

CMA Summary Report

RESIDENTIAL Summary Statistics																
High				Low				Average				Median				
LP:\$590,000				\$519,000				\$553,666				\$549,500				
SP:\$585,000				\$510,000				\$548,080				\$548,660				

RESIDENTIAL - Active

Number of Properties: 2

Num	Address	Unit	LD	MLS No	D/N/S	BR	Bth	HOA Fee	DOMLS	Orig Price	Lot SqFt	YrBlt	SqFt	DOM	LP	LP/SqFt
1	242 Marina Lakes Dr		1/15/2025	41082439	MARINA BAY	2	2	709	149	\$539,000	2,124	1992	1006	149	\$529,000	\$525.84
2	207 Bayside Court		6/13/2025	41101320	MARINA BAY	2	2	709	0	\$549,000	0	1992	1006	0	\$549,000	\$545.73
Avg						2	2	709	74	544000	1062	1992	1006	74	\$539,000	\$535.79

RESIDENTIAL - Sold

Number of Properties: 4

Num	Address	Unit	Close Date	MLS No	BR	Bth	HOA Fee	DOMLS	Orig Price	YrBlt	Lot SqFt	SqFt	DOM	LP	LP/SqFt	SP	SP/SqFt
1	162 Bayside Ct		4/2/2025	41088199	2	2	709	14	\$519,000	1992	2,124	1006	14	\$519,000	\$515.90	\$510,000	\$506.96
2	53 Bayside Ct		3/24/2025	41075658	2	2	709	135	\$560,000	1992	2,124	1007	133	\$550,000	\$546.18	\$519,400	\$515.79
3	176 Marina Lakes Dr		10/25/2024	41071960	2	2	711	14	\$585,000	1992	2,124	1007	14	\$585,000	\$580.93	\$577,921	\$573.90
4	30 Bayside Ct		8/19/2024	41062491	2	2	711	58	\$595,000	1992	2,124	1007	58	\$590,000	\$585.90	\$585,000	\$580.93
Avg					2	2	710	55	564750	1992	2124	1006	54	\$561,000	\$557.23	\$548,080	\$544.40
Min					2	2	709	14	519000	1992	2124	1006	14	\$519,000	\$515.90	\$510,000	\$506.96
Max					2	2	711	135	595000	1992	2124	1007	133	\$590,000	\$585.90	\$585,000	\$580.93
Med					2	2	710	36	572500	1992	2124	1007	36	\$567,500	\$563.56	\$548,660	\$544.85