



The Andreae Group presents a list of recent property sales* in O'Hara Area.

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JUST SOLD – DECEMBER 2006

(LIST COMPILED FROM ALL MLS ACTIVITY FOR O'HARA AREA*)

HOUSES

List Price	Sale Price	% of List Price	Address	Year Built	Sq. Footage
\$429,000	\$410,000	96%	18670 Kerrville Cir	1996	2042
\$349,900	\$300,000	86%	18231 Hottelet Cir	1986	1762
\$349,000	\$315,000	90%	4424 Joseph St	1987	1341
\$319,000	\$310,000	97%	4294 Albacore Cir	1981	1680
\$269,000	\$250,000	93%	9526 Ocean Spray Blvd	1984	1620
\$265,000	\$260,000	98%	18234 Brazil Ave	2004	2005
\$199,900	\$204,000	102%	12165 S Karney	1983	1550
\$188,000	\$165,000	88%	14189 Breezeway Avenue	1979	1622
\$169,900	\$162,000	95%	17389 Sabrina Cir	1987	1485
\$164,500	\$155,000	94%	4663 Herman Circle	1971	1282
\$149,900	\$145,000	97%	18659 Ashcroft Circle	1987	1004

LOTS

List Price	Sale Price	% of List Price	Address	Dimensions	Gulf Access Waterfront
\$159,900	\$159,900	100%	COUNTRYMAN AVE.	80x120x80x120	Y
\$150,000	\$155,000	103%	Van Nuys Circle	80x125x80x125	Y
\$45,000	\$39,000	87%	Midway Blvd.	80X125x80x125	N
\$43,900	\$33,950	77%	Cadillac Ave	80x125x80x125	N
\$20,000	\$20,000	100%	KEEL DR	85x100x85x100	N
\$19,900	\$19,500	98%	PRINCETON	80X125x80x125	N

* This list is based on data supplied by the Punta Gorda-Port Charlotte-North Port Association of Realtors® Multiple Listing Service (MLS). The Andreae Group provides this information as a courtesy to our web visitors. Neither RE/MAX Harbor Realty nor The Andreae Group guarantee the accuracy of the MLS data. Data from the MLS may not reflect all real estate activity in the market.