

Residential CMA

Listings as of 08/20/20 at 6:51 AM

Inside the map search Polygon; Status of 'Active', 'Closed', 'Pending', 'Rented', 'Sold'; Sub-Type of 'Detached Single Family', 'Dry Storage'; Project Name/Subdivision like watersound beach; Under Contract Date between '08/20/2019' and '08/20/2030'; Sold Date between '5/1/2020' and '08/20/2030'. **(Selected Listings Only)**

Active Properties

List Number:	Sub-Type:	Active	Address:	Apx SqFt(Htd/Cooled):	BR	FB:	HB:	Year Built:	List Price:	Sold Price:	Price Per Sqft	Sold Date	DOM	CDOM	Office
847850	Detached Single Family	Active	39 W Yacht Pond Lane	3,154	5	4	0	2009	1,899,000		\$602.09		77	77	ETP1
841657	Detached Single Family	Active	364 Boat Wright Way	2,817	4	3	2	2014	2,625,000		\$931.84		171	171	EDR3
833174	Detached Single Family	Active	44 Tidepool Lane	3,760	5	5	1	2014	2,790,000		\$742.02		298	600	EDR3
826435	Detached Single Family	Active	98 S Founders Lane	3,596	5	5	0	2007	2,800,000		\$778.64		418	418	ESMP
840945	Detached Single Family	Active	97 W Yacht Pond Lane	4,274	5	5	2	2008	2,974,000		\$695.84		182	182	EBF1
834418	Detached Single Family	Active	151 Coopersmith Lane	4,458	5	5	1	2008	3,250,000		\$729.03		308	308	ECPG
805345	Detached Single Family	Active	20 S Founders Lane	3,932	5	5	1	2018	3,395,000		\$863.43		735	735	EHJM
830738	Detached Single Family	Active	39 Compass Point Way	3,775	5	5		2019	3,395,000		\$899.34		351	351	EBF1
850184	Detached Single Family	Active	109 Compass Point Way	4,498	7	7		2014	3,399,900		\$755.87		44	44	EMRC
801238	Detached Single Family	Active	35 Founders Court	4,366	8	7	1	2018	3,550,000		\$813.1		794	794	EHJM
853038	Detached Single Family	Active	46 Coopersmith Lane	4,178	6	5	1	2011	3,600,000		\$861.66		20	20	EBF3
853307	Detached Single Family	Active	70 S Watch Tower Lane	4,895	6	6	1	2016	4,150,000		\$847.8		5	5	EBF1
805350	Detached Single Family	Active	91 S Shingle Lane	5,110	5	6	0	2018	4,295,000		\$840.51		735	735	EHJM
828323	Detached Single Family	Active	35 Compass Rose Way Lot 5	5,221	6	6	2	2017	4,395,000		\$841.79		363	363	EBF3
835849	Detached Single Family	Active	60 Shingle Lane	4,974	5	5	0	2016	4,695,000		\$943.91		271	271	ELMM

Listing Count 15 **Averages** Sqft: 4,201 **\$/Sqft:** 809.79 **DOM/CDOM:** 318/338 **Original List Price:** 3,501,793 **List Price:** 3,414,193
Price **High:** 4,695,000 **Low:** 1,899,000 **Median:** 3,395,000

Pending Properties

List Number:	Sub-Type:	Pending	Address:	Apx SqFt(Htd/Cooled):	BR	FB:	HB:	Year Built:	List Price:	Sold Price:	Price Per Sqft	Sold Date	DOM	CDOM	Office
847557	Detached Single Family	Pending	230 Salt Box Lane	1,717	2	3	0	2005	1,050,000		\$611.53		34	34	EKW5
841285	Detached Single Family	Pending	30 N Shingle Lane	2,430	4	3	1	2006	1,795,000		\$738.68		139	139	EDR3
836837	Detached Single Family	Pending	92 Yacht Pond Lane	3,564	4	4	1	2008	2,200,000		\$617.28		226	226	EDR3
849082	Detached Single Family	Pending	8 S Watch Tower Lane	2,813	4	4	0	2005	2,295,000		\$815.85		51	51	EBF1
837400	Detached Single Family	Pending	88 Tidepool Lane	3,931	5	5	1	2012	2,695,000		\$685.58		235	235	EHJM
845610	Detached Single Family	Pending	29 W Yacht Pond Lane	4,148	5	5	1	2014	2,999,000		\$723		83	83	EBF1
848198	Detached Single Family	Pending	12 N Shingle Lane	4,800	6	6	1	2013	3,595,000		\$748.96		48	48	EDRE
838847	Detached Single Family	Pending	35 N Watch Tower Lane	4,900	6	6	1	2012	3,720,000		\$759.18		176	176	EHJM
849985	Detached Single Family	Pending	425 Coopersmith Lane	4,815	6	6	1	2016	4,450,000		\$924.2		48	48	EBF1
830633	Detached Single Family	Pending	210 Coopersmith Lane	5,738	7	6	2	2015	5,445,000		\$948.94		565	565	ERON
846053	Detached Single Family	Pending	Lot 3 S Founders Lane	4,853	6	7		2020	6,695,000		\$1,379.56		19	19	EBF3

Listing Count 11 **Averages** Sqft: 3,974 **\$/Sqft:** 813.89 **DOM/CDOM:** 147/147 **Original List Price:** 3,428,545 **List Price:** 3,358,091
Price **High:** 6,695,000 **Low:** 1,050,000 **Median:** 2,999,000

Sold Properties

List Number:	Sub-Type:	Sold	Address:	Apx SqFt(Htd/Cooled):	BR	FB:	HB:	Year Built:	List Price:	Sold Price:	Price Per Sqft	Sold Date	DOM	CDOM	Office
845997	Detached Single Family	Sold	238 Salt Box Lane	1,426	2	3	0	2005	960,000	945,000	\$662.69	06/25/2020	13	13	EBF1
849800	Detached Single Family	Sold	290 Salt Box Lane	2,140	3	4		2006	1,275,000	1,200,000	\$560.75	08/18/2020	1	443	EHJM

List Number:	Sub-Type:	Sold	Address:	Apx SqFt(Htd/Cooled):	BR	FB:	HB:	Year Built:	List Price:	Sold Price:	Price Per Sqft	Sold Date	DOM	CDOM	Office
847841	Detached Single Family	Sold	265 Salt Box Lane	1,910	3	4	0	2006	1,299,000	1,275,000	\$667.54	07/24/2020	20	20	EHJM
847902	Detached Single Family	Sold	287 Salt Box Lane	2,072	4	4		2007	1,299,000	1,289,000	\$622.1	07/30/2020	3	3	ERON
818034	Detached Single Family	Sold	30 S Watch Tower Lane	2,752	4	4	1	2006	1,950,000	1,375,000	\$499.64	07/15/2020	487	487	ECD1
835643	Detached Single Family	Sold	232 E Yacht Pond Lane	3,214	4	3	1	2015	1,995,000	1,850,000	\$575.61	05/15/2020	110	683	EEFO
840528	Detached Single Family	Sold	34 N Watch Tower Lane	3,499	5	5	1	2014	2,285,000	1,875,000	\$535.87	06/15/2020	83	83	ENVB
833418	Detached Single Family	Sold	10 Coopersmith Lane	3,060	4	3	1	2011	2,050,000	2,000,000	\$653.59	07/31/2020	270	270	ELAM
851736	Detached Single Family	Sold	65 W Salt Box Lane	3,317	5	4	1	2015	2,499,000	2,467,762.5	\$743.97	08/18/2020	1	1	EBF1
819582	Detached Single Family	Sold	13 Madaket Way	4,281	5	5	1	2015	2,795,000	2,500,000	\$583.98	05/06/2020	380	380	EHJM
848747	Detached Single Family	Sold	64 Tidepool Lane	3,448	4	4	1	2014	2,650,000	2,575,000	\$746.81	07/15/2020	12	12	ELAM
840278	Detached Single Family	Sold	25 N Founders Lane	4,308	5	5	2	2011	2,725,000	2,600,000	\$603.53	07/17/2020	118	118	EDRE
828247	Detached Single Family	Sold	37 W Salt Box Lane	3,910	5	5	2	2019	3,140,000	2,750,000	\$703.32	05/18/2020	265	265	EBF1
833820	Detached Single Family	Sold	17 Compass Point Way	4,230	5	5	1	2017	2,995,000	2,975,000	\$703.31	06/29/2020	238	238	ECLU
838370	Detached Single Family	Sold	158 Coopersmith Lane	4,280	4	4	2	2011	3,095,000	3,000,000	\$700.93	05/20/2020	105	429	ERON
836112	Detached Single Family	Sold	224 E Yacht Pond Lane	3,970	5	5	2	2020	3,299,000	3,000,000	\$755.67	05/21/2020	161	161	EBF1
831494	Detached Single Family	Sold	52 N Shingle Lane	4,445	6	5	1	2015	3,295,000	3,000,000	\$674.92	05/22/2020	238	238	EBF1
850323	Detached Single Family	Sold	135 Coopersmith Lane	4,662	5	6	1	2015	3,197,000	3,100,000	\$664.95	07/08/2020	14	14	EABS
842760	Detached Single Family	Sold	417 Coopersmith Lane	4,417	5	5	3	2016	4,545,000	4,050,000	\$916.91	05/18/2020	27	27	EDRE
842994	Detached Single Family	Sold	26 N Founders Lane	5,690	6	7	1	2020	4,836,000	4,500,000	\$790.86	07/20/2020	113	264	EHJM

Listing Count 20 **Averages** Sqft: 3,552 **\$/Sqft:** 668.35 **DOM/CDOM:** 132/207 **Original List Price:** 2,686,650 **List Price:** 2,609,200
Price **High:** 4,500,000 **Low:** 945,000 **Median:** 2,537,500

Property Type Count 46 **Averages** Sqft: 3,864 **\$/Sqft:** 749.27 **DOM/CDOM:** 236/235.76086956521739130434782 **Original List Price:** 3,129,867 **List Price:** 3,050,780 **Sold Price:** 2,416,338

* Price statistics for closed listings based on sold price. All other statuses and Totals based on current list price.

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