

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
1120 BOGEY LN	2	2	1,666	1967		\$285,000	\$285,999	6/1/2008	\$171.00	\$171.00	100.00	208
1000 BOGEY LN	2	2	1,235	1964		\$375,000	\$320,000	9/25/2008	\$303.00	\$259.11	85.33	325
1050 Bogey Ln	3	2	1,716	1965		\$399,000	\$355,000	11/6/2008	\$232.52	\$206.88	88.97	283
1180 BOGEY	2	2	2,180	1967		\$495,000	\$400,000	3/28/2008	\$227.00	\$183.00	80.00	325
610 BUTTONWOOD Dr	3	3	2,197	1960		\$499,900	\$485,000	5/5/2008	\$227.00	\$220.00	97.00	385
537 YAWL LN	3	2	1,655	1965		\$569,900	\$570,000	12/19/2008	\$344.35	\$344.41	100.02	37
550 BOWSPRIT LN	2	2	1,313	1964	Canal	\$579,900	\$570,000	5/28/2008	\$441.00	\$434.00	98.00	64
550 Bowsprit Ln	2	2	1,313	1964		\$579,900	\$570,000	5/28/2008	\$441.00	\$434.00	98.00	69
525 HORNLOWER LN	3	3	2,240	1972	Canal	\$598,500	\$585,000	12/19/2008	\$267.19	\$261.16	97.74	66
3970 Royal Rd	2	2	1,490	1968	Partial Bay	\$599,950	\$525,000	4/18/2008	\$402.00	\$352.00	87.00	158
557 KINGFISHER Ln	3	2	2,626	1985	Partial Bay	\$625,000	\$550,000	8/11/2008	\$238.00	\$209.44	88.00	62
550 Putting Green Ln	2	2	2,129	1966		\$640,000	\$625,000	9/10/2008	\$300.00	\$293.57	97.66	224
500 halyard Ln	2	2	1,951	1967	Partial Bay	\$650,000	\$735,000	2/8/2008	\$333.00	\$376.00	113.00	729
500 halyard Ln	3	2	1,951	1967	Canal	\$650,000	\$735,000	2/8/2008	\$333.00	\$376.00	113.00	541
3580 Bayou Cir	3	2	2,870	1993		\$682,900	\$650,000	8/8/2008	\$237.00	\$226.48	95.18	157
550 GOLF LINKS	3	2	2,322	1968	Partial Bay	\$699,000	\$699,000	3/3/2008	\$301.00	\$301.00	100.00	28
510 CHIPPING LN	3	2	1,880	1967	Partial Bay	\$729,000	\$680,000	8/1/2008	\$387.00	\$359.00	93.00	353
512 OUTRIGGER LN	2	2	1,937	1963	Canal	\$769,000	\$695,000	2/28/2008	\$397.00	\$358.00	90.00	104
551 RANGER LN			1,496	1964	Canal	\$799,000	\$550,000	7/1/2008	\$534.00	\$367.00	68.00	98
3291 BAYOU RD	3	2	2,267	1979		\$799,000	\$660,000	8/1/2008	\$352.00	\$291.00	82.00	165
580 Yardarm Ln	4	3	2,332	1968	Partial Bay	\$812,400	\$666,000	10/3/2008	\$348.37	\$295.59	81.98	270
580 BOWSPRIT LN	3	3	2,115	1965	Canal	\$839,000	\$814,500	7/25/2008	\$396.00	\$385.00	97.00	186
1101 BOGEY LN	3	3	2,605	1967	Canal	\$849,000	\$795,000	8/11/2008	\$325.00	\$305.18	93.64	49
510 PUTTING GREEN LN	3	2	1,815	1966	Canal	\$870,000	\$825,000	3/24/2008	\$479.00	\$454.00	94.00	41
612 WESTON POINTE CT	3	3	2,612	1993		\$995,000	\$995,000	1/15/2008	\$380.00	\$380.00	100.00	50
3524 Fair Oaks Ln	3	2	2,866	1998		\$995,000	\$965,000	5/9/2008	\$347.00	\$336.00	96.00	206
530 PUTTER LN	3	2	1,922	1968	Canal	\$995,000	\$750,000	3/12/2008	\$517.00	\$390.00	75.00	355
5 WINSLOW PL	3	2	1,598	1962	Partial Bay	\$1,070,000	\$941,000	9/30/2008	\$669.00	\$588.86	87.94	60
700 LONGVIEW Dr	3	3	2,516	1961		\$1,075,000	\$910,000	2/29/2008	\$427.00	\$361.00	84.00	743
616 Weston Pointe Ct	3	3	2,469	1994		\$1,150,000	\$939,120	4/30/2008	\$465.00	\$380.00	81.00	203
3307 SABAL COVE CIR	4	3	3,193	1995		\$1,189,900	\$1,025,000	12/30/2008	\$372.66	\$321.01	86.14	83
597 HALYARD LN	3	4	1,991	1991	Canal	\$1,199,000	\$1,050,000	7/7/2008	\$602.00	\$527.00	87.00	147
576 CUTTER LN	3	2	2,000	1966	Full Bay	\$1,199,000	\$1,100,000	2/14/2008	\$599.00	\$550.00	91.00	100
3540 MISTLETOE Ln	4	3	3,163	1991	Full Bay	\$1,299,000	\$1,150,000	4/25/2008	\$410.00	\$363.00	88.00	142
3440 MISTLETOE LN	3	3	3,215	1989	Full Bay	\$1,349,000	\$1,040,000	2/11/2008	\$419.00	\$323.00	77.00	257
3633 FAIR OAKS PL	3	3	2,892	1996		\$1,350,000	\$1,150,000	6/30/2008	\$466.00	\$397.00	85.00	290
3505 FAIR OAKS CT	3	3	2,879	2000	Lake	\$1,375,000	\$1,200,000	4/11/2008	\$477.00	\$416.00	87.00	232
560 YARDARM Ln	4	3	2,989	1995	Canal	\$1,395,000	\$1,150,000	8/15/2008	\$466.00	\$384.74	82.44	164
597 Yawl Ln	3	3	2,879	1968	Partial Bay	\$1,398,000	\$1,304,000	8/6/2008	\$485.00	\$452.94	93.28	280
3346 SABAL COVE Ln	4	4	3,957	1994	Lake	\$1,475,000	\$1,100,000	8/8/2008	\$372.00	\$277.99	74.58	515
521 HARBOR CAY DR	3	3	4,518	1986	Canal	\$1,499,000	\$1,300,000	10/3/2008	\$331.78	\$287.74	86.72	56
3501 Bayou Sound	3	3	4,392	1982		\$1,520,500	\$1,520,500	5/14/2008	\$346.00	\$346.00	100.00	128
3551 Bayou Cir	3	3	4,000	1991		\$1,565,000	\$1,565,000	2/7/2008	\$391.00	\$391.00	100.00	0
3482 MISTLETOE LN	3	4	3,323	1989	Full Bay	\$1,570,000	\$1,340,000	1/17/2008	\$472.00	\$403.00	85.00	184
524 Spinnaker Ln	4	4	3,500	2006	Partial Bay	\$1,695,000	\$1,500,000	2/28/2008	\$484.00	\$428.00	88.00	33
560 SCHOONER LN	3	3	3,134	1965	Partial Bay	\$1,695,000	\$1,250,000	2/29/2008	\$540.00	\$398.00	73.00	906
524 SPINNAKER	4	4	3,500	2006	Canal	\$1,695,000	\$1,500,000	2/28/2008	\$484.00	\$428.00	88.00	37
531 RANGER LN	4	2	3,389	2006	Canal	\$1,695,000	\$1,520,000	11/24/2008	\$500.00	\$448.51	89.68	147
550 PUTTER Ln	3	3	4,104	2006	Canal	\$1,795,000	\$1,550,000	4/11/2008	\$437.00	\$377.00	86.00	357
3314 BAYOU Rd	4	4	5,212	2008	Lake	\$1,795,000	\$1,650,000	9/19/2008	\$344.00	\$316.58	91.92	136
2819 GULF OF MEXICO DR	3	2	1,173	1955	Gulf Full	\$1,900,000	\$1,600,000	12/29/2008	\$1,619.78	\$1,364.02	84.21	45
3491 BAYOU SOUND	4	5	4,287	1993	Partial Bay	\$1,995,000	\$1,750,000	9/26/2008	\$465.00	\$408.21	87.72	372
550 YARDARM Ln	4	4	4,244	2006	Partial Bay	\$1,995,000	\$1,600,000	9/19/2008	\$470.00	\$377.00	80.20	410
3580 FAIR OAKS LN	5	6	4,103	1998	Canal	\$1,999,000	\$2,000,000	8/12/2008	\$487.00	\$487.45	100.05	256
1660 HARBOR SOUND DR	3	4	5,104	1990	Canal	\$2,225,000	\$1,950,000	6/30/2008	\$435.00	\$382.00	87.00	104
1015 BOGEY LN	4	5	4,301	2003	Partial Bay	\$2,450,000	\$2,100,000	7/3/2008	\$569.00	\$488.00	85.00	135
3560 MISTLETOE LN	3	3	4,796	1991	Full Bay	\$2,500,000	\$2,300,000	8/20/2008	\$521.00	\$479.57	92.00	723
1001 Longboat Club Rd	4	4	4,050	1990		\$2,500,000	\$2,225,000	6/26/2008	\$617.00	\$549.00	89.00	0
530 HARBOR COVE CIR	3	3	3,616	1981	Canal	\$2,588,000	\$2,335,000	3/20/2008	\$715.00	\$645.00	90.00	100
529 PUTTER LN	4	4	5,024	2006	Partial Bay	\$3,699,500	\$3,300,000	9/15/2008	\$736.00	\$656.85	89.20	46
45 LIGHTHOUSE POINT DR	5	5	5,711	2000	Canal	\$4,500,000	\$3,300,000	10/16/2008	\$787.00	\$577.83	73.33	311