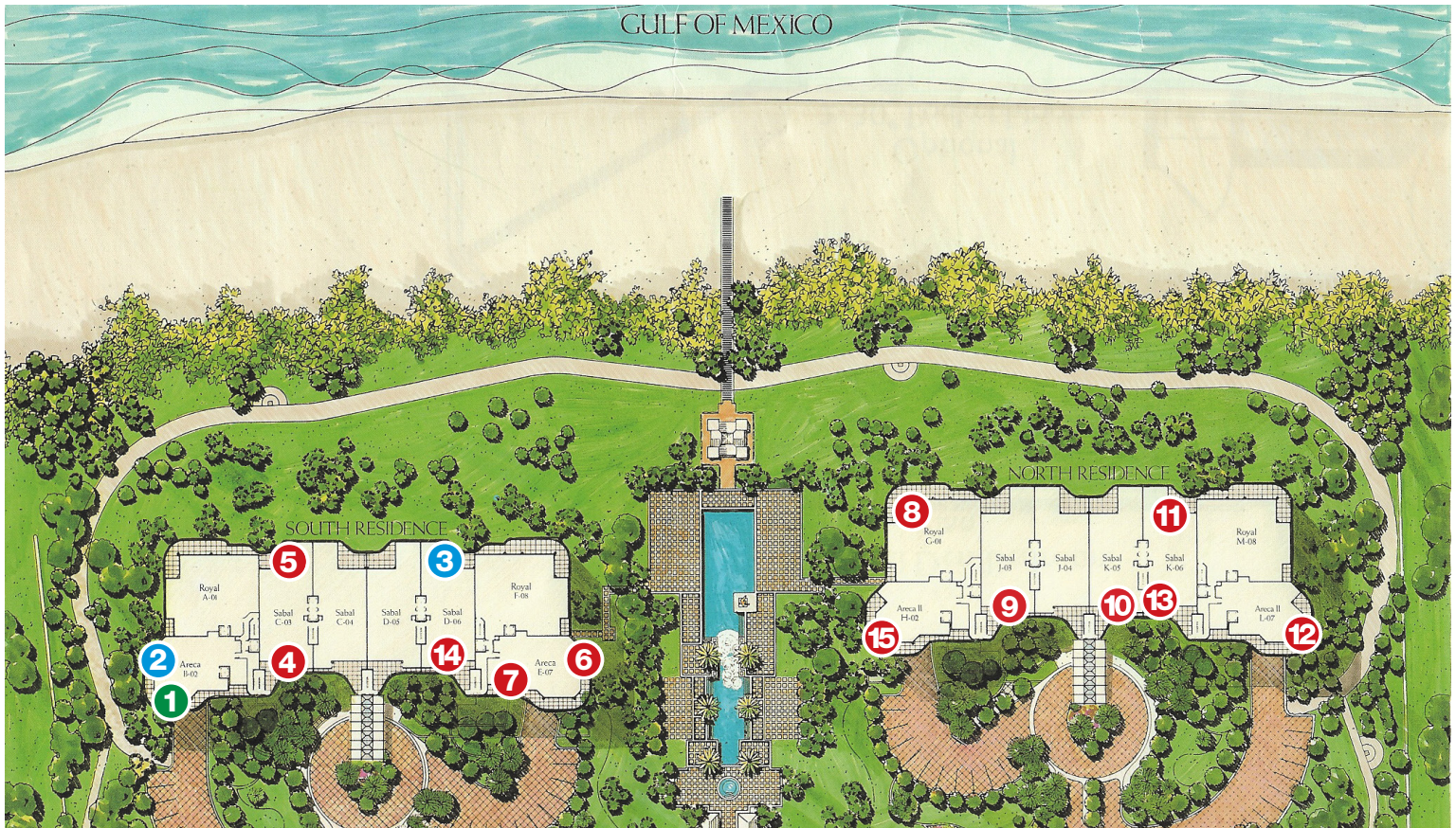


L' Ambiance

► Comparative Market Analysis - February 2022

**ACTIVE
PENDING
SOLD**



For Sale Properties

	Address	Unit #	Furnishings	Sq Ft	List Price	LP/Sq Ft
1	415 L Ambiance Dr	B602	Unfurnished	2,385	\$2,785,000	\$1,168

Sale Pending

	Address	Unit #	Furnishings	Sq Ft	List Price	LP/Sq Ft
2	415 L Ambiance Dr	B202	Unfurnished	2,385	\$1,895,000	\$795
3	415 L Ambiance Dr	D606	Unfurnished	2,820	\$2,995,000	\$1,062

Sold Properties (last 12 months)

	Address	Unit #	Furnishings	Sq Ft	List Price	Sold Price	SP/Sq ft	Close Date
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
15	435 L Ambiance Dr	H702	Unfurnished	2,385	\$2,500,000	\$2,500,000	\$2,385	12/14/2021

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



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 This information may or may not include all listed, expired, withdrawn, pending or sold properties of one or more members of the My Florida Regional Multiple Listing Service.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