

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