



## Country Club Shores

### ▶ Comparative Market Analysis February 2015

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
<b>1060 BOGEY LN</b>	<b>\$439,000</b>	<b>1,729</b>	<b>\$254</b>
1150 BOGEY LN	\$534,900	1,674	\$320
510 BOWSPRIT LN	\$2,195,000	4,234	\$518
580 BOWSPRIT LN	\$789,000	2,115	\$373
600 BOWSPRIT LN	\$1,499,000	3,228	\$464
611 BOWSPRIT LN	\$3,500,000	3,791	\$923
510 CHIPPING LN	\$920,000	1,880	\$489
561 CHIPPING LN	\$759,000	2,237	\$339
580 N CHIPPING SE LN	\$3,295,000	5,345	\$616
530 GOLF LINKS LN	\$750,000	1,886	\$398
525 GUNWALE LN	\$995,000	2,473	\$402
572 GUNWALE LN	\$1,599,000	2,423	\$660
<b>609 HALYARD LN</b>	<b>\$799,000</b>	<b>1,912</b>	<b>\$418</b>
536 KETCH LN	\$1,095,000	2,446	\$448
525 PUTTER LN	\$1,925,000	4,280	\$450
529 PUTTER LN	\$3,495,000	4,918	\$711
571 PUTTER LN	\$2,345,000	5,046	\$465
571 PUTTING GREEN LN	\$2,100,000	3,142	\$668
572 RANGER LN	\$725,000	1,820	\$398
611 RANGER LN	\$825,000	1,983	\$416
549 SPINNAKER LN	\$895,000	2,473	\$362
521 WEDGE LN	\$859,900	1,758	\$489
560 WEDGE LN	\$895,000	2,156	\$415
581 WEDGE LN	\$1,495,000	2,341	\$639
600 YARDARM LN	\$950,000	2,236	\$425
512 YAWL LN	\$1,150,000	2,473	\$465
536 YAWL LN	\$1,575,000	4,713	\$334

PENDING LISTINGS	PRICE	SQ. FT.	PRICE/SQ. FT.
531 BIRDIE LN	\$1,298,000	3,290	\$395
<b>511 BOWSPRIT LN</b>	<b>\$999,000</b>	<b>2,811</b>	<b>\$355</b>
656 HALYARD LN	\$2,495,000	2,531	\$986
560 PUTTING GREEN LN	\$749,000	1,616	\$463

Roger's listings/sales are highlighted in yellow.

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Based on information from the My Florida Regional Multiple Listing Service, Inc. for the period February 9, 2014 through February 9, 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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<b>SOLD IN THE PAST 12 MONTHS</b>	<b>SOLD PRICE</b>	<b>SQ. FT.</b>	<b>PRICE/ SQ. FT.</b>
531 BIRDIE LANE	\$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
570 CHIPPING LANE	\$1,649,000	3,775	\$437
537 CUTTER LN	\$799,000	2,514	\$318
<b>597 CUTTER LN</b>	<b>\$1,000,000</b>	<b>1,963</b>	<b>\$509</b>
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>\$750,000</b>	<b>1,984</b>	<b>\$378</b>
501 HALYARD LN	\$575,000	1,984	\$290
669 HALYARD LN	\$2,325,000	3,286	\$708
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
580 PUTTING GREEN LN	\$2,100,000	3,586	\$586
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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