



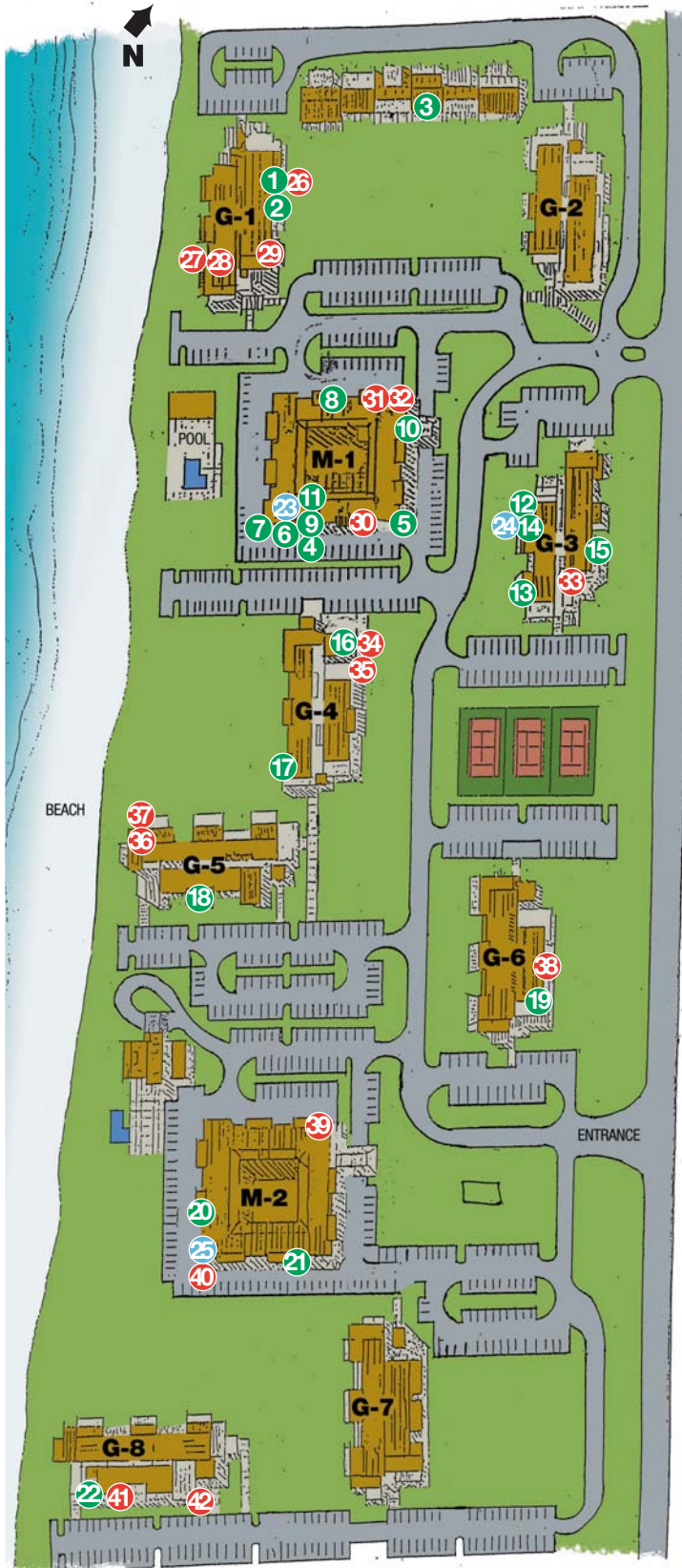
# ROGER C. PETTINGELL

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Luxury Waterfront Specialist

## Seaplace

► Current Market Analysis  
January 29, 2008



### Legend:

T = Turnkey Furnished F = Furnished  
PF = Partly Furnished U = Unfurnished

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

### ACTIVE LISTINGS

ADDRESS	PRICE	SQ. FT.	PRICE/ SQ. FT.	FURN	UNIT TYPE
2089 Gulf of Mexico Drive -- Building G-1					
1. Residence 103	\$639,000	933	\$684	T	C
2. Residence 105	699,000	1,257	556	U	A
2071 Gulf of Mexico Drive -- Building T-1					
3. Residence 106	804,000	1,387	573	T	A
2045 Gulf of Mexico Drive -- Building M-1					
4. Residence 106	549,900	928	593	T	C
5. Residence 204	699,000	1,532	456	F	B
6. Residence 207	549,000	1,076	510	F	G
7. Residence 208	965,000	1,532	630	F	B
8. Residence 214	545,000	928	587	T	C
9. Residence 506	499,000	928	537	F	C
10. Residence 601	599,000	1,265	473	T	A
11. Residence 606	549,000	928	591	F	C
2039 Gulf of Mexico Drive -- Building G-3					
12. Residence 102	799,000	1,492	535	T	B
13. Residence 110	925,000	1,492	619	F	B
14. Residence 206	669,000	1,257	532	F	A
15. Residence 305	499,900	1,257	397	T	A
1975 Gulf of Mexico Drive -- Building G-4					
16. Residence 202	595,000	1,257	473	T	A
17. Residence 311	950,000	1,492	636	F	B
1965 Gulf of Mexico Drive -- Building G-5					
18. Residence 206	619,900	1,068	580	T	G
1955 Gulf of Mexico Drive -- Building G-6					
19. Residence 208	489,000	1,257	389	T	A
1945 Gulf of Mexico Drive -- Building M-2					
20. Residence 110	639,000	928	689	T	C
21. Residence 513	599,000	1,265	474	F	A
1925 Gulf of Mexico Drive -- Building G-8					
22. Residence 208	999,000	1,604	622	F	B

### PENDING LISTINGS

ADDRESS	PRICE	SQ. FT.	PRICE/ SQ. FT.	FURN	UNIT TYPE
2045 Gulf of Mexico Drive -- Building M-1					
23. Residence 407	\$449,000	1,076	\$417	T	G
2039 Gulf of Mexico Drive -- Building G-3					
24. Residence 104	479,000	1,257	381	F	A
1945 Gulf of Mexico Drive -- Building M-2					
25. Residence 508	549,000	1,265	433	F	A

### SOLD IN THE PAST 12 MONTHS

ADDRESS	PRICE	SQ. FT.	PRICE/ SQ. FT.	FURN	UNIT TYPE
2089 Gulf of Mexico Drive -- Building G-1					
26. Residence 103	\$412,500	933	\$442	F	C
27. Residence 108	590,000	933	674	F	C
28. Residence 210	635,000	933	680	F	C
29. Residence 305	350,000	1,257	322	F	A
2045 Gulf of Mexico Drive -- Building M-1					
30. Residence 605	542,000	1,265	428	PF	A
31. Residence 615	477,500	1,076	443	U	G
32. Residence 616	819,000	1,532	534	U	B
2039 Gulf of Mexico Drive -- Building G-3					
33. Residence 109	315,000	1,492	211	U	B
1975 Gulf of Mexico Drive -- Building G-4					
34. Residence 102	385,000	1,257	338	T	A
35. Residence 404	520,000	1,068	542	T	G
1965 Gulf of Mexico Drive -- Building G-5					
36. Residence 111	1,025,000	1,751	656	F	B
37. Residence 311	1,100,000	1,751	628	F	B
1955 Gulf of Mexico Drive -- Building G-6					
38. Residence 404	418,500	1,068	391	F	G
1945 Gulf of Mexico Drive -- Building M-2					
39. Residence 216	750,000	1,532	489	F	B
40. Residence 508	790,000	1,532	515	U	B
1925 Gulf of Mexico Drive -- Building G-8					
41. Residence 106	399,000	1,068	373	T	G
42. Residence 202	545,000	1,257	434	F	A

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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