

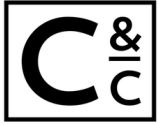
LIDO & BIRD KEY LUXURY MARKET REPORT

Carla & Conner on the Coast

**Sarasota's Mother-Son
Luxury Real Estate Team**



LIDO & BIRD KEY MARKET REPORT



**CARLA & CONNER
ON THE COAST**

Carla & Conner on the Coast is Sarasota's mother-son luxury real estate team with Coldwell Banker Global Luxury. You get two agents and our team of luxury experts working to sell or buy your next home.

We offer full-service representation. For our buyers we have unparalleled access to exclusive and off-market properties in the Sarasota area. We are detail oriented and skilled in negotiations to ensure you get the home of your dreams. We preview every home to ensure it fits your needs and offer luxury design consultations to our clients.

For our sellers we provide our unmatched marketing strategy. Our comprehensive marketing plan takes a 360 degree approach using proven methods combined with our digital expertise and international influence. This includes our elite international online syndication, connections in over 43 countries, global influence of key media players, distinguished portfolio of luxury print media partners and our international social media influence.

Learn more about us by visiting **CarlaAndConner.com/Luxury**.

Our **Lido & Bird Key Luxury Market Report** contains detailed information about properties currently for sale or that have recently sold in your area of interest. This data will help you track and assess values and trends in that area. The report is based on current information from the regional Multiple Listing Service. If you need clarification on any of the figures or wish to learn more about selling or buying a home then please reach out.

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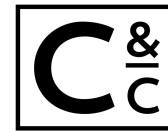
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COLDWELL BANKER

MARKET SNAPSHOT

As of 10/14/2020



FOR SALE DATA

Avg. Days on Market: 222 Days
Listings Currently for Sale: 39
Newest Listing: 10/10/2020
Shortest/Longest: 4 Days / 1,491 Days

PENDING DATA

Avg. Days on Market: 89 Days
Pending Listings: 15
Shortest/Longest: 1 Days / 888 Days

SOLD DATA

Avg. Days to Sell: 199 Days
Total Sales: 9
30-day Sales: 9
Last Sale: 10/12/2020
Shortest/Longest: 1 Days / 619 Days
Months of Supply: 4.33**

**Estimated time to sell current listing inventory.
6 months is considered a balanced market



Click on data points to access interactive map.

● FOR SALE DATA

● PENDING DATA

● SOLD DATA

● FOR SALE DATA

	LIST PRICE	DOM
AVERAGE	\$2,931,640	222
HIGH	\$10,750,000	1,491
LOW	\$799,000	4

Includes the following property statuses: **Active**

● PENDING DATA

	LIST PRICE	DOM
AVERAGE	\$1,315,927	89
HIGH	\$1,950,000	888
LOW	\$895,000	1

Includes the following property statuses: **Pending**

● SOLD DATA

	LIST PRICE	SALE PRICE	\$ DIFF	% DIFF	DOM
AVERAGE	\$1,669,422	\$1,555,278	-\$114,144	-7.34% ↓	199
HIGH	\$2,195,000	\$2,107,500	-\$87,500	-4.15% ↓	619
LOW	\$865,000	\$845,000	-\$20,000	-2.37% ↓	1

Includes following property statuses: **Sold**

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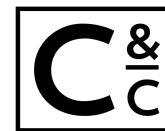
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MARKET SNAPSHOT



As of 10/14/2020

MARKET PRICE TREND



PROPERTIES ON THE MARKET



DAYS ON MARKET



Properties on the market | Number of properties listed for sale
Average Sales Price | Average sales price for all properties sold.
Average Sales Price | Average sales price for all properties listed for sale.
Days on Market | Average days on market for all properties sold.

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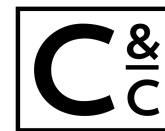
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MARKET SNAPSHOT



● FOR SALE DATA

Status	MLS ID	Address	City	Bed	Bath(T/F/P)*	List Price	SqFt	DOM
Active	A4474996	139 S WASHINGTON DR	SARASOTA	5	7/6/1	\$10,750,000	7,817	63
Active	A4476856	622 S OWL DR	SARASOTA	4	6/5/1	\$6,500,000	5,635	43
Active	A4470209	675 MOURNING DOVE DR	SARASOTA	6	8/6/2	\$6,495,000	7,047	117
Active	A4164414	1355 WESTWAY DR	SARASOTA	4	8/5/3	\$5,985,000	6,193	1491
Active	A4480439	2050 BENJAMIN FRANKLIN DR #PH1102	SARASOTA	4	5/4/1	\$5,795,000	5,987	7
Active	A4467093	1418 JOHN RINGLING PKWY	SARASOTA	5	8/5/3	\$5,750,000	5,582	153
Active	A4448354	1300 BENJAMIN FRANKLIN DR #1208	SARASOTA	3	5/4/1	\$4,000,000	5,254	364
Active	A4474145	1300 BENJAMIN FRANKLIN DR #1105	SARASOTA	2	3/2/1	\$4,000,000	3,302	72
Active	A4465585	515 MCKINLEY DR	SARASOTA	3	4/3/1	\$3,888,000	4,037	160
Active	A4425955	1300 BENJAMIN FRANKLIN DR #1104	SARASOTA	3	4/3/1	\$3,750,000	3,550	621
Active	A4479406	2052 BENJAMIN FRANKLIN DR #502D	SARASOTA	3	4/3/1	\$3,695,000	3,654	14
Active	A4464019	1411 WESTWAY DR	SARASOTA		0/-/-	\$3,600,000		180
Active	A4471344	171 WHITTIER DR	SARASOTA		0/-/-	\$3,499,900		104
Active	A4448727	1300 BENJAMIN FRANKLIN DR #1006	SARASOTA	2	3/3/0	\$2,990,000	3,014	365
Active	A4444104	1300 BENJAMIN FRANKLIN DR #1009	SARASOTA	3	3/3/0	\$2,900,000	3,352	419
Active	A4478118	1300 BENJAMIN FRANKLIN DR #907	SARASOTA	2	3/2/1	\$2,750,000	3,057	30
Active	A4462621	1300 BENJAMIN FRANKLIN DR #805	SARASOTA	2	3/3/0	\$2,699,000	3,302	215
Active	A4445110	1300 BENJAMIN FRANKLIN DR #606	SARASOTA	3	3/2/1	\$2,675,000	3,017	387
Active	A4471978	1300 BENJAMIN FRANKLIN DR #708	SARASOTA	3	3/3/0	\$2,650,000	3,300	95
Active	A4469513	1300 BENJAMIN FRANKLIN DR #706	SARASOTA	2	3/3/0	\$2,487,000	3,017	118
Active	A4417010	1300 BENJAMIN FRANKLIN DR #406	SARASOTA	2	3/3/0	\$2,445,000	3,014	721
Active	A4459855	515 MCKINLEY DR	SARASOTA		0/-/-	\$2,325,000		245
Active	A4448901	263 N WASHINGTON DR	SARASOTA	4	5/4/1	\$2,250,000	3,926	365
Active	A4455197	562 BIRD KEY DR	SARASOTA	3	4/3/1	\$2,119,144	2,892	285
Active	A4472906	2050 BENJAMIN FRANKLIN DR #B503	SARASOTA	3	3/3/0	\$2,050,000	2,936	86
Active	N6111212	1300 BENJAMIN FRANKLIN DR #301	SARASOTA	2	3/2/1	\$1,750,000	2,019	55
Active	A4435950	76 S WASHINGTON DR	SARASOTA	3	4/3/1	\$1,650,000	2,636	520
Active	A4448722	1800 BENJAMIN FRANKLIN DR #A702	SARASOTA	3	3/3/0	\$1,599,000	1,980	366
Active	A4473322	443 BIRD KEY DR	SARASOTA	3	3/3/0	\$1,380,000	2,676	82
Active	A4474879	210 GRANT DR	SARASOTA		0/-/-	\$1,250,000	2,001	65
Active	A4480203	213 N POLK DR	SARASOTA	3	3/3/0	\$1,200,000	2,504	8
Active	A4480550	615 OWL WAY	SARASOTA	4	3/2/1	\$1,095,000	2,100	4
Active	A4449502	355 N WASHINGTON DR	SARASOTA	5	4/4/0	\$999,000	3,501	357
Active	A4478973	473 PARTRIDGE CIR	SARASOTA	4	3/3/0	\$999,000	2,221	19
Active	A4469864	1800 BENJAMIN FRANKLIN DR #A505	SARASOTA	2	2/2/0	\$974,999	1,350	120
Active	A4472422	139 MCKINLEY DR	SARASOTA	4	3/3/0	\$895,000	1,758	92
Active	A4472426	229 GARFIELD DR	SARASOTA	4	3/3/0	\$849,900	2,233	92
Active	A4479045	1700 BENJAMIN FRANKLIN DR #11E	SARASOTA	2	2/2/0	\$845,000	1,507	14
Active	A4466823	1750 BENJAMIN FRANKLIN DR #3C	SARASOTA	2	2/2/0	\$799,000	1,364	159
AVERAGE				3	4/3/1	\$2,931,640	3,409	222
HIGH				6	8/6/3	\$10,750,000	7,817	1,491
LOW				2	2/2/1	\$799,000	1,350	4

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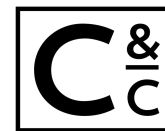
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MARKET SNAPSHOT



● PENDING DATA

Status	MLS ID	Address	City	Bed	Bath(T/F/P)*	List Price	SqFt	DOM
Pending	A4479688	394 BOB WHITE DR	SARASOTA	3	3/2/1	\$1,950,000	2,816	
Pending	A4478901	659 N OWL DR	SARASOTA	4	3/3/0	\$1,799,000	3,342	1
Pending	A4215160	121 N BOULEVARD OF PRESIDENTS	SARASOTA	3	4/3/1	\$1,750,000	3,491	888
Pending	A4477378	105 SEAGULL LN	SARASOTA	4	3/3/0	\$1,595,000	2,509	34
Pending	A4479314	499 PARTRIDGE CIR	SARASOTA	3	3/3/0	\$1,399,000	2,539	3
Pending	A4473169	301 JACKSON DR	SARASOTA	4	3/3/0	\$1,390,000	2,028	53
Pending	A4475363	375 N WASHINGTON DR	SARASOTA	3	2/2/0	\$1,325,000	2,374	44
Pending	A4478215	1173 MORNINGSIDE PL	SARASOTA	3	3/2/1	\$1,275,000	2,625	3
Pending	A4468178	517 BIRD KEY DR	SARASOTA	4	3/3/0	\$1,199,000	2,300	85
Pending	A4477538	1340 WESTWAY DR	SARASOTA	3	3/3/0	\$1,159,000	1,909	33
Pending	A4477628	1340 WESTWAY DR	SARASOTA		0/-/-	\$1,159,000		33
Pending	A4476136	145 CLEVELAND DR	SARASOTA		0/-/-	\$1,045,000	2,515	28
Pending	A4477841	1 BENJAMIN FRANKLIN DR #96	SARASOTA	2	2/2/0	\$899,900	1,389	5
Pending	A4477725	568 BIRD KEY DR	SARASOTA	3	2/2/0	\$899,000	2,210	3
Pending	A4476280	1 BENJAMIN FRANKLIN DR #123	SARASOTA	2	2/2/0	\$895,000	1,389	30
AVERAGE				3	3/3/1	\$1,315,927	2,388	89
HIGH				4	4/3/1	\$1,950,000	3,491	888
LOW				2	2/2/1	\$895,000	1,389	1

● SOLD DATA

Status	MLS ID	Address	City	Bed	Bath(T/F/P)*	List Price	Sale Price	SqFt	DOM
Sold	A4423606	462 BOWDOIN CIR	SARASOTA	3	2/2/0	\$2,195,000	\$2,107,500	2,028	619
Sold	A4463694	1354 WESTWAY DR	SARASOTA	3	3/3/0	\$1,995,000	\$1,840,000	2,427	138
Sold	A4452898	1441 JOHN RINGLING PKWY PKWY	SARASOTA		0/-/-	\$1,899,900	\$1,685,000		243
Sold	A4467868	213 N WASHINGTON DR	SARASOTA	3	4/3/1	\$1,799,900	\$1,700,000	3,531	64
Sold	A4443640	225 JOHN RINGLING BLVD	SARASOTA	4	3/3/0	\$1,695,000	\$1,525,000	2,713	285
Sold	A4475733	378 BOB WHITE DR	SARASOTA	2	3/2/1	\$1,695,000	\$1,635,000	2,952	1
Sold	A4451047	1800 BENJAMIN FRANKLIN DR #B506	SARASOTA	3	3/3/0	\$1,685,000	\$1,425,000	2,070	312
Sold	A4473946	404 E ROYAL FLAMINGO DR	SARASOTA	4	3/3/0	\$1,195,000	\$1,235,000	2,988	2
Sold	A4463916	210 SEAGULL LN	SARASOTA	3	2/2/0	\$865,000	\$845,000	2,504	129
AVERAGE				3	3/3/1	\$1,669,422	\$1,555,278	2,652	199
HIGH				4	4/3/1	\$2,195,000	\$2,107,500	3,531	619
LOW				2	2/2/1	\$865,000	\$845,000	2,028	1

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