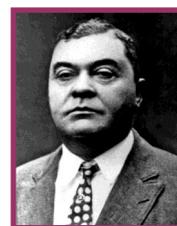


# St. Armands Key

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

John Ringling (1866-1936) foresaw a people-friendly place of broad boulevards, beautiful homes, classical statues, lush landscaping, elegant shops and restaurants, and a central park for musical performances. Sculpture was a key component of his vision as he began marketing lots on St. Armand's Key in 1927.



## ACTIVE LISTINGS IN YOUR NEIGHBORHOOD (October 2016)

Listing Address:	List Price:	Beds:	Baths:	Sq Ft:	Pool:	Water:	LP/Sq Ft:
226 N BLVD OF THE PRESIDENTS	\$997,500	4	3	2,274	Yes	None	\$439
76 S WASHINGTON DR	\$1,600,000	3	3.1	2,636	Yes	None	\$607
540 N WASHINGTON DR	\$1,849,000	4	5	3,836	Yes	Canal	\$482
211 TREMONT LN	\$2,275,000	3	4.1	3,922	Yes	Bay	\$580
353 S WASHINGTON DR	\$2,700,000	4	4.1	4,479	Yes	Canal	\$603
35 S WASHINGTON DR—NEW PRICE	\$2,895,000	4	4.1	4,295	Yes	Bay	\$722
192 N WASHINGTON DR—NEW PRICE	\$3,700,000	3	5	4,891	Yes	Bay	\$797
290 N WASHINGTON DR	\$4,490,000	5	4.2	6,700	Yes	Bay	\$670
276 N WASHINGTON DR	\$4,950,000	3	3.1	2,526	Yes	Bay	\$1,960

## SALES IN YOUR NEIGHBORHOOD (Fourth Quarter 2016)

Property Address:	Sold Price:	Beds:	Baths:	Sq Ft:	Pool:	Water:	Sold Date:	SP/Sq Ft:	Orig. List \$:	LP/Sq Ft:	CDOM:
228 Van Buren	\$944,000	3	3	1,854	Yes	None	10/31/2016	\$509	\$1,150,000	\$620	399
44 S Washington	\$1,125,000	3	3	2,400	No	None	10/28/2016	\$468	\$1,600,000	\$667	319
153 N Adams	\$767,000	3	2	1,487	Yes	None	10/19/2016	\$516	\$875,000	\$588	259
213 N Washington	\$1,799,000	3	3.1	3,531	Yes	None	Pending		\$1,799,000	\$509	210



**Lee Mirman, Duke MBA**

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