

Longboat Key Sarasota County 2008 Sold Analysis

Address	BE	FB	A/C	Year Built	Water View	List Price	Sold Price	Sold Date	LP/SqFt	SP/SqFt	LP/SP Ratio	DTS
740 LONGBOAT CT	3	2	1,014	1951		285,000	261,000	8/25/2008	\$281.00	\$257.40	91.58	108
7119 E Longboat Dr	2	1	984	1930		389,900	301,600	12/19/2008	\$396.24	\$306.50	77.35	239
7119 LONGBOAT DR	2	1	984	1930		389,900	301,600	12/19/2008	\$396.24	\$306.50	77.35	126
720 BROADWAY ST	5	2	1,872	1930	Partial Bay	425,000	415,000	4/2/2008	\$227.00	\$221.00	97.00	368
750 TARAWITT DR	2	2	1,360	1979	Canal	449,500	365,000	4/30/2008	\$330.00	\$268.00	81.00	138
660 Linley St	4	3	1,700	1952		470,000	460,000	6/13/2008	\$276.00	\$270.00	97.00	153
711 MARBURY LN	3	2	1,383	1971	Canal	534,900	315,000	10/6/2008	\$386.77	\$227.77	58.89	55
549 GENERAL HARRIS St	3	3	1,689	1961	Canal	579,900	500,000	11/6/2008	\$343.34	\$296.03	86.22	325
628 BAYVIEW DR	3	2	1,430	1960	Canal	699,000	690,000	4/9/2008	\$488.00	\$482.00	98.00	37
652 Lyons Ln	3	2	1,812	1969		749,000	675,000	4/18/2008	\$413.00	\$372.00	90.00	182
730 OLD COMPASS Rd	3	3	2,519	1969	Canal	949,900	842,000	10/22/2008	\$377.00	\$334.26	88.64	527
5991 EMERALD HARBOR Dr	3	3	2,592	1969		995,000	800,000	5/30/2008	\$383.00	\$308.00	80.00	494
519 BAYVIEW Dr	4	3	3,444	1994	Canal	995,000	910,000	9/3/2008	\$288.00	\$264.23	91.46	118
701 BROADWAY ST	3	3	2,575	1920	Partial Bay	998,000	900,000	6/2/2008	\$387.00	\$348.00	90.00	308
6537 GULF OF MEXICO DR	4	4	2,313	1990	Gulf Partial	1,129,000	950,000	12/17/2008	\$488.11	\$410.72	84.15	164
303 FIREHOUSE Ln	3	3	3,534	2002		1,295,000	1,150,000	4/4/2008	\$366.00	\$325.00	88.00	445
680 OLD COMPASS RD	4	4	3,372	2007	Canal	1,799,000	1,600,000	6/30/2008	\$533.00	\$474.00	88.00	151
593 Juan Anasco Dr	3	3	2,882	2002	Partial Bay	1,895,000	1,600,000	6/2/2008	\$657.00	\$555.00	84.00	326
593 JUAN ANASCO Dr	3	3	2,882	2002	Partial Bay	1,895,000	1,600,000	6/2/2008	\$657.00	\$555.00	84.00	326
630 De Narvaez Dr	3	4	3,035	1958	Canal	2,500,000	2,250,000	4/15/2008	\$823.00	\$741.00	90.00	56
5352 SANDHAMN PL	5	5	6,158	2003	Full Bay	2,850,000	2,400,000	1/30/2008	\$462.00	\$389.00	84.00	75
690 HIBISCUS WAY	3	3	2,265	1964	Full Bay	2,995,000	2,215,000	9/5/2008	\$1,322.00	\$977.92	73.96	292
6351 Gulf of Mexico Dr	9	8	4,656	1950		4,500,000	4,400,000	2/15/2008	\$966.00	\$945.00	97.00	78
5821 Gulf of Mexico Dr	3	3	3,057	2000	Gulf Full	4,900,000	3,300,000	5/27/2008	\$1,602.00	\$1,079.00	67.00	123
6341 GULF OF MEXICO Dr	6	6	6,190	1959	Gulf Full	5,995,000	5,000,000	5/22/2008	\$968.00	\$807.00	83.00	176