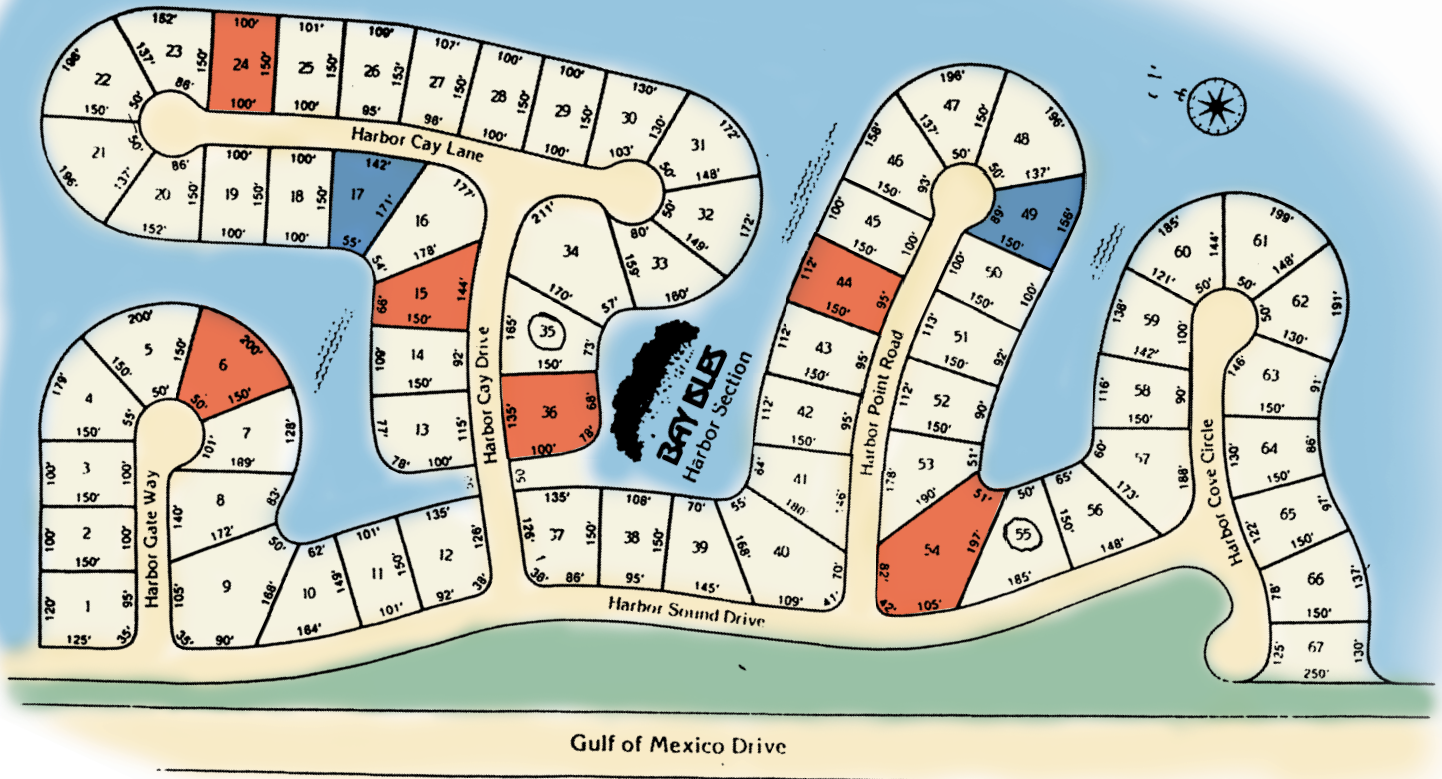


## ► Bay Isles – Harbor Section

### Comparative Market Analysis, December 2021

**ACTIVE**  
**PENDING**  
**SOLD**



### ACTIVE LISTINGS

Address	Lot #	Waterfront	List Price	Sq Ft	LP/SqFt
There are currently no active listings.					

### PENDING LISTINGS

Address	Lot #	Waterfront	List Price	Sq Ft	LP/SqFt
1 1601 HARBOR CAY LN	17	Canal	\$2,895,000	4,121	\$703
2 550 HARBOR POINT RD	49	Canal	\$6,995,000	6,062	\$1,154

### SOLD LISTINGS (in the last 12 months)

Address	Lot #	Waterfront	List Price	Sq Ft	LP/SqFt	Sold Price	Sold Date	SP/SqFt
3 510 HARBOR CAY DR	36	Canal	\$4,495,000	5,439	\$826	\$4,495,000	8/13/2021	\$826
4 531 HARBOR CAY DR	15	Canal	\$3,800,000	4,396	\$864	\$3,600,000	8/2/2021	\$819
5 1620 HARBOR CAY LN	24	Bay	\$2,750,000	15,000	LOT	\$2,475,000	2/1/2021	LOT
6 530 HARBOR GATE WAY	6	Bay	\$5,500,000	5,011	\$1,098	\$5,025,000	8/31/2021	\$1,003
7 500 HARBOR POINT RD	54	Canal	\$5,475,000	6,556	\$835	\$5,237,500	10/14/2021	\$799
8 541 HARBOR POINT RD	44	Canal	\$2,695,000	5,114	\$527	\$2,500,000	3/1/2021	\$489



#### Roger's Listing/Sales

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 This information may or may not include all listed, expired, withdrawn, pending or sold properties of one or more members of the My Florida Regional Multiple Listing Service.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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