



**Sara Crombie**  
 Broker/Owner  
 New Wave Real Estate Group Inc  
 Ph: 772-631-0960  
 www.NewWaveRealtyFlorida.com



**CMA Summary**

Prepared By: Sara Crombie

Listings as of 05/04/2019 at 4:12 pm

This search was narrowed to a specific set of Listings. **Status** is one of 'Active', 'Back Up', 'Pending W/Cont', 'Pending' **Status** is 'Sold' **Status Contractual Search Date** is 05/04/2019 to 03/30/2019 **Area** is '9-Palm City' **County Or Parish** is 'Martin' **Subdivision Name** is like 'Palm\*', 'Cutter\*', 'Carriage\*', 'Links\*', 'Harbour\*' 45 Listings have been discarded.

**Residential**

**Active Properties**

MLS #	Address	Beds	Full BA	Half BA	Priv Pool	Liv Area SF	LP/SqFt	List Price	DOM
R10516941	2381 SW Carriage Hill Terrace #202	3	2	1	No	2,333	115.69	\$269,900	37
M20016429	2381 SW Island Creek Trail	3	2	1	No	2,037	164.46	\$335,000	79
M20016450	2352 SW Island Creek Trail	3	2	1	No	2,037	171.82	\$350,000	72
M20017537	2376 SW Island Creek Trail	3	3	1	Yes	2,140	233.18	\$499,000	15
M20017464	45 SW Palm Cove Drive	4	3	1	Yes	3,651	213.61	\$779,900	19
M20014890	2019 SW Balata Terrace	4	3	1	Yes	3,651	218.84	\$799,000	164
R10488143	2159 SW Balata Terrace	4	4	1	Yes	4,597	184.88	\$849,900	144
M20014970	307 SW Harbor View Drive	4	4	1	Yes	4,936	180.29	\$889,900	153
M20017082	2178 SW Balata Terrace	4	4	1	Yes	4,806	193.49	\$929,900	40
M20016254	238 SW Palm Cove Drive	5	6	0	Yes	6,072	312.90	\$1,899,900	85
M20017432	94 SW Palm Cove Drive	4	4	1	Yes	5,300	377.36	\$2,000,000	22

<b># LISTINGS:</b>	11	<b>Medians:</b>	4.00	3.00	1.00	3,651	193.49	\$799,000	72
		<b>Minimums:</b>	3.00	2.00	0.00	2,037	115.69	\$269,900	15
		<b>Maximums:</b>	5.00	6.00	1.00	6,072	377.36	\$2,000,000	164
		<b>Averages:</b>	3.73	3.36	0.91	3,778	215.14	\$872,945	75

**Back Up Properties**

MLS #	Address	Beds	Full BA	Half BA	Priv Pool	Liv Area SF	LP/SqFt	List Price	DOM
M20012975	264 SW Hatteras Court	3	3	1	Yes	2,964	220.99	\$655,000	270

<b># LISTINGS:</b>	1	<b>Medians:</b>	3.00	3.00	1.00	2,964	220.99	\$655,000	270
		<b>Minimums:</b>	3.00	3.00	1.00	2,964	220.99	\$655,000	270
		<b>Maximums:</b>	3.00	3.00	1.00	2,964	220.99	\$655,000	270
		<b>Averages:</b>	3.00	3.00	1.00	2,964	220.99	\$655,000	270

**Pending Properties**

MLS #	Address	Beds	Full BA	Half BA	Priv Pool	Liv Area SF	LP/SqFt	List Price	DOM
M20013155	2430 SW Island Creek Trail	4	3	1	No	2,750	174.18	\$479,000	128
R10486658	2444 SW Island Creek Trail	3	3	1	Yes	2,313	214.01	\$495,000	120



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#### Residential

<b># LISTINGS:</b>	2	<b>Medians:</b>	3.50	3.00	1.00	2,532	194.10	\$487,000	124
		<b>Minimums:</b>	3.00	3.00	1.00	2,313	174.18	\$479,000	120
		<b>Maximums:</b>	4.00	3.00	1.00	2,750	214.01	\$495,000	128
		<b>Averages:</b>	3.50	3.00	1.00	2,532	194.10	\$487,000	124

#### Sold Properties

MLS #	Address	Beds	Full BA	Half BA	Priv Pool	Liv Area SF	LP/SqFt	List Price	Sold Price	SP/Sqft	Sold Date	SP%LP	DOM
M20013926	2501 SW Bridgeview Terrace	4	3	1	Yes	2,837	192.10	\$545,000	\$500,000	\$176.24	04/19/2019	\$91.74	267
M20010100	1958 SW Balata Terrace	4	3	0	Yes	3,733	160.70	\$599,900	\$540,000	\$144.66	04/15/2019	\$90.02	417
M20013292	2078 SW Balata Terrace	4	4	1	Yes	4,806	200.79	\$965,000	\$925,000	\$192.47	04/05/2019	\$95.85	232

<b># LISTINGS:</b>	3	<b>Medians:</b>	4.00	3.00	1.00	3,733	192.10	\$599,900	\$540,000	\$176.24	\$92	267
		<b>Minimums:</b>	4.00	3.00	0.00	2,837	160.70	\$545,000	\$500,000	\$144.66	\$90	232
		<b>Maximums:</b>	4.00	4.00	1.00	4,806	200.79	\$965,000	\$925,000	\$192.47	\$96	417
		<b>Averages:</b>	4.00	3.33	0.67	3,792	184.53	\$703,300	\$655,000	\$171.12	\$93	305

#### Rental

#### Active Properties

MLS #	Address	Beds	Full BA	Half BA	Living Area SF	Priv Pool	List Price	DOM
R10525206	826 SW Palm Cove Drive	3	2	2	2,171	Yes	\$2,500	8
M20016327	238 Palm Cove #Lot 2 Drive	5	6	0	6,072		\$10,000	81

<b># LISTINGS:</b>	2	<b>Medians:</b>	4.00	4.00	1.00	4,122	\$6,250	45
		<b>Minimums:</b>	3.00	2.00	0.00	2,171	\$2,500	8
		<b>Maximums:</b>	5.00	6.00	2.00	6,072	\$10,000	81
		<b>Averages:</b>	4.00	4.00	1.00	4,122	\$6,250	45



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<b>Quick Statistics (19 Listings Total )</b>				
	<b>Min</b>	<b>Max</b>	<b>Average</b>	<b>Median</b>
<b>List Price</b>	\$2,500	\$2,000,000	\$702,832	\$599,900
<b>Sold Price</b>				