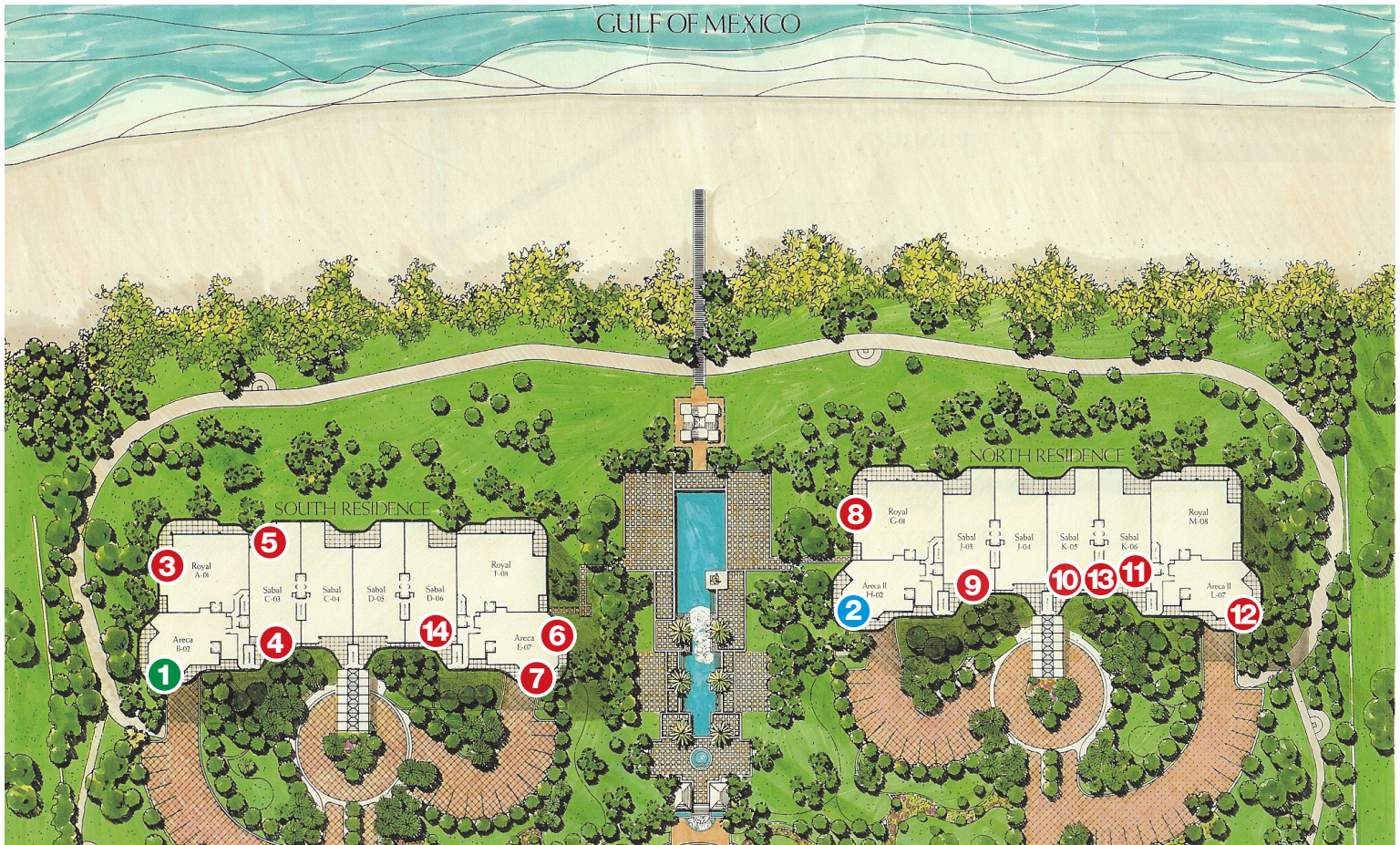


L' Ambiance

► Comparative Market Analysis - December 2021

**ACTIVE
PENDING
SOLD**



For Sale Properties

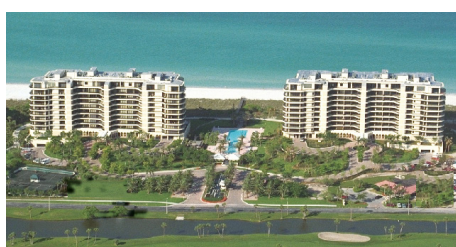
	Address	Unit #	Furnishings	Sq Ft	List Price	LP/Sq Ft
1	415 L Ambiance Dr	B202	Unfurnished	2,385	\$1,895,000	\$795

Sale Pending

	Address	Unit #	Furnishings	Sq Ft	List Price	LP/Sq Ft
2	435 L Ambiance Dr	H702	Unfurnished	2,385	\$2,500,000	\$1,048

Sold Properties (last 12 months)

	Address	Unit #	Furnishings	Sq Ft	List Price	Sold Price	SP/Sq ft	Close Date
3	415 L Ambiance Dr	A501	Unfurnished	3,220	\$3,200,000	\$3,200,000	\$994	12/22/2020
4	415 L Ambiance Dr	C403	Unfurnished	2,820	\$2,895,000	\$3,500,000	\$1,241	11/5/2021
5	415 L Ambiance Dr	C603	Unfurnished	2,820	\$2,950,000	\$3,025,000	\$1,073	9/3/2021
6	415 L Ambiance Dr	E507	Unfurnished	2,385	\$1,695,000	\$1,695,000	\$711	4/6/2021
7	415 L Ambiance Dr	E707	Unfurnished	2,460	\$2,195,000	\$2,150,000	\$874	3/1/2021
8	435 L Ambiance Dr	G501	Unfurnished	3,380	\$3,500,000	\$3,757,000	\$1,112	2/19/2021
9	435 L Ambiance Dr	J403	Unfurnished	2,820	\$2,585,000	\$2,585,000	\$917	6/1/2021
10	435 L Ambiance Dr	K405	Optional	2,820	\$2,499,000	\$2,250,000	\$798	3/1/2021
11	435 L Ambiance Dr	K506	Unfurnished	2,820	\$2,895,000	\$2,800,000	\$993	7/20/2021
12	435 L Ambiance Dr	L707	Unfurnished	2,525	\$2,399,000	\$2,399,000	\$950	3/31/2021
13	435 L Ambiance Dr	PH-K	Unfurnished	4,711	\$7,500,000	\$6,500,000	\$1,380	9/30/2021
14	415 L Ambiance Dr	D906	Unfurnished	2,634	\$4,295,000	\$4,000,000	\$1,519	11/10/2021



****Roger's listing/sale**

Based on information from the My Florida Regional Multiple Listing Service, Inc. for the period December 10, 2020 through December 10, 2021. This information may or may not include all listed, expired, withdrawn, pending or sold properties of one or more members of the My Florida Regional Multiple Listing Service.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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