



The Andreae Group presents a list of recent property sales\* in PGI.

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## JUST SOLD – APRIL 2013

(LIST COMPILED FROM ALL MLS ACTIVITY FOR PGI\*)

### HOUSES

| List Price | Sale Price | % of List Price | Address              | Year Built | Sq. Footage |
|------------|------------|-----------------|----------------------|------------|-------------|
| \$199,000  | \$185,000  | 93%             | 2390 VIA VENICE      | 1980       | 1739        |
| \$249,000  | \$230,000  | 92%             | 720 PAMELA DR        | 1971       | 1698        |
| \$249,000  | \$230,000  | 92%             | 943 LASSINO CT       | 1978       | 1509        |
| \$264,500  | \$220,000  | 83%             | 1099 BAL HARBOR BLVD | 1998       | 1816        |
| \$264,900  | \$260,000  | 98%             | 641 VIA ESPLANADE    | 1979       | 1672        |
| \$265,000  | \$250,000  | 94%             | 1615 VIA DOLCE VITA  | 1969       | 1617        |
| \$288,000  | \$271,000  | 94%             | 414 NORMA CT         | 1978       | 1783        |
| \$298,000  | \$277,500  | 93%             | 2820 CORAL WAY       | 1973       | 1781        |
| \$298,500  | \$325,000  | 109%            | 849 BIMINI LN        | 1978       | 1800        |
| \$299,000  | \$290,000  | 97%             | 3406 BAL HARBOR BLVD | 2001       | 1742        |
| \$299,000  | \$292,000  | 98%             | 2260 GULFVIEW RD     | 1972       | 2020        |
| \$299,900  | \$284,000  | 95%             | 860 NAPOLI LN        | 1981       | 2240        |
| \$302,000  | \$302,000  | 100%            | 415 EXUMA CT         | 2013       | 2263        |
| \$319,000  | \$300,000  | 94%             | 2041 PADRE ISLAND DR | 2005       | 2029        |
| \$325,000  | \$315,000  | 97%             | 2444 FLORA LN        | 1963       | 1680        |
| \$325,000  | \$295,000  | 91%             | 458 NORMA CT         | 1969       | 2360        |
| \$339,890  | \$324,900  | 96%             | 2160 EL CERITO CT    | 1987       | 1831        |
| \$349,900  | \$330,000  | 94%             | 213 FREEPORT CT      | 1987       | 2037        |
| \$437,700  | \$440,000  | 101%            | 2541 RIO LISBO CT    | 1983       | 2240        |
| \$449,000  | \$432,500  | 96%             | 2181 VIA SEVILLE     | 1997       | 1988        |
| \$449,000  | \$447,000  | 100%            | 843 BIMINI LN        | 1991       | 2508        |
| \$459,000  | \$442,000  | 96%             | 1436 PINE ISLAND CT  | 2001       | 2607        |
| \$459,900  | \$425,000  | 92%             | 1453 WREN CT         | 2003       | 2208        |
| \$510,000  | \$483,000  | 95%             | 3806 AVES ISLAND CT  | 2001       | 2262        |
| \$529,900  | \$480,000  | 91%             | 2714 MAYAGUANA CT    | 1998       | 2382        |
| \$579,000  | \$573,000  | 99%             | 1032 MESSINA DR      | 2013       | 2536        |
| \$795,000  | \$750,000  | 94%             | 28 TROPICANA DR      | 2001       | 2708        |

Sales are continued on Page 2

# JUST SOLD - APRIL 2013

(LIST COMPILED FROM ALL MLS ACTIVITY FOR PGI\*)

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## CONDOS

| List Price | Sale Price | % of List Price | Address                    | Year Built | Sq. Footage |
|------------|------------|-----------------|----------------------------|------------|-------------|
| \$87,500   | \$81,500   | 93%             | 727 VIA TRIPOLI DR # A124  | 1989       | 1057        |
| \$89,000   | \$83,000   | 93%             | 1461 AQUI ESTA DR # B6     | 1980       | 1012        |
| \$89,900   | \$84,000   | 93%             | 1333 MEDITERRANEAN # A103  | 1974       | 1134        |
| \$95,000   | \$95,000   | 100%            | 99 VIVANTE BLVD # 412      | 2007       | 1915        |
| \$104,500  | \$99,750   | 95%             | 1352 ROCK DOVE CT # B202   | 1984       | 1282        |
| \$104,900  | \$104,900  | 100%            | 1640 ATARES AVE # 6        | 1988       | 1414        |
| \$120,000  | \$117,000  | 98%             | 1001 W MARION AVE # 19     | 1973       | 950         |
| \$129,000  | \$115,000  | 89%             | 1439 MEDITERRANEAN # D     | 1981       | 1089        |
| \$129,900  | \$116,900  | 90%             | 2732 MAGDALINA DR # B      | 1987       | 1080        |
| \$145,000  | \$131,000  | 90%             | 355 COLDEWAY DR # H4       | 1987       | 1111        |
| \$149,900  | \$133,000  | 89%             | 824 VIA TRIPOLI            | 1992       | 1877        |
| \$157,900  | \$157,900  | 100%            | 2000 BAL HARBOR # 422      | 1999       | 1517        |
| \$159,000  | \$150,000  | 94%             | 601 SHREVE ST # 56A        | 1981       | 1398        |
| \$159,000  | \$155,000  | 97%             | 363 COLDEWAY DR # H8       | 1987       | 1111        |
| \$159,900  | \$159,900  | 100%            | 3640 BAL HARBOR BLVD # 133 | 1992       | 1405        |
| \$169,900  | \$160,000  | 94%             | 2002 BAL HARBOR # 2221     | 2001       | 1517        |
| \$179,000  | \$154,000  | 86%             | 4000 BAL HARBOR # 211      | 1989       | 1845        |
| \$179,900  | \$170,000  | 94%             | 3233 PURPLE MARTIN # 123   | 2004       | 1427        |
| \$190,000  | \$185,000  | 97%             | 2001 BAL HARBOR # 2209     | 2011       | 1538        |
| \$198,000  | \$181,000  | 91%             | 211 LEWIS CIR              | 1998       | 1868        |
| \$219,000  | \$205,000  | 94%             | 1323 MEDITERRANEAN # 121   | 2006       | 1169        |
| \$229,900  | \$202,000  | 88%             | 3830 BAL HARBOR BLVD # 15  | 1986       | 1406        |
| \$239,000  | \$225,000  | 94%             | 3314 WOOD THRUSH DR # 111  | 2006       | 1782        |
| \$239,900  | \$210,000  | 88%             | 88 VIVANTE BLVD # 306      | 2006       | 1595        |
| \$269,900  | \$260,000  | 96%             | 1601 PARK BEACH CIR # 125  | 1988       | 1576        |
| \$318,900  | \$280,000  | 88%             | 3205 PURPLE MARTIN DR      | 2003       | 1806        |
| \$439,000  | \$430,000  | 98%             | 85 VIVANTE BLVD # 8531     | 2008       | 2429        |

## LOTS

| List Price | Sale Price | % of List Price | Address             | Dimensions         | Gulf Access Waterfront |
|------------|------------|-----------------|---------------------|--------------------|------------------------|
| \$32,000   | \$32,000   | 100%            | 95 COLONY POINT DR  | 80x120             | Y                      |
| \$49,900   | \$32,000   | 64%             | 149 COLONY POINT    | 80x120             | N                      |
| \$58,500   | \$60,500   | 103%            | 1322 MONTE CARLO    | 97x122x105x124     | Y                      |
| \$65,000   | \$51,000   | 78%             | 2333 PADRE ISLAND   | 100x120            | N                      |
| \$99,500   | \$92,000   | 92%             | 1410 MEDITERRANEAN  | 80x120             | Y                      |
| \$114,900  | \$99,000   | 86%             | 3354 SANDPIPER DR   | 85x120x110x120     | Y                      |
| \$115,000  | \$105,000  | 91%             | 220 CAPRI ISLES CT  | 110x120x69x127     | Y                      |
| \$129,000  | \$95,000   | 74%             | 3722 BAL HARBOR     | 120x100            | Y                      |
| \$129,000  | \$95,000   | 74%             | 3728 BAL HARBOR     | 120x81x120x105x120 | Y                      |
| \$132,900  | \$125,000  | 94%             | 1610 VIA BIANCA     | 101x120x94x95      | Y                      |
| \$249,900  | \$220,000  | 88%             | 2821 DON QUIXOTE DR | 80x120             | Y                      |
| \$299,000  | \$239,000  | 80%             | 2018 DEBORAH DR     | 77x120x100x120     | Y                      |