



## Country Club Shores

### ▶ Comparative Market Analysis December 2014

ACTIVE LISTINGS	PRICE	SQ. FT.	PRICE/SQ. FT.
550 BIRDIE LN	\$829,000	1,900	\$436
590 BIRDIE LN	\$1,275,000	11,774	LOT
1060 BOGEY LN	\$465,000	1,729	\$269
1150 BOGEY LN	\$534,900	1,674	\$320
510 BOWSPRIT LN	\$2,195,000	4,234	\$518
511 BOWSPRIT LN	\$999,000	2,811	\$355
580 BOWSPRIT LN	\$814,000	2,115	\$385
611 BOWSPRIT LN	\$3,500,000	3,791	\$923
510 CHIPPING LN	\$920,000	1,880	\$489
541 CHIPPING LN	\$799,000	2,036	\$392
561 CHIPPING LN	\$789,000	2,237	\$353
510 GOLF LINKS LN	\$599,000	11,247	LOT
530 GOLF LINKS LN	\$750,000	1,886	\$398
525 GUNWALE LN	\$995,000	2,473	\$402
501 HALYARD LN	\$795,000	1,984	\$401
536 KETCH LN	\$1,095,000	2,446	\$448
529 PUTTER LN	\$3,495,000	4,918	\$711
571 PUTTER LN	\$2,345,000	5,046	\$465
571 PUTTING GREEN LN	\$2,095,000	3,142	\$667
611 RANGER LN	\$875,000	1,983	\$441
549 SPINNAKER LN	\$995,000	2,473	\$402
581 WEDGE LN	\$1,495,000	2,341	\$639
600 YARDARM LN	\$950,000	2,236	\$425
536 YAWL LN	\$1,675,000	4,713	\$355

PENDING LISTINGS	PRICE	SQ. FT.	PRICE/SQ. FT.
531 BIRDIE LN	\$1,298,000	3,290	\$395
669 HALYARD LN	\$2,695,000	3,286	\$820
560 PUTTING GREEN LN	\$749,000	1,616	\$463
580 PUTTING GREEN LN	\$2,250,000	3,586	\$627

Roger's listings/sales are highlighted in yellow.

Roger invites you to visit [www.rogersmarketupdate.com](http://www.rogersmarketupdate.com). Here, in just a few clicks, you can sign up to receive your own customized, free, monthly market snapshot. You will receive, by email, the industry's most impressive market reports, packed with up-to-the-minute MLS market and property information, plus interactive photos, maps and graphs.



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Based on information from the My Florida Regional Multiple Listing Service, Inc. for the period December 11, 2013 through December 11, 2014 pending or sold properties of one or more members of the My Florida Regional Multiple Listing Service. Although the information is believed to be accurate, if not warranted, and you should not rely upon it without personal verification.



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<b>SOLD IN THE PAST 12 MONTHS</b>	<b>SOLD PRICE</b>	<b>SQ. FT.</b>	<b>PRICE/SQ. FT.</b>
531 BIRDIE LN	\$560,000	10,947	LOT
541 BIRDIE LN	\$718,000	1,496	\$480
590 BIRDIE LN	\$950,000	11,774	LOT
<b>1010 BOGEY LN</b>	<b>\$500,000</b>	<b>1,643</b>	<b>\$304</b>
551 BOWSPRIT LN	\$735,000	2,374	\$310
531 CHIPPING LN	\$760,000	2,341	\$325
570 CHIPPING LN	\$1,649,000	3,775	\$437
537 CUTTER LN	\$799,000	2,514	\$318
597 CUTTER LN	\$1,000,000	1,963	\$509
531 GOLF LINKS LN	\$640,000	1,940	\$330
561 GOLF LINKS LN	\$848,500	2,256	\$376
501 GUNWALE LN	\$525,000	2,223	\$236
524 GUNWALE LN	\$725,000	2,135	\$340
549 GUNWALE LN	\$800,000	2,100	\$381
561 GUNWALE LN	\$1,342,500	2,506	\$536
<b>501 HALYARD LN</b>	<b>\$575,000</b>	<b>1,984</b>	<b>\$290</b>
585 HORNBLLOWER LN	\$2,293,000	20,522	LOT
524 KETCH LN	\$815,000	2,028	\$402
524 OUTRIGGER LN	\$1,693,750	4,664	\$363
520 PUTTER LN	\$920,000	2,433	\$378
590 PUTTER LN	\$1,040,000	2,195	\$474
<b>530 PUTTING GREEN LN</b>	<b>\$725,000</b>	<b>1,764</b>	<b>\$411</b>
551 PUTTING GREEN LN	\$799,000	2,385	\$335
521 RANGER LN	\$500,000	10,013	LOT
561 RANGER LN	\$699,000	2,015	\$347
582 RANGER LANE	\$700,000	2,246	\$312
561 SPINNAKER LN	\$1,400,000	3,558	\$393
511 WEDGE LN	\$822,500	2,145	\$383
521 WEDGE LN	\$770,000	1,925	\$400
600 WEDGE LN	\$2,530,000	3,984	\$635
531 YARDARM LN	\$1,450,000	4,253	\$341
560 YARDARM LN	\$1,150,000	2,990	\$385
610 YARDARM LN	\$2,400,000	4,138	\$580
512 YAWL LN	\$577,500	2,473	\$234

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