



#1 SARASOTA REALTOR® 2021 - 2008

Promenade

Comparative Market Analysis, March 2022



For Sale Properties

Address	Unit	Furnishings	Floor Plan	Sq Ft Heated	Parking	List Price	LP/ Sq Ft
1211 Gulf Of Mexico Dr	603	Unfurnished	D	1,585	1	\$1,595,000	\$1,006

Sale Pending

Address	Unit	Furnishings	Floor Plan	Parking	List Price	LP/ Sq Ft
There are currently no pending s	ales.					

Sold Properties (last 12 months)

Address	Unit	Furnishings	Floor Plan	Sq Ft Heated	Parking	Sold Price	SP/SqFt	Sold Date
2 1211 Gulf Of Mexico Dr	102	Turnkey	E	2,100	1	\$1,175,000	\$560	7/23/2021
3 1211 Gulf Of Mexico Dr	103	Unfurnished	D	1,585	1	\$749,000	\$473	4/2/2021
4 1211 Gulf Of Mexico Dr	204	Unfurnished	D	1,585	1	\$609,000	\$384	4/2/2021
1211 Gulf Of Mexico Dr	306	Unfurnished	С	1,598	1	\$845,000	\$529	11/30/2021
6 1211 Gulf Of Mexico Dr	404	Furnished	D	1,585	1	\$960,000	\$606	12/2/2021
7 1211 Gulf Of Mexico Dr	703	Unfurnished	D	1,585	1	\$690,000	\$435	3/18/2021
8 1211 Gulf Of Mexico Dr	706	Unfurnished	С	1,598	1	\$910,000	\$569	4/16/2021
1211 Gulf Of Mexico Dr	710	Optional	В	1,827	1	\$910,000	\$498	4/6/2021
1211 Gulf Of Mexico Dr	806	Unfurnished	С	1,598	1	\$1,095,000	\$685	4/30/2021
1211 Gulf Of Mexico Dr	905	Furnished	PH-H	2,135	2	\$1,515,000	\$710	8/6/2021
1211 Gulf Of Mexico Dr	1003	Unfurnished	PH-I	2,612	2	\$1,950,000	\$747	3/10/2022

Roger's Listing/Sale

"Based on information from the My Florida Regional Multiple Listing Service, Inc. for the period March 15, 2021 through March 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 This information may or may not include all listed, expired, withdrawn, pending or sold properties of one or more members of the My Florida Regional Multiple Listing Service".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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If your property is currently listed, please disregard. It is not our intention to solicit properties that are already represented by another broker.

Address: 443 John Ringling Blvd., Suite F, Sarasota FL 34236 595 I Bay Isles Rd, Suite 250, Longboat Key FL 34228 office: 941.387.1840 cell: 941.586.6668 toll free: 800.910.8728 e-mail: roger@pettingell.com website: www.Pettingell.com

GULF OF MEXICO

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#1 SARASOTA REALTOR® 2021 - 2008

DUNE WALK-OVE

POOL

ACTIVE PENDING

SOLD



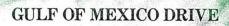


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PROMENADE DECK





TENNIS COURTS

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