



The Andreae Group presents a list of recent property sales* in Punta Gorda Isles.

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JUST SOLD – APRIL 2006

(LIST COMPILED FROM ALL MLS ACTIVITY FOR PGI*)

HOUSES

List Price	Sale Price	% of List Price	Address	Year Built	Sq. Footage
\$1,299,900	\$950,000	73%	1421 Surfbird Ct	1994	3073
\$795,000	\$765,000	96%	2047 W Magdalena Dr	2002	2469
\$729,900	\$670,000	92%	3406 Curacao Ct	1995	2317
\$710,000	\$715,000	101%	2719 St Thomas Dr	1996	2293
\$700,000	\$625,000	89%	3336 Bal Harbor Blvd	2006	3300
\$699,900	\$610,000	87%	9 Tropicana	1970	1554
\$599,000	\$499,900	83%	2849 Don Quixote Dr.	1982	1724
\$579,000	\$525,000	91%	2120 El Cerito	1998	1822
\$564,900	\$500,000	89%	83 Sabal Dr	1977	2043
\$519,900	\$488,000	94%	3762 Whippoorwill	1998	1620
\$475,000	\$430,000	91%	2825 Via Paloma Drive	1979	1993
\$399,000	\$385,000	96%	359 Capri Isles Ct	1968	1195
\$397,500	\$375,000	94%	200 Capri Isles	1969	2008
\$265,900	\$250,000	94%	1417 Mediterranean	1975	1100
\$209,000	\$204,300	98%	3030 Roma Court	1973	1285

CONDOS

List Price	Sale Price	% of List Price	Address	Year Built	Sq. Footage
\$529,000	\$533,400	101%	3334 Purple Martin	2005	1730
\$379,000	\$340,000	90%	2601 W Marion Ave.	1986	1100
\$319,900	\$310,000	97%	3920 Bal Harbor	1988	1412
\$289,900	\$257,500	89%	2002 Bal Harbor Blvd.	2003	1517
\$277,900	\$260,000	94%	255 W End Drive	2005	1538
\$259,999	\$245,000	94%	2000 Bal Harbor Blvd	2000	1517
\$250,000	\$245,000	98%	3221 White Ibis Ct	1985	900
\$219,000	\$205,000	94%	1333 Mediterranean Dr.	1974	1100

LOTS

List Price	Sale Price	% of List Price	Address	Dimensions	Gulf Access Waterfront
\$389,000	\$315,000	90%	Almar	80X120	Y
\$350,000	\$380,000	98%	28 Bal Harbor Blvd.	80x125x80x125	Y

* 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.