

Comparative Market Analysis



159 Windrow Way, Inlet Beach, Florida 32461

Mike & Sarah Vogel

SEPTEMBER 1, 2022



Mike Vogel

Scenic Sotheby's International Realty

September 01, 2022

Dear Mike & Sarah Vogel,

As your trusted real estate advisor, I want to make sure you are informed about the current real estate sales activity in your area and real-time market conditions.

Included with this letter is a Real Estate Review for your neighborhood. This report includes properties that are currently available by address, a list of properties that are under contract, and what has sold in the past 6 months. Sold prices and a median price per square foot are included in your Real Estate Review.

You purchased your home in 2020 for \$512,000 which was \$217.41 a square foot

Please note that this is not intended to take the place of a detailed Broker Price Opinion that I would prepare if you were planning on selling your property.

The Real Estate Review can assist you in the future when making financial decisions concerning your property's valuation range. I am happy to update this property market valuation at any time.

As always, I am here to assist you. I look forward to catching up and hearing more about you

Sincerely,

Mike Vogel
904.476.3191



Mike Vogel

Scenic Sotheby's International Realty

Cell: 904.476.3191

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Summary of Comparable Properties

S SOLD LISTINGS

ADDRESS	SOLD DATE	BEDS	BATHS	SQFT	PRICE	\$/SQ.FT
50 W Sandlefoot Lane	8/26/22	4	3.00	2,090	\$1,025,000	\$490
229 Windrow Way	8/22/22	3	3.00	2,085	\$994,900	\$477
Averages				2,087	\$1,009,950	\$484

P PENDING LISTINGS

ADDRESS	SOLD DATE	BEDS	BATHS	SQFT	PRICE	\$/SQ.FT
103 Conifer Court	-	4	4.00	2,220	\$1,095,000	\$493
Averages				2,220	\$1,095,000	\$493

A ACTIVE LISTINGS

ADDRESS	SOLD DATE	BEDS	BATHS	SQFT	PRICE	\$/SQ.FT
290 Windrow Way	-	4	4.00	2,355	\$1,099,000	\$467
31 Windrow Way	-	3	2.00	1,510	\$772,000	\$511
86 Windrow Way	-	3	3.00	2,025	\$910,000	\$449
17 Cambium Court	-	3	2.00	1,505	\$759,000	\$504
39 E Sandlefoot Lane	-	4	3.00	2,090	\$1,129,000	\$540
357 Side Camp Road	-	4	3.00	2,190	\$1,275,000	\$582
Averages				1,945	\$990,666	\$509



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Comparable Properties



159 Windrow Way

Inlet Beach, Florida 32461

SUBJECT PROPERTY

50 W Sandlefoot Lane

Inlet Beach, FL 32461

SOLD 8/26/22

229 Windrow Way

Inlet Beach, FL 32461

SOLD 8/22/22

103 Conifer Court

Inlet Beach, FL 32461

PENDING 8/29/22

Details

MLS #	-	MLS #	904102	MLS #	902710	MLS #	904237
List Price	-	List Price	\$1,095,000	List Price	\$994,900	List Price	\$1,095,000
Sold Price	-	Sold Price	\$1,025,000	Sold Price	\$994,900	Sold Price	-
Adjusted Price	-	Adjusted Price	-	Adjusted Price	-	Adjusted Price	-
Sold Date	-	Sold Date	8/26/22	Sold Date	8/22/22	Sold Date	-
\$/Sold	-	\$/Sqft	\$490	\$/Sqft	\$477	\$/Sqft	\$493
DOM	-	DOM	34	DOM	18	DOM	40
Year Built	2020	Year Built	2019	Year Built	2020	Year Built	2020
Sqft	2,355	Sqft	2,090	Sqft	2,085	Sqft	2,220
Lot Size (sqft)	4,704	Lot Size (sqft)	-	Lot Size (sqft)	-	Lot Size (sqft)	-
Area	-	Area	18 - 30A East, 1805 - N of Hwy 98	Area	18 - 30A East, 1805 - N of Hwy 98	Area	18 - 30A East, 1805 - N of Hwy 98
Subdivision	-	Subdivision	WATERSOUND ORIGINS	Subdivision	WATERSOUND ORIGINS	Subdivision	WATERSOUND ORIGINS
Style	-	Style	-	Style	-	Style	-
Taxes	778.63	Taxes	5102.91	Taxes	4400.0	Taxes	778.63
Beds	4	Beds	4	Beds	3	Beds	4
Baths	3.50	Baths	3.00	Baths	3.00	Baths	4.00
Garages	-	Garages	2.0	Garages	1.0	Garages	2.0



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Comparable Properties



159 Windrow Way

Inlet Beach, Florida 32461

SUBJECT PROPERTY

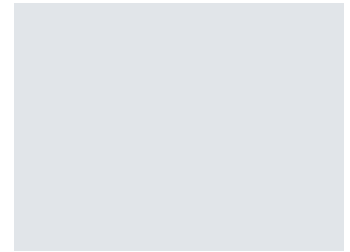
290 Windrow Way

Inlet Beach, FL 32461

ACTIVE 7/2/22

31 Windrow Way

Inlet Beach, FL 32461

ACTIVE 7/17/22

86 Windrow Way

Inlet Beach, FL 32461

ACTIVE 8/31/22

Details

MLS #	-	MLS #	902738	MLS #	903858	MLS #	907109
List Price	-	List Price	\$1,099,000	List Price	\$772,000	List Price	\$910,000
Sold Price	-	Sold Price	-	Sold Price	-	Sold Price	-
Adjusted Price	-	Adjusted Price	-	Adjusted Price	-	Adjusted Price	-
Sold Date	-	Sold Date	-	Sold Date	-	Sold Date	-
\$/Sold	-	\$/Sqft	\$467	\$/Sqft	\$511	\$/Sqft	\$449
DOM	-	DOM	61	DOM	46	DOM	1
Year Built	2020	Year Built	2020	Year Built	2019	Year Built	2019
Sqft	2,355	Sqft	2,355	Sqft	1,510	Sqft	2,025
Lot Size (sqft)	4,704	Lot Size (sqft)	-	Lot Size (sqft)	-	Lot Size (sqft)	-
Area	-	Area18 - 30A East, 1805 - N of Hwy	98	Area18 - 30A East, 1805 - N of Hwy	98	Area18 - 30A East, 1805 - N of Hwy	98
Subdivision	-	Subdivision	WATERSOUND ORIGINS	Subdivision	WATERSOUND ORIGINS	Subdivision	WATERSOUND ORIGINS
Style	-	Style	-	Style	-	Style	-
Taxes	778.63	Taxes	778.63	Taxes	2851.68	Taxes	4101.91
Beds	4	Beds	4	Beds	3	Beds	3
Baths	3.50	Baths	4.00	Baths	2.00	Baths	3.00
Garages	-	Garages	2.0	Garages	-	Garages	1.0



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Comparable Properties



159 Windrow Way

Inlet Beach, Florida 32461

SUBJECT PROPERTY

17 Cambium Court

Inlet Beach, FL 32461

ACTIVE 6/11/22

39 E Sandlefoot Lane

Watersound, FL 32461

ACTIVE 7/15/22

357 Side Camp Road

Inlet Beach, FL 32461

ACTIVE 5/7/22

Details

MLS #	-	MLS #	900995	MLS #	903718	MLS #	897811
List Price	-	List Price	\$759,000	List Price	\$1,129,000	List Price	\$1,275,000
Sold Price	-	Sold Price	-	Sold Price	-	Sold Price	-
Adjusted Price	-	Adjusted Price	-	Adjusted Price	-	Adjusted Price	-
Sold Date	-	Sold Date	-	Sold Date	-	Sold Date	-
\$/Sold	-	\$/Sqft	\$504	\$/Sqft	\$540	\$/Sqft	\$582
DOM	-	DOM	82	DOM	48	DOM	117
Year Built	2020	Year Built	2020	Year Built	2019	Year Built	2021
Sqft	2,355	Sqft	1,505	Sqft	2,090	Sqft	2,190
Lot Size (sqft)	4,704	Lot Size (sqft)	-	Lot Size (sqft)	-	Lot Size (sqft)	-
Area	-	Area18 - 30A East, 1805 - N of Hwy	98	Area18 - 30A East, 1805 - N of Hwy	98	Area18 - 30A East, 1805 - N of Hwy	98
Subdivision	-	Subdivision	Watersound Origins	Subdivision	WATERSOUND ORIGINS	Subdivision	WATERSOUND ORIGINS
Style	-	Style	-	Style	-	Style	-
Taxes	778.63	Taxes	3489.61	Taxes	-	Taxes	-
Beds	4	Beds	3	Beds	4	Beds	4
Baths	3.50	Baths	2.00	Baths	3.00	Baths	3.00
Garages	-	Garages	1.0	Garages	2.0	Garages	2.0



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Comparable Property Statistics

S

2 Sold Listings



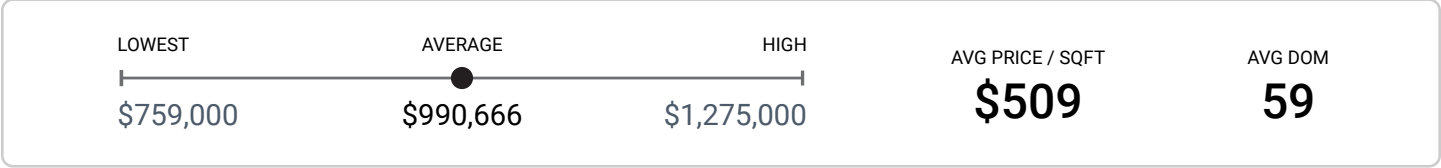
P

1 Pending Listings



A

6 Active Listings



Your Homes Value



Your Home at 159 Windrow Way.

Purchased in 2018 for \$512,000 which was \$277.41 per square foot.

Your Home's Value in the Current Market

\$1,105,625 - \$1,174,015

\$469.48 - \$498.52 per square foot



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