

Sarasota Area Key Information Sheet



SINGLE FAMILY HOMES	Jan-July 2009 SALES		2008 SALES	
	LOW	HIGH	LOW	HIGH
ANNA MARIA ISLAND				
Anna Maria-Bradnt Bch (50)	\$210,000	\$2,250,000	\$260,000	\$3,725,000
Key Royale (4 Sold)	\$550,000	\$1,050,000	\$475,000	\$2,050,000
Holmes Beach (9 Sold)	\$335,000	\$1,775,000	\$400,000	\$2,400,000
Cortez Beach (2 Sold)	\$302,000	\$415,000	\$195,000	\$1,200,000
LONGBOAT KEY				
Longboat Key (33 Sold)	\$220,000	\$7,125,000	\$260,000	\$5,000,000
LBK N Gulf Side (2 Sold)	\$2,000,000	\$2,100,000	\$1,150,000	\$5,000,000
LBK N Bay Side (11 Sold)	\$220,000	\$3,000,000	\$260,000	\$2,400,000
LBK S Gulf Side (0 Sold)			\$2,250,000	\$3,300,000
LBK S Bay Side (16 Sold)	\$220,000	\$2,500,000	\$285,000	\$3,300,000
Bay Isles (3 Sold)	\$675,000	\$1,000,000	\$660,000	\$2,335,000
Queens Harbor (0 Sold)			\$965,000	\$2,000,000
Country Club Shores (6)	\$320,000	\$1,365,000	\$285,000	\$3,300,000
Lighthouse Point (0 Sold)			\$3,300,000	\$3,300,000
ST ARMANDS				
Lido Shores (0 Sold)			\$625,000	\$5,600,000
St. Armands (10 Sold)	\$305,000	\$2,450,000	\$538,000	\$3,625,000
Lido Key (4 Sold)	\$485,000	\$2,150,000	\$575,000	\$3,300,000
BIRD KEY				
Non-waterfront (12 Sold)	\$380,000	\$845,000	\$432,500	\$1,700,000
Canal (2 Sold)	\$1,025,000	\$1,150,000	\$950,000	\$1,700,000
Bay Front (1 Sold)	\$4,750,000	\$4,750,000	\$876,000	\$6,900,000
SIESTA KEY				
Siesta Key (58 Sold)	\$220,000	\$2,350,000	\$252,500	\$8,000,000
Siesta - North (18 Sold)	\$220,000	\$2,350,000	\$370,000	\$8,000,000
Siesta - Middle (32 Sold)	\$264,000	\$1,275,000	\$290,000	\$4,100,000
Siesta - South (8 Sold)	\$415,000	\$1,850,000	\$252,500	\$5,600,000
Sanderling Bch Club (0)			\$1,055,000	\$5,600,000
CASEY KEY				
Casey Key (1 Sold)	\$1,075,000	\$1,075,000	\$890,000	\$4,850,000
Casey Key Estates (0 Sold)			\$1,055,000	\$1,055,000

Information contained herein is from sources deemed reliable, but is not guaranteed.

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Anna Maria Island is surrounded by water. Anna Maria Island's seven and one-half miles of magnificent white-sand beaches extend from Tampa Bay in the north to Longboat Key Pass at its southernmost tip. Each of three small villages—Anna Maria in the north, Holmes Beach at mid-island and Bradenton Beach to the south—boasts its own special character.

Longboat Key span crosses through both Sarasota and Manatee Counties. Today's Gulf of Mexico Drive is the magnificently landscaped thoroughfare that Ringling had imagined to run the full length of Longboat Key. It winds past splendid homes and condominiums, lush greenways and parks, hidden driveways and side streets, yacht basins and captivating stretches of the Gulf of Mexico. Along both sides are discreet shopping plazas—filled with upscale shopping and fine dining—and the emerald-shaded fairways that comprise the two championship courses of Longboat Key Club.

St. Armands Circle, Lido Shores and Lido Key nestles like a singular jewel in a perfect setting. Hugging the Gulf of Mexico, Sarasota Bay and New Pass, its picturesque locale provides the perfect backdrop for dramatic, upscale homes created by Sarasota's most talented architects and designers. Bayside homes feature shimmering views across Sarasota Bay and spectacular after-dark vistas of Sarasota's ever-changing skyline.

Bird Key sporting deep water canals, its own private yacht club and spectacular bayfront homes—many with their own deep water dockage. Today's Bird Key is a fashionable island neighborhood with sparkling vistas that begin at sunrise and end with blazing sunsets over the Gulf of Mexico. At night, the expansive Sarasota skyline glistens to life across a shimmering expanse of Sarasota Bay.

Siesta Key will captivate you the moment you step onto its world-famous powdery white beaches. From sunrise to sunset, Siesta Key's displays its unsurpassed beauty to thousands of residents and tourists throughout the year. Head slightly further inland and you'll discover Siesta Village, complete with eclectic shops, fine restaurants and plenty more to see and do. Venture down Siesta's side streets and you'll find everything from gulf front condominiums, villas and apartments to magnificent seaside estates.

Casey Key is a spectacularly lush barrier island 15 miles south of Sarasota. Casey Key stretches from Siesta Key on the north to the Island of Venice at its southernmost tip, allowing boaters and fishermen easy access to the Gulf of Mexico. Residential real estate opportunities consist almost entirely of single-family homes and opulent waterfront estate homes.

Manasota Key is a captivating barrier island with just a two-lane road, pristine beaches and a variety of unique residential opportunities. There are low-rise multi-family condominiums and apartments on the south end of the island. The north end has private homes on one-acre lots, tucked behind lush tropical foliage.

CONDOMINIUMS	Jan-July 2009 SALES		2008 SALES	
	LOW	HIGH	LOW	HIGH
ANNA MARIA ISLAND				
Anna Maria-Brad Bch (38)	\$109,000	\$1,137,500	\$75,000	\$1,550,000
LONGBOAT KEY				
Longboat Key (Sold 101)	\$125,000	\$3,000,000	\$150,000	\$3,300,000
LBK North Gulf Side (16)	\$325,000	\$2,800,000	\$350,000	\$3,300,000
Casa Del Mar (1 Sold)	\$600,000	\$600,000	\$410,000	\$710,000
Cedars West (3 Sold)	\$515,000	\$575,000	\$625,000	\$625,000
Positano (1 Sold)	\$2,800,000	\$2,800,000	\$2,700,000	\$3,300,000
Westchester (3 Sold)	\$595,000	\$650,000	\$595,000	\$650,000
LBK North Bay Side(16)	\$210,000	\$600,000	\$150,000	\$525,000
Cedars East (2 Sold)	\$330,000	\$340,000	\$215,000	\$315,000
Spanish Main 55+ (1)	\$255,000	\$255,000	\$215,000	\$400,000
Windward Bay (2 Sold)	\$255,000	\$275,000	\$150,000	\$450,000
LBK South Gulf Side (33)	\$255,000	\$3,300,000	\$255,000	\$3,300,000
Beachplace (2 Sold)	\$650,000	\$800,000	\$778,000	\$828,500
Beaches (0 Sold)			\$770,000	\$1,125,000
Inn on the Beach (4 Sold)	\$225,000	\$972,000	\$300,000	\$115,000
L Ambiance (1 Sold)	\$1,200,000	\$1,200,000	\$2,550,000	\$2,550,000
Longboat Key Tower (2)	\$775,000	\$830,000	\$800,000	\$1,524,000
Sanctuary (2 Sold)	\$1,050,000	\$1,337,500	\$925,000	\$3,200,000
Seaplace (8 Sold)	\$350,000	\$530,000	\$320,000	\$678,000
SandsPoint (5 Sold)	\$295,000	\$875,000	\$600,000	\$912,500
Water Club (3 Sold)	\$1,100,000	\$3,000,000	\$1,300,000	\$2,805,000
LBK South Bay Side (36)	\$190,000	\$1,650,000	\$190,000	\$1,650,000
Fairway Bay (7 Sold)	\$299,000	\$645,000	\$375,000	\$749,000
Grand Bay (5 Sold)	\$605,000	\$1,300,000	\$550,000	\$1,650,000
Tangerine Bay (0 Sold)			\$950,000	\$1,250,000
ST ARMANDS/LIDO				
Lido Key/St Armands (22)	\$196,000	\$3,050,000	\$210,000	\$6,900,000
Kingston Arms (0 Sold)			\$328,000	\$368,000
Lido Beach Club (1 Sold)	\$667,000	\$667,000	\$510,000	\$650,000
Lido Surf & Sand (1 Sold)	\$507,500	\$507,500	\$778,000	\$895,000
Orchid Beach (2 Sold)	\$1,375,000	\$2,400,000	\$1,400,000	\$6,900,000
St. Armands Towers (3)	\$915,000	\$1,600,000	\$560,000	\$700,000
The Beach Residence (2)	\$2,175,000	\$3,050,000	\$1,450,000	\$2,200,000
SIESTA KEY				
Siesta Key (87 Sold)	\$140,553	\$2,225,765	\$145,000	\$1,915,000
Siesta - North Village (12)	\$200,000	\$750,000	\$215,000	\$1,915,000
Hamilton Club (0 Sold)			\$775,000	\$775,000
Terrace East/Terrace (1)	\$678,000	\$678,000	\$550,000	\$1,000,000
Windward Passage (0)			\$815,000	\$815,000
Whispering Sands (5)	\$200,000	\$735,000	\$265,000	\$750,000
Siesta - Middle (52 Sold)	\$140,553	\$2,225,765	\$174,000	\$1,900,000
Bay Oaks(1 Sold)	\$140,553	\$140,553	\$297,150	\$300,000
Crescent Royale (2 Sold)	\$445,000	\$600,000	\$317,000	\$625,000
Gulf & Bay Club (6 Sold)	\$300,000	\$750,000	\$435,000	\$1,200,000
Harbor Towers (1 Sold)	\$299,900	\$299,900	\$387,000	\$435,000
La Siesta (0 Sold)			\$323,000	\$323,000
Palm Bay Club (6 Sold)	\$340,000	\$640,000	\$368,000	\$890,000
Summer Cove (2 Sold)	\$835,000	\$1,480,000	\$749,000	\$1,900,000
White Sands Village (3)	\$160,000	\$230,000	\$189,599	\$305,000
Siesta - S Stickney (23)	\$195,000	\$1,800,000	\$140,000	\$950,000
Crescent (1 Sold)	\$1,800,000	\$1,800,000	\$800,000	\$2,700,000
Fishermans Cove (3 Sold)	\$479,000	\$596,000	\$560,000	\$585,000

Sarasota Area Golf Information Sheet

The Concession located on Florida's Gulf Coast. Here amid ancient oak hammocks, only 236 magnificent homes will grace the 1,200-acre reserve. This extraordinarily private community will be a worthy complement to the unique experience of The Concession Golf Club and its Jack Nicklaus Signature Golf Course.

Lakewood Ranch Country Club is prized for its prestigious location, secure gated entrance and neighborhoods that center on its prestigious Arnold Palmer-designed Legacy Golf Course. Here, homebuyers enjoy luxury and comfort amid an impressive array of single-family homes.

University Park Country lush landscaping emulates a botanical garden surrounded by the award-winning University Park Country Club. Here, challenging golf, tennis and croquet are just a small part of the lifestyle that includes an active calendar of special events and numerous social activities. Convenience is also a hallmark of University Park. Downtown Sarasota, the airport and Lakewood Ranch are just minutes away, as are exciting new shopping and restaurant venues.

Meadows is ideally situated east of downtown Sarasota, near I-75. Offering numerous amenities—including golf, tennis, racquetball and biking—The Meadows is noted for its immaculately maintained and environmentally rich resort-style atmosphere. Developed by Taylor-Woodrow Homes, this mature country club community features a wide range of neighborhoods. Over 3,400 residences—including garden homes, villas and single-family homes—are nicely distributed in a beautiful, 1650-acre setting.

Prestancia is home to two championship golf courses, including the prestigious Tournament Players Club, Prestancia continues to maintain its position as one of the most coveted communities in Sarasota for luxurious country club living. Prestancia's collection of prestigious homes is divided between several smaller distinct neighborhoods. Styles of architecture vary by neighborhood with choices that include single family homes on large home sites, two and three bedroom villas, low-rise condominiums and maintenance-free homes.

Laurel Oaks Country Club features two Gary Player championship golf courses amid a pristine environment of wetlands and nature preserve. Designed with privacy in mind, residents enjoy golf and tennis, a 30,000 sq. ft. clubhouse, a dynamic social calendar with planned activities for all ages, and a junior Olympic-size swimming pool. Homes in Laurel Oaks Estates are spacious and impressive, ranging from three bedrooms with 3,000 sq. ft. to six bedroom estates with 7,000 sq. ft.

The Oaks is opulent country club community, set on 1,000 acres east and west of North Tamiami Trail, includes three distinct neighborhoods. Members of The Oaks Club enjoy a 36-hole facility of championship golf. Additionally, there are 12 Har-Tru tennis courts, and trees of roses. The Oaks have just completed an \$11 million investment.

SINGLE FAMILY HOMES	Jan-July 2009 SALES		2008 SALES	
	LOW	HIGH	LOW	HIGH
EAST MANATEE				
The Concession (1 Sold)	\$1,300,000	\$1,300,000	\$2,300,000	\$6,000,000
Lakewood Rch CC (23)	\$246,905	\$1,100,000	\$410,000	\$2,550,000
Tara Golf & CC (5 Sold)	\$170,000	\$335,000	\$225,000	\$570,000
SOUTH MANATEE				
University Park (19 Sold)	\$190,000	\$2,600,000	\$305,000	\$2,200,000
Palm Aire (6 Sold)	\$139,000	\$399,900	\$235,000	\$565,000
SARASOTA				
The Meadows (4 Sold)	\$205,000	\$575,000	\$250,000	\$675,000
PALMER RANCH				
Prestancia (5 Sold)	\$279,000	\$475,000	\$305,000	\$1,050,000
Country C Sarasota (4)	\$275,000	\$725,000	\$340,000	\$600,000
Stoneybrook Golf (17)	\$131,000	\$580,000	\$415,000	\$610,000
EAST SARASOTA COUNTRY				
Bent Tree (9 Sold)	\$141,000	\$440,000	\$235,000	\$1,200,000
Laurel Oaks (8 Sold)	\$400,000	\$1,050,000	\$500,000	\$2,000,000
Founders Club (2 Sold)	\$900,000	\$1,025,000	\$1,000,000	\$4,425,000
Misty Creek (1 Sold)	\$260,000	\$260,000	\$485,000	\$710,000
Oakford (1 Sold)	\$355,000	\$355,000		
Sarasota Golf Club (2)	\$184,000	\$215,000	\$205,000	\$300,000
Serenoa (1 Sold)	\$648,000	\$648,000	\$420,000	\$740,000
OSPREY/NOKOMIS				
The Oaks (10 Sold)	\$315,000	\$3,175,000	\$675,000	\$6,000,000
VENICE				
Pelican Pointe Golf (17)	\$160,000	\$630,000	\$210,000	\$925,000
Plantation Golf (1 Sold)	\$440,000	\$440,000	\$270,000	\$305,000
Sawgrass (1 Sold)	\$355,000	\$355,000	\$370,000	\$565,000
Venice Golf (2 Sold)	\$320,000	\$555,000	\$270,000	\$690,000
Venetian Golf (17 Sold)	\$144,000	\$550,000	\$225,000	\$1,020,000
Waterford (6 Sold)	\$190,000	\$285,000	\$235,000	\$685,000
NORTH PORT				
Boca Royale Golf (6)	\$325,000	\$660,000	\$550,000	\$805,000
Bobcat Trail (11 Sold)	\$182,000	\$324,000	\$240,000	\$555,000
Heron Creek Golf (16)	\$149,000	\$343,000	\$234,000	\$520,000

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Sarasota Downtown Condo Information Sheet



CONDOMINIUMS	Jan-July 2009 SALES		2008 SALES	
	LOW	HIGH	LOW	HIGH
GOLDEN GATE				
Harbor House (4 Sold)	\$340,000	\$595,000	\$400,000	\$400,000
LaBellasara (0 Sold)			\$1,850,000	\$2,250,000
Phoenix (0 Sold)			\$1,600,000	\$1,600,000
Pier 550 (2 Sold)	\$285,000	\$287,000	\$350,000	\$350,000
Vista Bay Point (0)			\$950,000	\$1,850,000
WEST OF THE TRAIL NORTH				
Beau Ciel (1 Sold)	\$950,000	\$950,000	\$950,000	\$3,300,000
Condo On The Bay (5)	\$400,000	\$515,000	\$370,000	\$800,000
Lawrence Point (0 Sold)			\$575,000	\$750,000
One Watergate (4)	\$194,900	\$295,000	\$375,000	\$615,000
Ritz-Carlton Hotel (3)	\$800,000	\$3,300,000	\$1,475,000	\$3,600,000
Ritz-Carlton Res (0)			\$1,100,000	\$3,630,000
DOWNTOWN				
100 Central (1 Sold)	\$600,000	\$600,000	\$375,000	\$880,000
1350 Main Street (4)	\$505,000	\$800,000	\$300,000	\$1,775,000
Bay Plaza (3 Sold)	\$400,000	\$475,000	\$530,000	\$675,000
Dolphin Tower (2 Sold)	\$200,000	\$425,000	\$225,000	\$650,000
Embassy House (2)	\$375,000	\$465,000	\$435,000	\$800,000
Kanaya (0 Sold)			\$1,100,000	\$1,150,000
Marina Tower (0 Sold)			\$2,900,000	\$2,900,000
Marquee en Ville (8 Pn)	\$400,000	\$475,000		
Plaza @ Five Points (1)	\$975,000	\$975,000	\$867,000	\$1,160,000
Rivo (3 Sold)	\$330,000	\$1,053,000	\$400,000	\$575,000
Royal St. Andrews (3)	\$399,000	\$475,000	\$573,000	\$580,000
Sarabande (0 Sold)			\$2,537,500	\$2,550,000
Tessera (1 Sold)	\$1,450,000	\$1,450,000	\$1,325,000	\$1,625,000
EAST OF THE TRAIL NORTH				
Alinari (6 Sold)	\$260,000	\$710,000	\$350,000	\$900,000
Broadway Promenade	\$129,000	\$350,000	\$200,000	\$505,000
Encore (1 Sold)	\$337,500	\$337,500		
Renaissance (6 Sold)	\$162,500	\$450,000	\$256,000	\$457,000
WEST OF THE TRAIL SOUTH				
Central Park (2 Sold)	\$180,000	\$220,000	\$167,000	\$289,000
Hudson Crossing (0)			\$1,200,000	\$1,200,000



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