



#1 SARASOTA REALTOR® 2021 - 2008

# **Promenade**Comparative Market Analysis, February 2022



## **For Sale Properties**

	Address	Unit	Furnishings		Sq Ft Heated	Parking	List Price	LP/ Sq Ft
1:	211 Gulf Of Mexico Dr	1003	Unfurnished	PH-I	2,612	2	\$1,995,000	\$764

## **Sale Pending**

Address	Unit	Furnishings	Sq Ft Heated	Parking	List Price	LP/ Sq Ft
There are currently no pending sa						

#### **Sold Properties (last 12 months)**

Linit	Eurnichings	Floor	Sq Ft	Dorking	Cold Drice	CD/CaE+	Sold Date
Onit	rurnishings	Pian	пеацеи	Parking	Sold Price	SP/SQFL	Sold Date
102	Turnkey	Е	2,100	1	\$1,175,000	\$560	7/23/2021
103	Unfurnished	D	1,585	1	\$749,000	\$473	4/2/2021
202	Unfurnished	Е	2,100	1	\$1,135,000	\$540	3/1/2021
204	Unfurnished	D	1,585	1	\$609,000	\$384	4/2/2021
306	Unfurnished	С	1,598	1	\$845,000	\$529	11/30/2021
404	Furnished	D	1,585	1	\$960,000	\$606	12/2/2021
703	Unfurnished	D	1,585	1	\$690,000	\$435	3/18/2021
706	Unfurnished	С	1,598	1	\$910,000	\$569	4/16/2021
710	Optional	В	1,827	1	\$910,000	\$498	4/6/2021
806	Unfurnished	С	1,598	1	\$1,095,000	\$685	4/30/2021
905	Turnkey	PH-H	2,135	2	\$1,020,000	\$478	2/24/2021
905	Furnished	PH-H	2,135	2	\$1,515,000	\$710	8/6/2021
	103 202 204 306 404 703 706 710 806 905	102 Turnkey 103 Unfurnished 202 Unfurnished 204 Unfurnished 306 Unfurnished 404 Furnished 703 Unfurnished 706 Unfurnished 710 Optional 806 Unfurnished 905 Turnkey	UnitFurnishingsPlan102TurnkeyE103UnfurnishedD202UnfurnishedE204UnfurnishedD306UnfurnishedC404FurnishedD703UnfurnishedD706UnfurnishedC710OptionalB806UnfurnishedC905TurnkeyPH-H	Unit         Furnishings         Plan         Heated           102         Turnkey         E         2,100           103         Unfurnished         D         1,585           202         Unfurnished         E         2,100           204         Unfurnished         D         1,585           306         Unfurnished         C         1,598           404         Furnished         D         1,585           703         Unfurnished         D         1,585           706         Unfurnished         C         1,598           710         Optional         B         1,827           806         Unfurnished         C         1,598           905         Turnkey         PH-H         2,135	Unit         Furnishings         Plan         Heated         Parking           102         Turnkey         E         2,100         1           103         Unfurnished         D         1,585         1           202         Unfurnished         E         2,100         1           204         Unfurnished         D         1,585         1           306         Unfurnished         C         1,598         1           404         Furnished         D         1,585         1           703         Unfurnished         D         1,585         1           706         Unfurnished         C         1,598         1           710         Optional         B         1,827         1           806         Unfurnished         C         1,598         1           905         Turnkey         PH-H         2,135         2	Unit         Furnishings         Plan         Heated         Parking         Sold Price           102         Turnkey         E         2,100         1         \$1,175,000           103         Unfurnished         D         1,585         1         \$749,000           202         Unfurnished         E         2,100         1         \$1,135,000           204         Unfurnished         D         1,585         1         \$609,000           306         Unfurnished         C         1,598         1         \$845,000           404         Furnished         D         1,585         1         \$960,000           703         Unfurnished         D         1,585         1         \$690,000           706         Unfurnished         C         1,598         1         \$910,000           710         Optional         B         1,827         1         \$910,000           806         Unfurnished         C         1,598         1         \$1,095,000           905         Turnkey         PH-H         2,135         2         \$1,020,000	Unit         Furnishings         Plan         Heated         Parking         Sold Price         SP/SqFt           102         Turnkey         E         2,100         1         \$1,175,000         \$560           103         Unfurnished         D         1,585         1         \$749,000         \$473           202         Unfurnished         E         2,100         1         \$1,135,000         \$540           204         Unfurnished         D         1,585         1         \$609,000         \$384           306         Unfurnished         C         1,598         1         \$845,000         \$529           404         Furnished         D         1,585         1         \$960,000         \$606           703         Unfurnished         D         1,585         1         \$690,000         \$435           706         Unfurnished         C         1,598         1         \$910,000         \$569           710         Optional         B         1,827         1         \$910,000         \$498           806         Unfurnished         C         1,598         1         \$1,095,000         \$685           905         Turnkey         PH-H </td

#### Roger's Listing/Sale

"Based on information from the My Florida Regional Multiple Listing Service, Inc. for the period February 15, 2021 through February 15, 2022. 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.



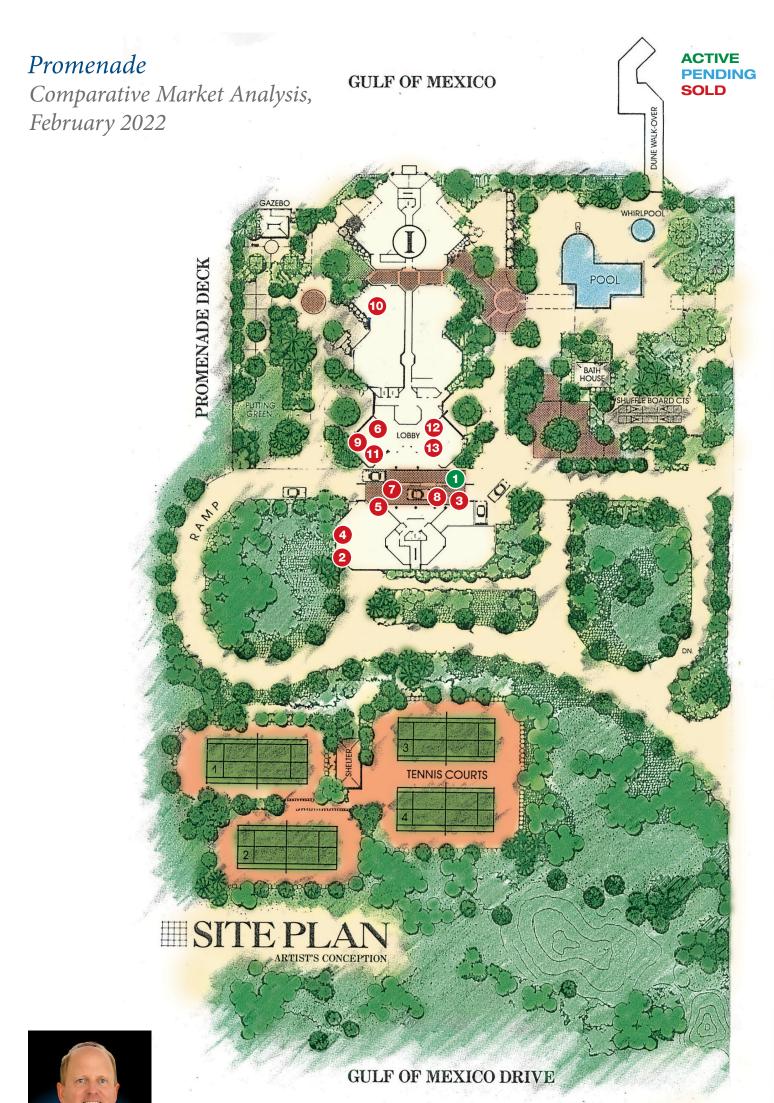


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