

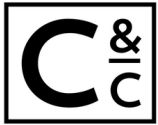
SIESTA KEY LUXURY MARKET REPORT

Carla & Conner on the Coast

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



SIESTA 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 **Siesta 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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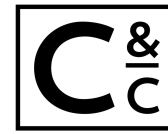
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COLDWELL BANKER

MARKET SNAPSHOT

As of 10/14/2020



FOR SALE DATA

Avg. Days on Market: 15 Days
Listings Currently for Sale: 35
Newest Listing: 10/12/2020
Shortest/Longest: 2 Days / 30 Days

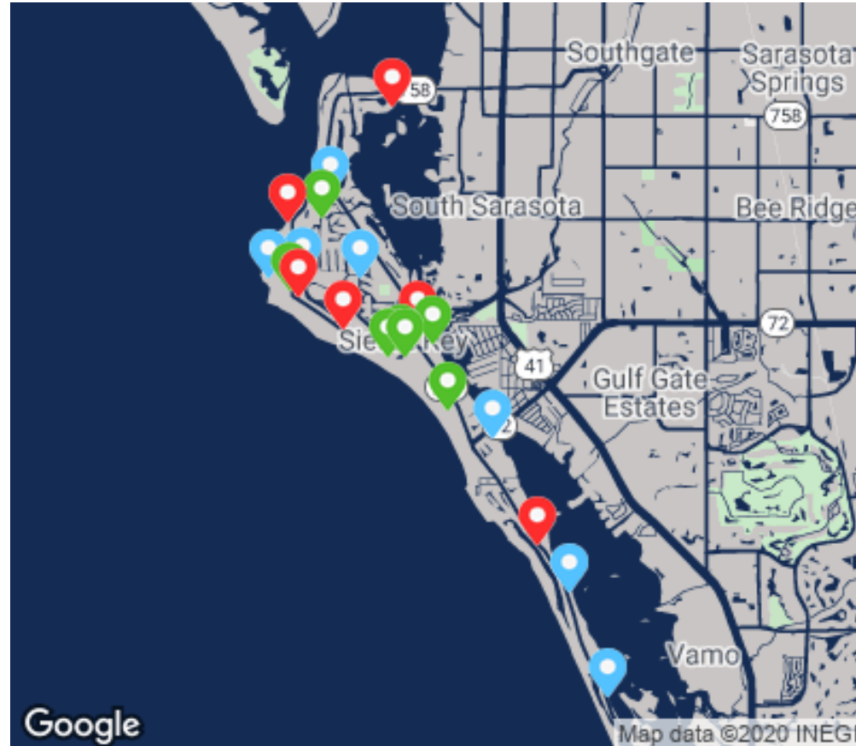
PENDING DATA

Avg. Days on Market: 112 Days
Pending Listings: 35
Shortest/Longest: 1 Days / 674 Days

SOLD DATA

Avg. Days to Sell: 170 Days
Total Sales: 25
30-day Sales: 25
Last Sale: 10/12/2020
Shortest/Longest: 1 Days / 568 Days
Months of Supply: 1.4**

**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	\$1,682,280	15
HIGH	\$6,800,000	30
LOW	\$769,000	2

Includes the following property statuses: **Active**

● PENDING DATA

	LIST PRICE	DOM
AVERAGE	\$1,778,103	112
HIGH	\$5,495,000	674
LOW	\$795,000	1

Includes the following property statuses: **Pending**

● SOLD DATA

	LIST PRICE	SALE PRICE	\$ DIFF	% DIFF	DOM
AVERAGE	\$1,905,840	\$1,766,534	\$-139,306	-7.89% ↓	170
HIGH	\$4,000,000	\$3,800,000	\$-200,000	-5.26% ↓	568
LOW	\$885,000	\$885,000	\$	0%	1

Includes following property statuses: **Sold**

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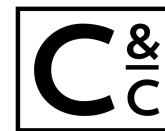
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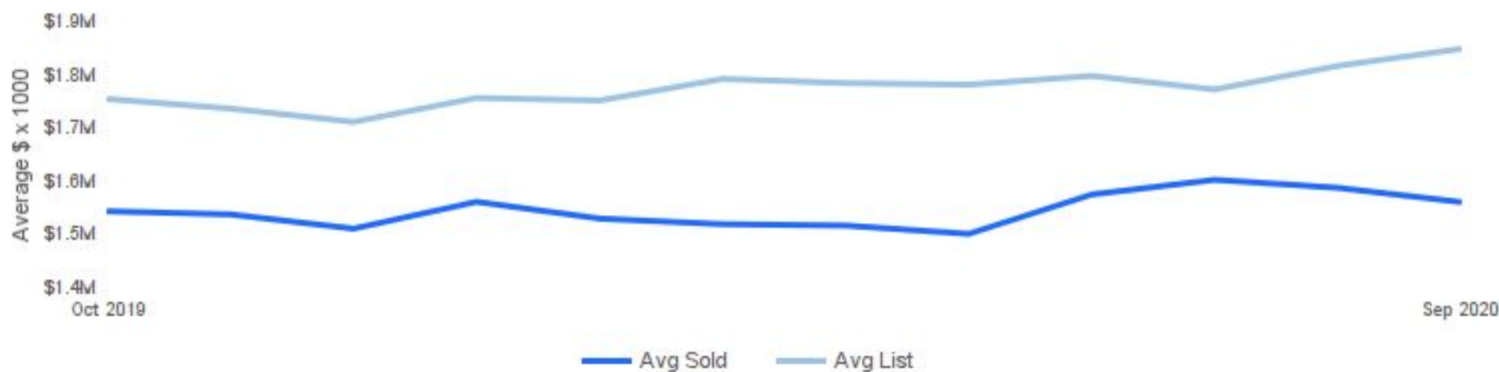
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MARKET SNAPSHOT



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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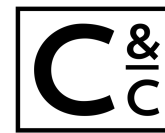
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MARKET SNAPSHOT



● FOR SALE DATA

Status	MLS ID	Address	City	Bed	Bath(T/F/P)*	List Price	SqFt	DOM
Active	A4478099	125 BIG PASS LN	SARASOTA	4	5/4/1	\$6,800,000	4,472	30
Active	A4478379	1430 POINT CRISP RD	SARASOTA	4	6/5/1	\$6,599,000	4,346	12
Active	A4479676	1253 N BASIN LN	SARASOTA	4	4/4/0	\$3,500,000	3,480	13
Active	A4479829	8212 MIDNIGHT PASS RD	SARASOTA		0/-/-	\$2,975,000	6,365	6
Active	A4478980	3409 SEAGRAPE DR	SARASOTA	4	5/4/1	\$2,350,000	4,595	21
Active	A4478979	3423 SEAGRAPE DR	SARASOTA	3	4/3/1	\$2,250,000	4,357	21
Active	A4478702	246 GARDEN LN	SARASOTA	4	5/4/1	\$2,125,000	3,436	20
Active	A4480791	4712 HIGEL AVE	SARASOTA	4	4/3/1	\$1,895,000	3,764	2
Active	A4479825	3912 N SHELL RD	SARASOTA	5	4/3/1	\$1,699,000	3,879	8
Active	A4478526	5412 AZURE WAY	SARASOTA	4	3/3/0	\$1,649,000	2,682	15
Active	A4478649	527 BEACH RD #527 / 529	SARASOTA		0/-/-	\$1,599,000	1,803	26
Active	A4479099	530 CANAL RD #530	SARASOTA		0/-/-	\$1,499,000	1,812	20
Active	A4478244	5325 SIESTA CT	SARASOTA	4	4/4/0	\$1,435,000	3,630	19
Active	A4478449	6628-6630 PEACOCK RD	SARASOTA	4	4/4/0	\$1,399,000	3,072	27
Active	A4478581	6512 MIDNIGHT PASS RD #206	SARASOTA	2	2/2/0	\$1,379,000	1,600	24
Active	A4479922	458 ISLAND CIR	SARASOTA	4	4/3/1	\$1,315,000	3,366	6
Active	A4478608	1308 OLD STICKNEY POINT RD #W53	SARASOTA	2	3/2/1	\$1,299,999	2,467	25
Active	A4479205	5207 CAPE LEYTE DR	SARASOTA	4	3/2/1	\$1,299,000	2,269	16
Active	A4479094	516 CANAL RD #516 / 518	SARASOTA		0/-/-	\$1,199,000	2,540	20
Active	A4480544	1240 DOLPHIN BAY WAY #201	SARASOTA	3	3/3/0	\$1,150,000	2,200	5
Active	A4480546	6234 MIDNIGHT PASS RD #302	SARASOTA	2	2/2/0	\$999,000	1,206	5
Active	A4480766	5780 MIDNIGHT PASS RD #107	SARASOTA	2	2/2/0	\$999,000	1,473	2
Active	A4478151	5436 AVENIDA DEL MARE	SARASOTA	3	3/3/0	\$975,000	2,455	19
Active	A4480537	5740 MIDNIGHT PASS RD #407	SARASOTA	2	2/2/0	\$975,000	1,340	2
Active	A4479487	5221 AVENIDA DEL MARE	SARASOTA	3	3/2/1	\$940,000	2,461	11
Active	A4480557	5300 OCEAN BLVD #202	SARASOTA	2	2/2/0	\$939,000	1,372	2
Active	A4478851	5450 SHADOW LAWN DR	SARASOTA	3	2/2/0	\$925,000	1,638	19
Active	N6112010	5039 COMMONWEALTH DR	SARASOTA	4	4/3/1	\$899,900	2,317	16
Active	A4479693	6300 MIDNIGHT PASS RD #808	SARASOTA	2	2/2/0	\$895,000	1,271	12
Active	A4480438	5760 MIDNIGHT PASS RD #602	SARASOTA	2	2/2/0	\$879,000	1,473	5
Active	A4480362	6208 MIDNIGHT PASS RD #202	SARASOTA	2	2/2/0	\$869,000	1,150	6
Active	A4478410	8735 MIDNIGHT PASS RD #101B	SARASOTA	3	3/3/0	\$825,000	1,972	23
Active	A4478579	4838 HIGEL AVE	SARASOTA		0/-/-	\$799,900		25
Active	A4478784	1055 W PEPPERTREE DR #403AA	SARASOTA	2	2/2/0	\$775,000	1,365	23
Active	A4478688	4822 OCEAN BLVD #5C	SARASOTA	3	3/3/0	\$769,000	1,991	23
AVERAGE				3	3/3/1	\$1,682,280	2,636	15
HIGH				5	6/5/1	\$6,800,000	6,365	30
LOW				2	2/2/1	\$769,000	1,150	2

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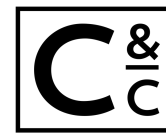
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MARKET SNAPSHOT



PENDING DATA

Status	MLS ID	Address	City	Bed	Bath(T/F/P)*	List Price	SqFt	DOM
Pending	A4475344	265 CEDAR PARK CIR	SARASOTA	6	6/5/1	\$5,495,000	6,455	48
Pending	A4478190	4205 HIGEL AVE	SARASOTA	4	5/4/1	\$4,775,000	7,003	7
Pending	A4477685	4750 OCEAN BLVD #PH302	SARASOTA	4	5/4/1	\$4,650,000	4,426	22
Pending	A4478949	8307 MIDNIGHT PASS RD	SARASOTA	5	7/6/1	\$3,590,000	5,312	16
Pending	A4475634	620 MANGROVE POINT RD	SARASOTA	4	5/4/1	\$2,750,000	4,146	33
Pending	A4452414	1207 SHARSWOOD LN	SARASOTA	3	4/4/0	\$2,495,000	3,235	312
Pending	A4438015	301 BEACH RD #301-1	SARASOTA	3	3/2/1	\$2,450,000	2,725	467
Pending	A4470681	1244 DERBY LN #A-2	SARASOTA	4	5/4/1	\$2,390,000	4,043	43
Pending	A4474593	726 SIESTA KEY CIR	SARASOTA	4	4/4/0	\$2,299,000	3,984	30
Pending	A4470809	1140 SEASIDE DR. #B	SARASOTA		0/-/-	\$2,149,000	2,700	97
Pending	A4469271	1140 SEASIDE DR. #201	SARASOTA	4	3/3/0	\$2,149,000	2,700	112
Pending	A4477031	3920 ROBERTS POINT RD	SARASOTA	3	3/2/1	\$1,500,000	2,780	7
Pending	A4463738	801 IDLEWILD WAY	SARASOTA	3	3/2/1	\$1,500,000	2,816	181
Pending	A4471263	538 VENICE LN	SARASOTA	3	3/2/1	\$1,445,000	2,212	79
Pending	A4472519	62 AVENIDA VENECCIA	SARASOTA	2	2/2/0	\$1,399,000	1,759	78
Pending	A4479476	9119 MIDNIGHT PASS RD	SARASOTA		0/-/-	\$1,395,000	2,398	11
Pending	A4479133	6512 MIDNIGHT PASS RD #504	SARASOTA	3	3/2/1	\$1,372,000	1,991	2
Pending	A4476353	4333 HIGEL AVE	SARASOTA	3	4/3/1	\$1,324,900	3,168	20
Pending	A4452496	8419 MIDNIGHT PASS RD	SARASOTA		0/-/-	\$1,300,000		315
Pending	A4452627	8419 MIDNIGHT PASS RD	SARASOTA	4	3/3/0	\$1,300,000	3,201	311
Pending	A4450660	915 SEASIDE DR #604	SARASOTA	3	3/3/0	\$1,245,000	1,920	324
Pending	A4467534	6512 MIDNIGHT PASS RD #407	SARASOTA	2	2/2/0	\$1,199,000	1,632	125
Pending	A4460823	340 AVENIDA DE MAYO	SARASOTA		0/-/-	\$1,095,000	1,920	214
Pending	A4480368	3214 HIGEL AVE	SARASOTA	3	2/2/0	\$1,029,000	1,910	2
Pending	A4478478	5034 WINDWARD AVE	SARASOTA	3	3/2/1	\$999,999	2,596	1
Pending	A4480065	846 NORSOTA WAY	SARASOTA	3	2/2/0	\$990,000	2,333	1
Pending	A4474079	6140 MIDNIGHT PASS RD #407	SARASOTA	2	2/2/0	\$990,000	1,521	71
Pending	A4471155	1308 OLD STICKNEY POINT RD #W24	SARASOTA	3	3/2/1	\$934,900	2,512	94
Pending	A4470131	6480 MIDNIGHT PASS RD #408	SARASOTA	2	2/2/0	\$925,000	1,361	108
Pending	A4419243	6480 MIDNIGHT PASS RD #207	SARASOTA	3	2/2/0	\$899,900	1,361	674
Pending	A4476702	20 WHISPERING SANDS DR #301	SARASOTA	2	2/2/0	\$889,000	1,282	31
Pending	A4479470	4846 HIGEL AVE	SARASOTA	3	2/2/0	\$849,900	1,950	2
Pending	A4478453	5880 MIDNIGHT PASS RD #606	SARASOTA	2	2/2/0	\$839,000	1,498	13
Pending	A4474861	5329 SIESTA CT	SARASOTA	3	2/2/0	\$825,000	2,538	58
Pending	A4478946	1001 BEACH RD #A-501	SARASOTA	2	2/2/0	\$795,000	1,204	12
AVERAGE				3	3/3/1	\$1,778,103	2,782	112
HIGH				6	7/6/1	\$5,495,000	7,003	674
LOW				2	2/2/1	\$795,000	1,204	1

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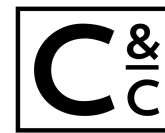
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MARKET SNAPSHOT



● SOLD DATA

Status	MLS ID	Address	City	Bed	Bath(T/F/P)*	List Price	Sale Price	SqFt	DOM
Sold	A4424830	150 GIVENS ST	SARASOTA	4	6/4/2	\$4,000,000	\$3,800,000	4,949	568
Sold	A4474693	657 BEACH RD	SARASOTA		0/-/-	\$3,490,000	\$3,185,000	3,940	14
Sold	A4473343	657 BEACH RD	SARASOTA	6	6/4/2	\$3,490,000	\$3,185,000	3,940	28
Sold	A4451720	645 BEACH RD	SARASOTA	8	9/6/3	\$3,299,000	\$2,850,000	4,989	274
Sold	A4461333	1208 NORTHPORT DR	SARASOTA	5	6/5/1	\$3,249,000	\$2,975,000	5,980	127
Sold	J918279	222 BEACH RD #10	SARASOTA	3	3/3/0	\$3,050,000	\$3,050,000	2,832	
Sold	A4480738	894 FREELING DR	SARASOTA	6	5/5/0	\$2,500,000	\$2,226,000	3,621	
Sold	A4454741	137 BIG PASS LN	SARASOTA	4	5/4/1	\$2,495,000	\$2,350,000	4,486	203
Sold	A4458441	3910 SOLYMAR DR	SARASOTA	4	5/4/1	\$2,300,000	\$2,150,000	4,182	172
Sold	A4447976	1216 NORTHPORT DR	SARASOTA	4	4/3/1	\$2,199,000	\$2,120,000	3,579	292
Sold	A4446692	746 SIESTA DR	SARASOTA	6	4/3/1	\$1,895,000	\$1,750,000	4,434	286
Sold	A4452837	5823 RIEGELS HARBOR RD	SARASOTA	4	6/4/2	\$1,695,000	\$1,535,000	4,822	221
Sold	A4471255	135 AVENIDA VENECCIA	SARASOTA	3	2/2/0	\$1,480,000	\$1,200,000	1,668	7
Sold	A4440889	4848 OXFORD DR	SARASOTA	3	2/2/0	\$1,200,000	\$1,140,000	2,200	376
Sold	A4458171	5328 SHADOW LAWN DR	SARASOTA	4	3/2/1	\$1,199,000	\$1,145,000	2,746	177
Sold	A4464699	3960 ROBERTS POINT RD	SARASOTA		0/-/-	\$1,155,000	\$982,350		130
Sold	A4447577	531 GIVENS ST	SARASOTA	3	4/3/1	\$1,147,000	\$1,045,000	3,152	293
Sold	A4469169	711 BEACH RD #400	SARASOTA	3	3/3/0	\$1,100,000	\$950,000	1,857	10
Sold	A4465171	92 ISLAND CIR	SARASOTA	3	2/2/0	\$1,075,000	\$1,000,000	2,464	103
Sold	A4455144	4832 GIVENS CT	SARASOTA	5	5/4/1	\$1,049,000	\$990,000	4,893	182
Sold	A4474858	7810 MIDNIGHT PASS RD	SARASOTA	3	4/4/0	\$950,000	\$950,000	2,401	1
Sold	A4456981	521 GIVENS ST	SARASOTA	3	4/3/1	\$945,000	\$915,000	2,288	202
Sold	A4478106	6948 BELGRAVE DR	SARASOTA	3	2/2/0	\$900,000	\$900,000	2,593	18
Sold	A4472275	305 BEACH RD #305-2	SARASOTA	2	2/2/0	\$899,000	\$885,000	1,271	55
Sold	A4478839	5920 MIDNIGHT PASS RD #602	SARASOTA	2	2/2/0	\$885,000	\$885,000	1,454	
AVERAGE				4	4/3/1	\$1,905,840	\$1,766,534	3,364	170
HIGH				8	9/6/3	\$4,000,000	\$3,800,000	5,980	568
LOW				2	2/2/1	\$885,000	\$885,000	1,271	1

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