

Market Analysis Summary

Residential

Pending

#	MLS #	Zip	Address	Subdiv	WF	WV	WA	WE	Pool	Gar	P Style	BR	FB	HB	HSqFt	LP/HSqFt	List Price	ADOM	CDOM
1	U7841504	34698	2218 Snead Ave, DUNEDIN	FAIRWAY ESTATES 2ND ADD	N	N	N	N	None	2 Car Garage	Single Family Home	3	2	0	2,000	\$83	\$165,000	1	1
2	U7839610	34698	935 Gulf View Blvd, DUNEDIN	DUNEDIN ISLES COUNTR Y CLUB	N	N	N	N	None	1 Car Garage	Single Family Home	2	1	1	960	\$208	\$199,900	30	30
3	U7838123	34698	2321 Spicewood Ct, DUNEDIN	WEYBRID GE WOODS	N	N	N	N	Private	2 Car Garage	Single Family Home	3	3	0	2,948	\$207	\$610,000	19	19
# LISTINGS:		3	MIN VALUES:								2	1	0	960	\$83	\$165,000		1	1
			MAX VALUES:								3	3	1	2,948	\$208	\$610,000		30	30
			AVG VALUES:								3	2	0	1,969	\$166	\$324,967		17	17
			MED VALUES:								3	2	0	2,000	\$207	\$199,900		19	19

Sold

#	MLS #	Zip	Address	Subdiv	WF	WV	WA	WE	Pool	Gar	P Style	BR	FB	HB	HSqFt	LP/HSqFt	List Price	Sold Price	SP/HSqFt	Sold Dt	LP/SP	ADOM	CDOM
1	U7837362	34698	2045 Yale Ave, DUNEDIN	DUNEDIN ISLES COUNTR Y CLUB	N	N	N	N	None	1 Car Garage	Single Family Home	3	1	0	1,129	\$212	\$239,000	\$235,000	\$208	12/13/17	0.98	4	4
2	U7826790	34698	2044 Princeton Ave, DUNEDIN	DUNEDIN ISLES COUNTR Y CLUB	N	N	N	N	None	RV Carport	Single Family Home	3	2	0	1,332	\$213	\$283,500	\$272,000	\$204	09/01/17	0.96	4	4
3	U7829722	34698	2219 Watrous Dr, DUNEDIN	FAIRWAY ESTATES 3RD ADD	N	N	N	N	None	2 Car Garage	Single Family Home	3	3	0	1,399	\$214	\$300,000	\$298,500	\$213	08/24/17	1.00	0	0
4	U7812537	34698	2226 Snead Ave, DUNEDIN	FAIRWAY ESTATES 2ND ADD	N	N	N	N	Private	2 Car Garage	Single Family Home	3	2	0	2,265	\$154	\$349,825	\$315,000	\$139	12/28/17	0.90	65	65
5	W7633021	34698	1151 Palm Blvd, DUNEDIN	FAIRWAY ESTATES	N	N	N	N	Private	2 Car Garage	Single Family Home	3	2	1	1,993	\$203	\$404,900	\$385,000	\$193	09/25/17	0.95	6	6

Presented By: Betsy Tinervin

This is an opinion of value or Comparative Market Analysis and should not be considered an appraisal. In making any decision that relies upon my work, you should know that I have not followed the guidelines for development of an appraisal or analysis contained in the Uniform Standards of Professional Appraisal Practice of the Appraisal Foundation.

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Residential

Sold

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6	U7833603	34698	2287 Demaret Dr, DUNEDIN	FAIRWAY ESTATES 3RD ADD	N	N	N	N	Private	2 Car Garage	Single Family Home	4	2	0	2,326	\$178	\$415,000	\$407,000	\$175	10/30/17	0.98	15	76
# LISTINGS:		6	MIN VALUES:									3	1	0	1,129	\$154	\$239,000	\$235,000	\$139		0.90	0	0
			MAX VALUES:									4	3	1	2,326	\$214	\$415,000	\$407,000	\$213		1.00	65	76
			AVG VALUES:									3	2	0	1,741	\$196	\$332,038	\$318,750	\$189		0.96	16	26
			MED VALUES:									3	2	0	1,696	\$207	\$324,913	\$306,750	\$199		0.97	5	5

Property Type is 'Residential' **Status** is 'Active' **Status** is one of 'Pending', 'Sold' **Status Contractual Search Date** is 01/01/2018 to 07/05/2017 **Property Style** is 'Single Family Home' **Latitude, Longitude** is within 0.33 mi of 2218 Snead Ave, Dunedin, FL 34698, USA

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