.00 | \$89.52 | 785 |
| 4955 Gulf of Mexico Dr # 103 | 3 | 3 | 3,156 | 2006 | Gulf Full | \$2,995,000 | \$2,700,000 | 5/8/2008 | 948.00 | 855.00 | \$90.00 | 503 |
| 4975 Gulf of Mexico Dr # VA301 | 3 | 3 | 3,156 | 2005 | Gulf Full | \$3,300,000 | \$3,300,000 | 4/1/2008 | 1,045.00 | 1,045.00 | \$100.00 | 594 |
| 4985 GULF OF MEXICO DR # 402 | 3 | 3 | 3,156 | 2005 | Gulf Full | \$3,350,000 | \$3,200,000 | 11/20/2008 | 1,061.47 | 1,013.94 | \$95.52 | 31 |
| 4985 GULF OF MEXICO DR # PH406 | 3 | 3 | 3,156 | 2005 | Gulf Full | \$3,600,000 | \$3,300,000 | 4/10/2008 | 1,140.00 | 1,045.00 | \$91.00 | 603 |