

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 |