



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

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JUST SOLD – JUNE 2006

(LIST COMPILED FROM ALL MLS ACTIVITY FOR PGI*)

HOUSES

List Price	Sale Price	% of List Price	Address	Year Built	Sq. Footage
\$1,225,000	\$1,165,000	95%	2812 Ryan Blvd	2004	3159
\$780,000	\$725,000	93%	1443 Blue Jay Ct	1997	2211
\$779,000	\$760,000	98%	2801 Ryan Blvd	2003	2602
\$699,900	\$662,500	95%	230 Venezia Ct	1988	2439
\$699,000	\$590,000	84%	262 Venezia	1980	1475
\$649,000	\$600,000	92%	436 Caicos	1993	2525
\$639,000	\$602,500	94%	601 Bal Harbor	1975	2541
\$587,700	\$550,000	94%	2713 St Thomas Dr	1988	2085
\$569,000	\$530,000	93%	110 Gulfview Rd.	1968	2242
\$559,000	\$515,000	92%	809 Napoli Lane	1987	2054
\$485,000	\$400,000	82%	2915 Guadalupe Dr	1974	1942
\$425,000	\$390,000	92%	808 Santa Margerita Ln	1972	1285

CONDOS

List Price	Sale Price	% of List Price	Address	Year Built	Sq. Footage
\$979,000	\$900,000	92%	2610 Tarpon Cove Dr.	2002	2829
\$499,000	\$430,000	86%	181 Tropicana	2004	2472
\$465,000	\$425,000	91%	320 Coldeway Drive	2005	1555
\$449,900	\$415,000	92%	222 W Lewis Cir.	2005	2010
\$329,900	\$290,000	88%	255 West End	2004	1807
\$309,900	\$286,000	92%	316 N Coldeway Dr	1981	1450
\$279,900	\$270,000	96%	316 Coldeway Dr.	1981	1400
\$267,000	\$258,000	97%	1710 Jamaica Way	1964	1201
\$259,769	\$249,000	96%	601 Shreve	1981	1400
\$249,900	\$198,500	79%	255 W End Drive	2005	1367
\$243,900	\$226,000	93%	1433 Mediterranean Dr.	1981	1165

LOTS

List Price	Sale Price	% of List Price	Address	Dimensions	Gulf Access Waterfront
\$699,000	\$590,000	84%	262 Venezia	41x124x140x124	Y
\$695,000	\$625,000	90%	1233 Via Tripoli	48 X 103 X 196 X 149	Y
\$399,000	\$365,000	91%	2346 St. David Island	80X120	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.