

Siesta Key Comps

Location	Unit Type	View	Price	SF	\$/SF
Off Beach	Mid-rise condo	Partial Gulf	\$735,000	1,182	\$622
Off Beach	Town home	None	\$745,000	1,352	\$551
Off Beach	Town home	Bay	\$1,200,000	2,380	\$504
Off Beach	Town home	Partial Gulf	\$1,298,500	2,756	\$471
Off Beach	Town home	Partial Gulf	\$1,495,000	2,094	\$714
Off Beach	Town home	Partial Gulf	\$1,650,000	2,808	\$588
Off Beach	Mid-rise condo	Full Gulf/not on beach	\$2,850,000	3,800	\$750
Private Beach	Town home	Non Gulf	\$3,099,000	4,058	\$764
Private Beach	Town home	Full Gulf	\$1,400,000	1,344	\$1,042
Private Beach	Low-rise condo	Full Gulf	\$2,950,000	2,344	\$1,259
Private Beach	Mid-rise condo	Full Gulf	\$3,175,000	2,143	\$1,482
Private Beach	High-rise condo	Full Gulf	\$3,225,000	3,071	\$1,050
Avg All			\$1,985,208	2,444	\$812
Avg Private Beach			\$2,769,800	2,592	\$1,069
Avg Private Beach w/Full Gulf View			\$2,687,500	2,226	\$1,208

Year Built

1970

1981

1963

2002

2005

2005

2003

2004

1966

1957

2005

2003

1989

1987

1983