



ROGER C. PETTINGELL

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 e-mail: realroger@comcast.net website: longboatrealstate.com

Luxury Waterfront Specialist

Country Club Shores

► Current Market Analysis
 February 21, 2008

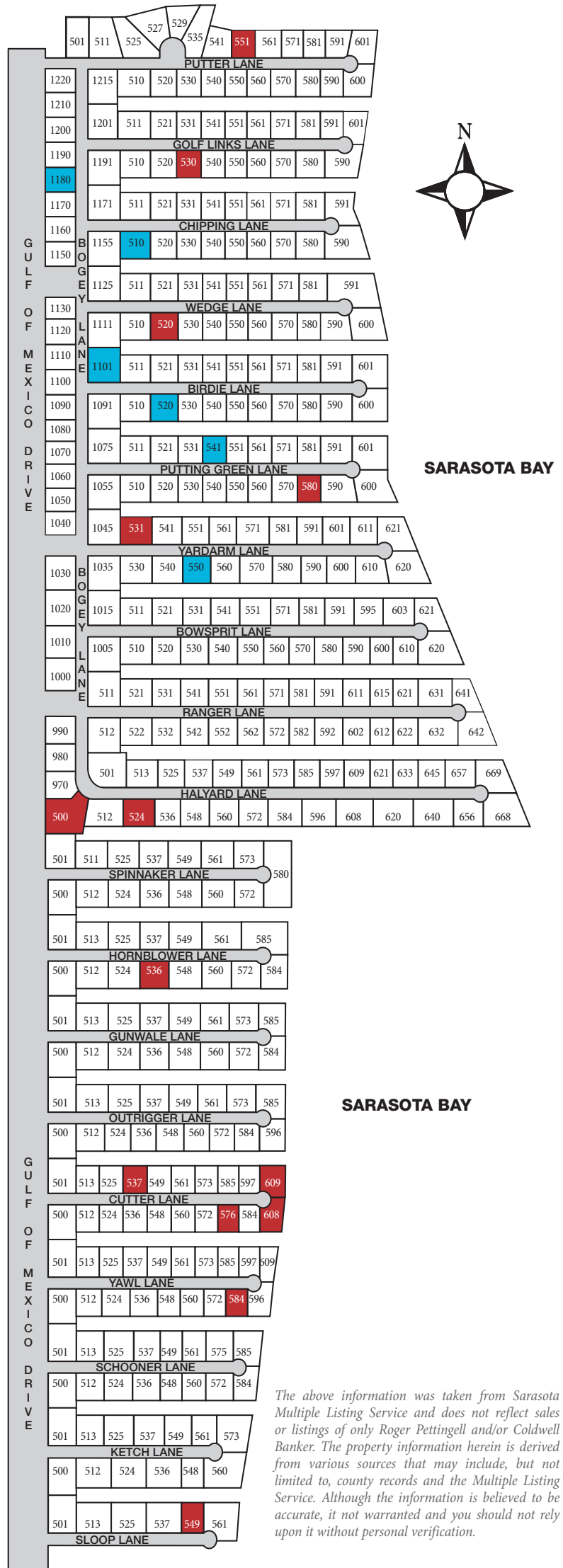
ROGER'S ACTIVE LISTINGS

	PRICE	SQ. FT.	PRICE/SQ. FT.
510 Chipping Lane	\$749,000	1,880	\$398
520 Birdie Lane	1,995,000	4,173	478
541 Putting Green Lane	799,000	2,741	291
1101 Bogey Lane	999,000	2,605	383
1180 Bogey Lane	495,000	2,180	227
550 Yardarm Lane	2,249,000	4,244	530

If you would like to receive a list of all active properties... just call or e-mail Roger.

SOLD IN THE PAST 12 MONTHS

	PRICE	SQ. FT.	PRICE/SQ. FT.
551 Putter Lane	\$3,995,000	4,950	\$807
530 Golf Links Lane	650,000	1,886	345
520 Wedge Lane	700,000	1,958	358
580 Putting Green Lane	1,773,750	3,888	456
531 Yardarm Lane	1,750,000	4,253	411
500 Halyard Lane	735,000	1,951	377
524 Halyard Lane	830,000	1,668	498
536 Hornblower Lane	648,000	1,963	330
537 Cutter Lane	725,000	2,514	288
576 Cutter Lane	1,100,000	2,000	550
608 Cutter Lane	2,450,000	3,350	731
609 Cutter Lane	5,600,000	5,355	1,046
584 Yawl Lane	1,299,000	2,083	624
549 Sloop Lane	1,563,485	4,127	379



The above information was taken from Sarasota Multiple Listing Service and does not reflect sales or listings of only Roger Pettingell and/or Coldwell Banker. The property information herein is derived from various sources that may include, but not limited to, county records and the Multiple Listing Service. Although the information is believed to be accurate, it not warranted and you should not rely upon it without personal verification.



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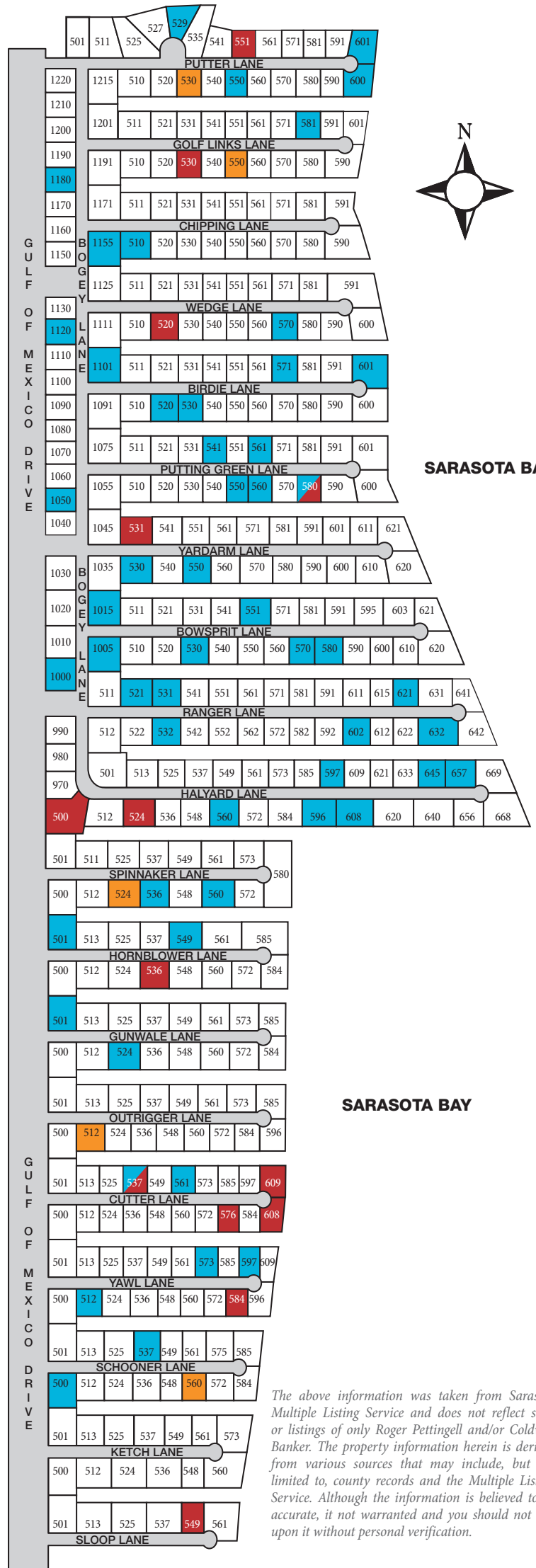
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ACTIVE LISTINGS	PRICE	SQ. FT.	PRICE/SQ. FT.
529 Putter Lane	\$3,999,500	5,024	\$796
550 Putter Lane	1,795,000	4,104	437
600 Putter Lane	3,950,000	4,411	895
601 Putter Lane	6,900,000	6,400	1,078
581 Golf Links Lane	1,349,000	3,904	345
510 Chipping Lane	749,000	1,880	398
570 Wedge Lane	1,150,000	2,248	512
520 Birdie Lane	1,995,000	4,173	478
530 Birdie Lane	875,000	1,447	605
571 Birdie Lane	1,699,000	2,571	661
601 Birdie Lane	3,075,000	2,847	1,080
510 Putting Green Lane	870,000	1,815	479
541 Putting Green Lane	799,000	2,741	291
550 Putting Green Lane	849,000	2,129	399
560 Putting Green Lane	999,000	1,616	618
571 Putting Green Lane	2,850,000	3,500	814
580 Putting Green Lane	2,195,000	3,888	565
1000 Bogey Lane	470,000	1,235	381
1005 Bogey Lane	749,000	lot	N/A
1015 Bogey Lane	2,450,000	4,301	570
1050 Bogey Lane	525,000	1,716	306
1101 Bogey Lane	999,000	2,605	383
1120 Bogey Lane	349,000	1,666	209
1155 Bogey Lane	995,000	2,438	408
1180 Bogey Lane	495,000	2,180	227
530 Yardarm Lane	1,590,000	1,427	655
550 Yardarm Lane	2,249,000	4,244	530
530 Bowsprit Lane	1,050,000	1,760	597
551 Bowsprit Lane	1,295,000	2,374	545
570 Bowsprit Lane	1,095,000	1,828	599
580 Bowsprit Lane	949,000	2,115	449
521 Ranger Lane	925,000	1,492	620
531 Ranger Lane	1,895,900	3,389	559
532 Ranger Lane	875,000	lot	N/A
602 Ranger Lane	895,000	lot	N/A
621 Ranger Lane	1,295,000	1,958	661
632 Ranger Lane	3,199,000	4,205	761
560 Halyard Lane	1,895,000	2,699	702
596 Halyard Lane	2,300,000	lot	N/A
597 Halyard Lane	1,199,000	1,991	602
608 Halyard Lane	2,399,000	1,246	1,925
645 Halyard Lane	3,765,000	4,420	852
657 Halyard Lane	3,295,000	4,364	755
536 Spinnaker Lane	2,249,000	3,153	713
560 Spinnaker Lane	1,295,000	2,324	557
501 Hornblower Lane	795,000	2,639	301
549 Hornblower Lane	2,695,000	4,051	665
501 Gunwale Lane	675,000	2,223	304
524 Gunwale Lane	1,300,000	2,135	609
584 Gunwale Lane	2,850,000	3,491	816
537 Cutter Lane	950,000	2,514	378
561 Cutter Lane	1,675,000	2,422	692
512 Yawl Lane	970,000	2,700	359
573 Yawl Lane	1,999,000	3,247	616
597 Yawl Lane	1,398,000	2,879	486
500 Schooner Lane	895,000	1,657	540
537 Schooner Lane	1,299,000	2,402	541



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Roger's listings are **highlighted** yellow.

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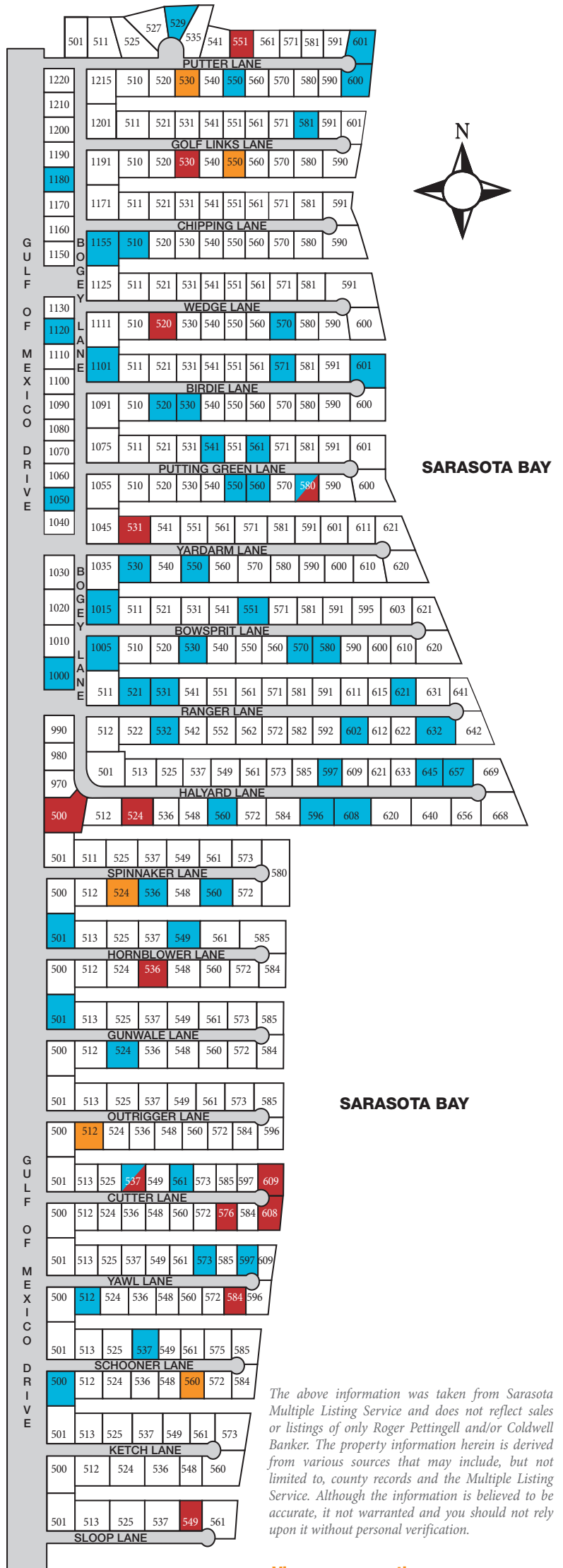
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PENDING LISTINGS

	PRICE	SQ. FT.	PRICE/SQ. FT.
530 Putter Lane	\$995,000	1,922	\$518
550 Golf Links Lane	699,000	2,322	301
524 Spinnaker Lane	1,695,000	3,500	484
512 Outrigger Lane	769,000	1,937	397
560 Schooner Lane	1,695,000	3,134	541

SOLD IN THE PAST 12 MONTHS

	SOLD PRICE	SQ. FT.	PRICE/SQ. FT.
551 Putter Lane	\$3,995,000	4,950	\$807
530 Golf Links Lane	650,000	1,886	345
520 Wedge Lane	700,000	1,958	358
580 Putting Green Lane	1,773,750	3,888	456
531 Yardarm Lane	1,750,000	4,253	411
500 Halyard Lane	735,000	1,951	377
524 Halyard Lane	830,000	1,668	498
536 Hornblower Lane	648,000	1,963	330
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