



## Comparative Market Analysis

Your initial search criteria were: ((LISTSTATUS IN ('CLOSED') AND (STATUSCHANGEDATE>=CONVERT(DATETIME,'1/1/2007')))) AND (( DIVISION IN ( ' ) ) ) AND (LANDTENURE LIKE '%FS%') AND (BUILDINGNAME LIKE 'HARBOR SQUARE%') AND (BEDS>=2) AND (BATHSTOTAL>=2) AND (AREAROOFFEDLIV>=800) AND (NUMPARKING>=1)

Property Type: Condo/Townhouse Properties      Status: Sold																											
Subject Property #	MLS#	Tax Map Key	Address	Unit #	Nbrhd	Bldg Name	Int SqFt	Lanai	BR	FB	HB	YB	LT	List Price	Sale Price	% LP	\$ SqFt	Sold Date	DOM								
1	2718795	1-2-1-016-015-0179	700 Richards St 809	809	DOWNTOWN	Harbor Square	1,014	86	2	2	0	1971	FS	\$425,000	\$400,000	94	\$394.48	11/25/2008	280								
2	2614759	1-2-1-016-015-0166	700 Richards St 706	706	DOWNTOWN	Harbor Square	1,014	846	2	2	0	1971	FS	\$449,800	\$420,000	93	\$414.20	4/05/2007	209								
3	2704537	1-2-1-016-015-0314	700 Richards St 2304	2304	DOWNTOWN	Harbor Square	1,014	86	2	2	0	1971	FS	\$565,000	\$550,000	97	\$542.41	5/15/2007	37								
4	2616703	1-2-1-016-015-0296	700 Richards St 2106	2106	DOWNTOWN	Harbor Square	1,014	86	2	2	0	1971	FS	\$570,000	\$550,000	96	\$542.41	4/10/2007	177								
5	2612014	1-2-1-016-015-0220	700 Richards St 1210	1210	DOWNTOWN	Harbor Square	1,031	149	2	2	0	1971	FS	\$599,000	\$599,000	100	\$580.99	1/10/2007	159								
6	2706806	1-2-1-016-015-0200	700 Richards St 1010	1010	DOWNTOWN	Harbor Square	1,031	149	2	2	0	1971	FS	\$599,000	\$575,000	96	\$557.71	6/05/2007	19								
7	2705577	1-2-1-016-015-0336	700 Richards St 2506	2506	DOWNTOWN	Harbor Square	1,014	86	2	2	0	1971	FS	\$640,000	\$620,000	97	\$611.44	5/25/2007	39								
8	2701706	1-2-1-016-015-0340	700 Richards St 2510	2510	DOWNTOWN	Harbor Square	1,031	149	2	2	0	1971	FS	\$699,000	\$650,000	93	\$630.46	4/04/2007	2								
9	2801076	1-2-1-016-015-0170	700 Richards St 710	710	DOWNTOWN	Harbor Square	1,031	369	2	2	0	1971	FS	\$699,000	\$675,000	97	\$654.70	4/23/2008	66								
<b>Average</b>														<b>1,022</b>	<b>223</b>	<b>2</b>	<b>2</b>	<b>0</b>	<b>0</b>	<b>\$582,866</b>	<b>\$559,888</b>	<b>96</b>	<b>110</b>				
														<b>Number of Properties: 9</b>													
														<b>( SoldPrice / LivSqFt ) : ( Average 559888 / Average 1022 ) = \$ 547.84</b>													

Prepared by

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Information is believed to be accurate but is not guaranteed.