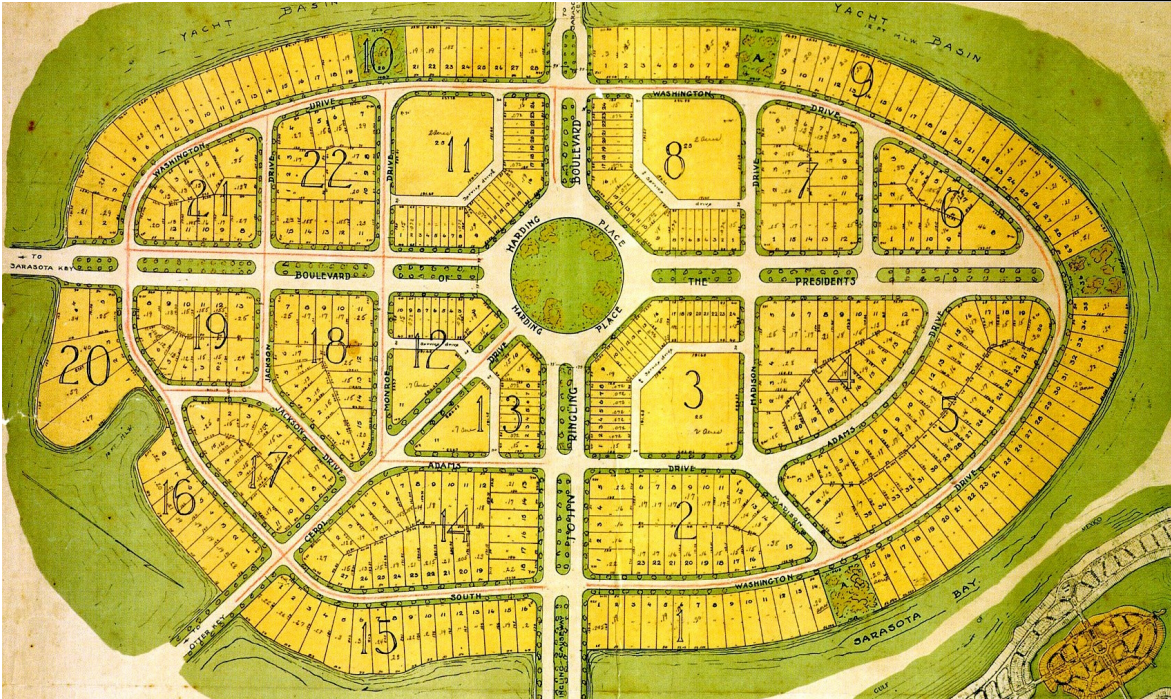


St. Armands Key

Fun Facts and Current Market Conditions brought to you by: **Investments In Sarasota**

John Ringling engaged a paddle-wheel steamboat named “Success” as a work boat and it was also used to bring prospective buyers to the island. Work began on a causeway joining St. Armand’s Key to the mainland. With publicity in mind, Circus elephants were used to move the huge timbers into position. Thirteen months later, Ringling led a parade across the completed causeway to St. Armands Key where a Czecho-Slovakian band was in the middle of the circle waiting to play. It was estimated that sales of property exceeded One Million dollars on that day.



ACTIVE LISTINGS IN YOUR NEIGHBORHOOD (December 2016)

Listing Address:	List Price:	Beds:	Baths:	Sq Ft:	Pool:	Water:	LP/Sq Ft:
335 N WASHINGTON DR	\$695,000	2	2	1,758	No		\$395
226 N BLVD OF THE PRESIDENTS	\$997,500	4	3	2,700	Yes		\$369
232 S BLVD OF PRESIDENTS	\$1,189,900	3	2.1	2,593	Yes		\$459
76 S WASHINGTON DR	\$1,600,000	3	3.1	2,636	Yes		\$607
540 N WASHINGTON DR	\$1,849,000	4	5	3,836	Yes	Canal	\$482
315 S WASHINGTON DR	\$2,195,000	4	3	2,702	Yes	Canal	\$812
211 TREMONT LN	\$2,275,000	3	4.1	3,922	Yes	Bay/Harbor	\$580
353 S WASHINGTON DR	\$2,700,000	4	4.1	4,479	Yes	Canal	\$603
35 S WASHINGTON DR	\$2,895,000	4	4.1	4,295	Yes	Bay/Harbor	\$674
192 N WASHINGTON DR	\$3,700,000	3	5	4,891	Yes	Bay/Harbor	\$756
290 N WASHINGTON DR	\$4,490,000	5	4.2	6,700	Yes	Bay/Harbor	\$670
66 N WASHINGTON DR	\$4,930,000	4	3.1	4,983	Yes	Bay/Harbor	\$989
276 N WASHINGTON DR	\$4,950,000	3	3.1	2,526	Yes	Bay/Harbor	\$1,960
96 N WASHINGTON DR	\$6,250,000	3	4.2	5,660	Yes	Bay/Harbor	\$1,104

SALES IN YOUR NEIGHBORHOOD (Fourth Quarter 2016)

Property Address:	Sold Price:	Beds:	Baths:	Sq Ft:	Pool:	Water:	Sold Date:	SP/SqFt:	Orig. List \$:	LP/SqFt:	CDOM:
213 N Washington Dr	\$1,670,000	3	3.1	3,531	Yes	None	12/22/2016	\$473	\$1,799,000	\$509	210
228 Van Buren Dr	\$944,000	3	3	1,854	Yes	None	10/31/2016	\$509	\$1,150,000	\$620	405
44 S Washington Dr	\$1,125,000	3	3	2,400	No	None	10/28/2016	\$469	\$1,600,000	\$667	319
153 N Adams Dr	\$767,000	3	2	1,487	Yes	None	10/19/2016	\$516	\$875,000	\$588	259



Lee Mirman, Duke MBA

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