

Bird Key 2008 Sold Analysis

Non-Water Homes

Address	BE	Bath	SF	Yr Blt	Pool	\$ List	\$ Sold	LP/SqFt	SP/SqFt	LP/SP %	DOM	Sold Dt
223 Seagull Ln	3	2	1,814	1961	N	\$529,000	\$432,500	\$292	\$238	81.76	953	12/28/08
649 S. Owl	3	2	2,183	1971	Y	\$685,000	\$450,000	\$314	\$206	65.69		3/31/08
419 Partridge Cir	3	3	2,229	1973	Y	\$592,000	\$500,000	\$266	\$224	84.46	102	10/13/08
410 E Royal Flamingo	3	2	2,300	1961	N	\$599,000	\$595,000	\$260	\$258	99.00	88	3/21/08
338 Bird Key Dr	3	2	1,660	1960	Y	\$670,000	\$527,000	\$403	\$317	78.00	393	5/27/08
205 Bird Key Dr	3	2	2,203	1962	Y	\$675,000	\$630,000	\$306	\$285	93.00	954	5/15/08
577 S Spoonbill Dr	3	2	2,081	1964	Y	\$699,000	\$660,000	\$335	\$317	94.00	191	2/28/08
440 Pheasant Dr	4	3	3,800	1977	Y	\$755,900	\$725,000	\$198	\$191	95.91	47	9/03/08
660 N Owl Dr	4	3	2,962	1971	Y	\$765,000	\$705,000	\$258	\$238	92.16	73	12/11/08
605 Wild Turkey Ln	3	2	2,447	1972	Y	\$789,000	\$750,000	\$322	\$306	95.00	289	4/17/08
483 Partridge Cir	4	3	2,392	1970	Y	\$825,000	\$775,000	\$344	\$323	93.00	26	7/31/08
334 Bird Key Dr	3	2	2,045	1962	Y	\$829,900	\$745,000	\$405	\$364	89.00	474	5/02/08
318 Bird Key Dr	3	3	2,110	1961	Y	\$895,000	\$825,000	\$424	\$390	92.00	722	4/11/08
600 Wild Turkey Ln	3	2	2,198	1971	Y	\$899,000	\$850,000	\$409	\$386	94.00	361	7/01/08
321 Bird Key Dr	4	3	2,420	1962	Y	\$939,900	\$880,000	\$388	\$364	93.63	385	9/29/08
429 Pheasant Way	3	3	2,706	1975	Y	\$965,000	\$890,000	\$356	\$329	92.23	256	8/04/08
417 Pheasant Way	3	2	3,428	1975	Y	\$1,275,000	\$1,220,000	\$371	\$355	95.00	491	7/02/08
614 Owl Way	4	3	3,366	1970	Y	\$1,350,000	\$1,200,000	\$401	\$356	88.00	82	7/22/08
AVERAGE								\$336	\$303	89.77		
525 Bird Key Dr	4	3	2,545	2005	Y	\$1,075,000	\$850,000	\$422	\$334	79.07	1,033	12/16/08
319 Bird Key Dr	4	1	4,187	1998	Y	\$1,499,000	\$1,350,000	\$358	\$322	90.00	14	3/27/08
411 Pheasant Way	4	4	3,714	2005	Y	\$1,790,000	\$1,700,000	\$481	\$457	94.00	854	4/24/08
AVERAGE								\$420	\$371	87.69		

Canal Homes

Address	BE	FB	A/C	Yr Blt	Pool	List Price	Sold Price	LP/SqFt	SP/SqFt	LP/SP %	DOM	Sold Dt
410 Meadow Lark Dr	3	2	3,257	1973	Y	\$1,200,000	\$1,100,000	\$368	\$338	91.67	140	10/10/08
456 Meadow Lark Dr	3	3	2,774	1971	Y	\$1,250,000	\$950,000	\$450	\$342	76.00	221	8/29/08
121 S Warbler Ln	2	3	2,424	1973	Y	\$1,395,000	\$1,100,000	\$575	\$454	78.85	50	12/23/08
674 Mourning Dove	3	3	2,480	1967	Y	\$1,495,000	\$1,425,000	\$602	\$575	95.32	62	8/29/08
659 N Owl Dr	4	3	3,342	1968	Y	\$1,799,000	\$1,625,000	\$538	\$486	90.00	76	7/14/08
AVERAGE								\$507	\$439	86.37		
496 Partridge Cir	3	4	3,600	1998	Y	\$1,950,000	\$1,700,000	\$541	\$472	87.00	349	2/28/08
654 Mourning Dove	5	5	5,240	2006	Y	\$2,895,000	\$2,000,000	\$552	\$382	69.08	224	4/21/08
AVERAGE								\$547	\$427	78.04		

Bay Homes

Address	BE	FB	A/C	Yr Blt	Pool	List Price	Sold Price	LP/SqFt	SP/SqFt	LP/SP %	DOM	Lot Size
101 Seagull Ln	3	3	2,553	1974	Y	\$1,299,900	\$876,000	\$509	\$343	67.39	47	11/17/08
324 W Royal Flamingo	3	3	2,748	1968	N	\$1,795,000	\$1,625,000	\$653	\$591	90.00	16	4/23/08
582 S Spoonbill Dr	3	2	2,265	1965	Y	\$2,495,000	\$2,200,000	\$1,101	\$971	88.00	316	6/02/08
255 Robin Dr	3	4	3,214	1969	Y	\$3,195,000	\$2,800,000	\$994	\$871	87.64	277	9/30/08
615 Mourning Dove	4	5	4,890	1963	Y	\$3,400,000	\$3,150,000	\$695	\$644	92.00	24	6/09/08
437 Meadow Lark Dr	5	4	4,390	1965	Y	\$3,500,000	\$3,350,000	\$797	\$763	95.00	424	5/23/08
AVERAGE								\$792	\$697	86.67		
643 Mourning Dove	5	5	6,762	2006	Y	\$7,800,000	\$6,900,000	\$1,153	\$1,020	88.00	692	1/18/08

John August



Michael Saunders & Company
Licensed Real Estate Broker
61 S. Blvd of the Presidents

Website: www.4BirdKey.com
Email: John@4BirdKey.com
Home Office: (941) 373-0038
Cell Phone: (941) 320-9795

The enclosed statistics are deemed to be accurate but not guaranteed. They are based on Mid-Florida Multiple List Service information and Sarasota Appraiser information from 1/1/2008 to 12/31/2008. If your property is presently listed by another broker, this is not a solicitation of that listing.