



## Country Club Shores

### ► Comparative Market Analysis August 2015

ACTIVE LISTINGS	PRICE	SQ. FT.	PRICE/SQ. FT.
550 BIRDIE LN	\$794,000	2,177	\$365
590 BIRDIE LN	\$1,095,000	11,774	LOT
510 BOWSPRIT LN	\$2,195,000	4,234	\$518
530 BOWSPRIT LN	\$995,000	1,760	\$565
541 CHIPPING LN	\$825,000	2,036	\$405
560 CHIPPING LN	\$2,150,000	4,315	\$498
580 N CHIPPING SE LN	\$3,295,000	5,345	\$616
530 GOLF LINKS LN	\$695,000	1,886	\$369
572 GUNWALE LN	\$1,599,000	2,423	\$660
524 HALYARD LN	\$699,000	1,668	\$419
561 HALYARD LN	\$899,000	1,997	\$450
609 HALYARD LN	\$789,000	1,912	\$413
529 PUTTER LN	\$3,495,000	4,918	\$711
560 PUTTER LN	\$849,000	2,142	\$396
571 PUTTER LN	\$2,295,000	5,046	\$455
511 PUTTING GREEN LN	\$869,000	1,649	\$527
549 SPINNAKER LN	\$895,000	2,473	\$362
530 WEDGE LN	\$949,000	1,842	\$515
560 WEDGE LN	\$859,000	2,156	\$398
581 WEDGE LN	\$1,495,000	2,341	\$639

PENDING LISTINGS	PRICE	SQ. FT.	PRICE/SQ. FT.
531 BIRDIE LN	\$1,298,000	3,290	\$395
1150 BOGEY LN	\$524,999	1,674	\$314
611 BOWSPRIT LN	\$3,500,000	3,791	\$923
536 HORNBLLOWER LN	\$859,000	1,963	\$438
611 RANGER LN	\$775,000	2,000	\$388

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.



Based on information from the My Florida Regional Multiple Listing Service, Inc. for the period August 10, 2014 through August 10, 2015 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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#### SOLD IN THE PAST 12 MONTHS

	SOLD PRICE	SQ. FT.	PRICE/SQ. FT.
541 BIRDIE LN	\$718,000	1,496	\$480
1060 BOGEY LN	\$390,000	1,729	\$226
511 BOWSPRIT LN	\$935,000	2,811	\$333
551 BOWSPRIT LN	\$735,000	2,374	\$310
580 BOWSPRIT LN	\$775,000	2,115	\$366
600 BOWSPRIT LN	\$1,300,000	3,228	\$403
570 CHIPPING LN	\$1,649,000	3,775	\$437
561 CHIPPING LN	\$730,000	2,237	\$326
531 GOLF LINKS LN	\$640,000	1,940	\$330
501 GUNWALE LN	\$525,000	2,223	\$236
525 GUNWALE LN	\$900,000	2,473	\$364
549 GUNWALE LN	\$800,000	2,100	\$381
501 HALYARD LN	\$750,000	1,984	\$378
501 HALYARD LN	\$575,000	1,984	\$290
656 HALYARD LN	\$2,355,000	2,531	\$930
669 HALYARD LN	\$2,325,000	3,286	\$708
536 KETCH LN	\$1,025,000	2,446	\$419
524 OUTRIGGER LN	\$1,693,750	4,664	\$363
560 OUTRIGGER LN	\$714,000	2,917	\$245
520 PUTTER LN	\$920,000	2,433	\$378
525 PUTTER LN	\$1,800,000	4,280	\$421
535 PUTTER LN	\$1,300,000	2,545	\$511
590 PUTTER LN	\$1,040,000	2,195	\$474
530 PUTTING GREEN LN	\$725,000	1,764	\$411
560 PUTTING GREEN LN	\$705,000	1,616	\$436
580 PUTTING GREEN LN	\$2,100,000	3,586	\$586
521 RANGER LN	\$500,000	1,820	\$335
572 RANGER LN	\$680,000	1,820	\$374
561 SPINNAKER LN	\$1,400,000	3,558	\$393
511 WEDGE LN	\$822,500	2,145	\$383
521 WEDGE LN	\$840,000	1,758	\$478
600 YARDARM LN	\$825,000	2,236	\$369
512 YAWL LN	\$960,000	2,473	\$388
536 YAWL LN	\$1,400,000	4,713	\$297

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