

# YTD 2012 Sanibel & Captiva Waterfront Property Sales Report

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SUBDIVISION NAME	ADDRESS	BED	Bath	Sq Ft	Year Built	List Price	% List Vs Sold	Sold Price	Close Date	DOM	Closed Price per sq ft
Bayside Villas Condo	4319 Bayside Villas #20	3	3	1600	1980	\$559,000	90%	\$505,000	Apr 18, 2012	189	\$316
Beach Homes	15 Beach Homes	4	3	2259	1974	\$1,995,000	95%	\$1,900,000	Apr 16, 2012	17	\$841
Captiva Shores Condo	15411 Captiva Dr #6B	2	2	1402	1981	\$699,900	96%	\$675,000	Apr 26, 2012	1026	\$481
Del Sega	2555 Coconut Dr	3	2	1439	1957	\$685,000	80%	\$550,000	Mar 7, 2012	140	\$382
Frowes Subd	16205 Captiva Dr	4	5	3891	1997	\$1,975,000	96%	\$1,900,000	Feb 17, 2012	94	\$488
Gulf Ridge	5045 Joewood Dr	3	4	3999	1984	\$2,295,000	78%	\$1,800,000	Feb 10, 2012	459	\$450
Gulf Shores	4449 Waters Edge Ln	3	3	2742	1971	\$3,900,000	91%	\$3,550,000	Jan 3, 2012	83	\$1,295
Gulf Shores	4431 Waters Edge Ln	4	3	4338	1972	\$1,900,000	112%	\$2,134,190	Jan 24, 2012	16	\$492
Gulfside Place	1605 Middle Gulf Dr #318	2	2	1802	1981	\$1,100,000	81%	\$892,500	Jan 31, 2012	360	\$495
Gulfside Place	1605 Middle Gulf Dr #116	3	3	2298	1981	\$1,895,000	79%	\$1,505,000	Apr 18, 2012	248	\$655
Kings Crown Condo	2721 W Gulf Dr #104	2	2	1419	1975	\$629,000	90%	\$565,000	Apr 23, 2012	1151	\$398
Kinzie Island	654 Kinzie Island Ct	6	6	5746	1988	\$2,295,000	85%	\$1,940,000	Apr 17, 2012	398	\$338
Loggerhead Cay Condo	979 E Gulf Dr #E513	2	2	1235	1975	\$899,000	93%	\$835,000	Feb 15, 2012	433	\$676
Mariner Pointe Condo	760 Sextant Dr #142	2	2	1052	1973	\$439,000	87%	\$380,000	Apr 12, 2012	103	\$361
No Subdivision	1801 Olde Middle Gulf Dr #C	2	2	2100	1979	\$749,000	91%	\$685,000	Jan 31, 2012	79	\$326
No Subdivision	16891 Captiva Dr	3	2	1866	1963	\$1,389,000	94%	\$1,300,000	Jan 18, 2012	43	\$697
No Subdivision	4405 W West Gulf Dr	2	2		1982	\$1,950,000	85%	\$1,650,000	Feb 8, 2012	300	
No Subdivision	11400 Old Lodge Ln #1d	2	2	995	1975	\$600,000	80%	\$480,000	Mar 26, 2012	1076	\$482
No Subdivision	15351 Captiva Dr	5	4	4306	2000	\$2,895,000	83%	\$2,400,000	Mar 22, 2012	652	\$557
No Subdivision	15867 Captiva Dr	7	8	7203	2003	\$5,998,500	54%	\$3,250,000	Mar 23, 2012	300	\$451
No Subdivision	3013 W Gulf Dr #301	3	2	2350	1978	\$1,599,000	94%	\$1,500,000	Apr 30, 2012	181	\$638
No Subdivision	3805 W Gulf Dr	4	5	3716	1963	\$4,495,000	89%	\$4,012,500	Apr 16, 2012	109	\$1,080
Oceans Reach Condo	2230 Camino Del Mar Dr #1c1	2	2	933	1975	\$775,000	93%	\$722,600	Apr 30, 2012	78	\$774
Plantation Village Of Sanibel	999 E Gulf Dr #122	3	3	2965	1994	\$1,895,000	90%	\$1,700,000	Mar 30, 2012	1339	\$573
Pointe Santo De Sanibel Condo	2445 W Gulf Dr #C23	3	2	1386	1977	\$649,000	96%	\$625,000	Mar 5, 2012	11	\$451
Sand Pointe	2737 W Gulf Dr #133	2	2	1075	1981	\$579,000	92%	\$534,285	Jan 19, 2012	161	\$497
Sandalfoot Condominium	671 E Gulf Dr #3D1	2	2	900	1975	\$449,900	96%	\$430,000	Apr 20, 2012	343	\$478
Sandalfoot Condominium	671 East Gulf Dr #3C3	2	2	1000	1975	\$519,000	98%	\$509,000	Apr 18, 2012	112	\$509
Sanibel Arms West Condo	827 E Gulf Dr #I8	2	2	1050	1974	\$449,000	95%	\$427,000	Jan 20, 2012	25	\$407
Sanibel Arms West Condo	827 E Gulf Dr #L6	2	2	1040	1974	\$469,000	91%	\$425,000	May 1, 2012	419	\$409
Sanibel Estates	411 Lighthouse Way	4	3	3507	1981	\$1,395,000	90%	\$1,250,000	Jan 27, 2012	147	\$356
Sanibel Estates	542 N Yachtsman Dr	2	2	2115	1973	\$699,000	90%	\$630,000	Apr 27, 2012	113	\$298
Sanibel Inn	937 E Gulf Dr #3534	2	2	983	1983	\$495,000	91%	\$450,000	Mar 30, 2012	94	\$458
Sanibel Moorings	845 E Gulf Dr #1512	2	2	912	1974	\$429,000	91%	\$392,500	Feb 2, 2012	20	\$430
Sanibel Surfside	610 Donax St #234	2	2	1235	1978	\$649,000	92%	\$600,000	Apr 17, 2012	299	\$486
Seawind li	830 E Gulf Dr #5	2	3	1800	1982	\$599,000	90%	\$539,000	Feb 2, 2012	172	\$299
Shell Harbor	935 Lindgren Blvd	3	2		1973	\$599,000	92%	\$554,000	Feb 17, 2012	162	
Shell Harbor	913 Kings Crown Dr	4	3	2784	1986	\$995,000	97%	\$970,000	Feb 10, 2012	513	\$348
Shell Harbor	1019 Lindgren Blvd	3	2	2228	1976	\$739,000	93%	\$690,000	Feb 28, 2012	752	\$310
Shell Harbor	836 Sand Dollar Dr	3	4	3345	1986	\$1,199,000	85%	\$1,025,000	May 1, 2012	42	\$306
Sundial Of Sanibel	1401 Middle Gulf Dr #S301	3	2	1612	1980	\$629,900	98%	\$619,900	Mar 1, 2012	796	\$385
Sundial Of Sanibel	1501 Middle Gulf Dr #B-301	1	1	778	1974	\$315,000	85%	\$269,000	Mar 30, 2012	822	\$346
Sundial Of Sanibel	1401 Middle Gulf Dr #O-201	2	2	1519	1979	\$495,000	90%	\$447,000	Apr 16, 2012	901	\$294
Sundial Of Sanibel	1501 Middle Gulf Dr #B-402	1	1	778	1974	\$395,000	86%	\$340,000	May 2, 2012	500	\$437
Sundial Of Sanibel	1501 Middle Gulf Dr #C-204	1	1	684	1974	\$289,000	87%	\$250,000	Apr 12, 2012	466	\$366
Sundial Of Sanibel	1401 Middle Gulf Dr #T403	2	2	1519	1980	\$598,000	81%	\$485,000	Apr 5, 2012	433	\$319
Sundial Of Sanibel	1501 Middle Gulf Dr #H-402	2	2	1042	1975	\$449,000	96%	\$430,000	Apr 27, 2012	167	\$413
Sunward Of Sanibel	3015 W Gulf Dr #203	3	2	1656	1985	\$1,195,000	82%	\$975,000	Mar 5, 2012	138	\$589
Tennisplace	1250 Tennis Place Ct #C23	2	2	777	1977	\$269,900	94%	\$255,000	Mar 21, 2012	275	\$328
Tennisplace	1250 Tennis Place Ct #C21	2	2	777	1977	\$238,000	96%	\$228,000	Mar 30, 2012	337	\$293
Tichenors F H Silver King	16238 Captiva Dr	5	5	4477	1998	\$3,999,000	97%	\$3,870,000	Apr 26, 2012	1253	\$864
Water Shadows Unrecorded Subdivison	1538 Royal Poinciana Dr	3	3	2047	1974	\$685,000	88%	\$600,000	Jan 27, 2012	154	\$293
Wedgewood Of Sanibel Condo	3127 W Gulf Dr #102	3	4	3200	1994	\$2,295,000	81%	\$1,870,000	Feb 20, 2012	1490	\$584
White Cap South	2907 W Gulf Dr #2	1	1	560	1957	\$474,900	95%	\$450,000	Mar 23, 2012	23	\$804
Woodrings Subd	1918 Woodring Rd	4	4	4690	1991	\$2,799,000	82%	\$2,300,000	Mar 28, 2012	386	\$490
<b>Sanibel &amp; Captiva Average</b>						<b>\$1,266,382</b>	<b>90%</b>	<b>\$1,095,845</b>		<b>371</b>	<b>\$492</b>
<b>Number Of Sales</b>		<b>55</b>									

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Atrium Condo	2929 W Gulf Dr #205	3	2	1562	1978	\$1,270,000	91%	\$1,150,000	Mar 31, 2011	692	\$736
Atrium Condo	2929 W Gulf Dr #204	2	2	1562	1978	\$1,049,000	90%	\$939,000	Apr 1, 2011	170	\$601
Bayside Villas Condo	4301 Bayside Villas #2	3	3	1600	1980	\$550,000	95%	\$525,000	Apr 1, 2011	376	\$328
Bayside Villas Condo	5110 Bayside Villas	1	2		1979	\$249,000	95%	\$236,000	Jun 15, 2011	959	
Bayside Villas Condo	4212 Bayside Villas	1	2	800	1980	\$285,900	89%	\$255,750	Jul 15, 2011	464	\$320
Bayside Villas Condo	4220 Bayside Villas	1	2	750	1980	\$235,000	91%	\$215,000	Jun 28, 2011	463	\$287
Bayside Villas Condo	4216 Bayside Villas	1	2		1980	\$295,000	93%	\$273,600	Jun 9, 2011	1310	
Bayside Villas Condo	5330 Bayside Villas	3	3	1600	1979	\$629,500	87%	\$550,000	Nov 18, 2011	485	\$344
Beach Homes	15 Beach Homes	3	2	1615	1974	\$2,195,000	73%	\$1,600,000	Feb 2, 2011	212	\$991
Beach Villas Condo	2312 Beach Villas	1	1	725	1978	\$479,000	96%	\$457,500	Mar 4, 2011	412	\$631
Beachview Country Club Estates	1277 Par View Dr	3	3	2800	2002	\$1,099,500	90%	\$985,000	Jun 24, 2011	876	\$352
Caloosa Shores	5235 Indian Ct	4	4	3982	2003	\$1,150,000	95%	\$1,090,000	Oct 3, 2011	24	\$274
Captains Walk	561 Periwinkle Way #E8	2	2	913	1972	\$259,000	93%	\$240,000	Aug 24, 2011	28	\$263
Captiva Beach	945 South Seas Plantation Rd	5	5	3455	2010	\$4,995,000	90%	\$4,500,000	May 4, 2011	404	\$1,302
Captiva Beach	15557 Captiva Dr	4	5	3500	2009	\$2,999,000	70%	\$2,100,000	Aug 16, 2011	243	\$600
Castaway Key	581 Rum Rd	3	2	1740	1992	\$349,900	100%	\$350,000	Apr 18, 2011	9	\$201
Chelsea Place Condo	1715 Middle Gulf Dr #2	4	5	3610	1989	\$3,495,000	76%	\$2,648,630	Jan 5, 2011	247	\$734
Compass Point Condo	1299 Middle Gulf Dr #A181	2	2	1250	1979	\$960,000	94%	\$900,000	May 12, 2011	175	\$720
Compass Point Condo	1299 Middle Gulf Dr #243	2	2	1342	1979	\$498,000	92%	\$460,000	Jun 29, 2011	219	\$343
Coquina Beach Condo	625 Nerita St #2H	2	2	1280	1975	\$409,000	96%	\$391,000	Apr 4, 2011	54	\$305
Gulf Beach Condo	527 E Gulf Dr #102	2	2	1050	1978	\$599,000	98%	\$585,000	May 4, 2011	89	\$557
Gulf Beach Villas Condo	2012 Gulf Beach Villas	2	2	1048	1976	\$639,000	83%	\$530,000	Feb 18, 2011	468	\$506
Gulf Shores	4453 Waters Edge Ln	3	3	2955	1969	\$2,497,013	89%	\$2,216,513	May 18, 2011	1540	\$750
Gulf Shores	4443 Waters Edge Ln	3	3	2716	1984	\$2,580,000	81%	\$2,100,000	Jul 13, 2011	269	\$773
Gulfside Place	1605 Middle Gulf Dr #128	3	3		1981	\$1,895,000	79%	\$1,500,000	Oct 3, 2011	317	
Harbour Cottages	1204 Harbour Cottage Ct	3	3		1987	\$749,000	91%	\$685,000	Nov 8, 2011	121	
John R Dickeys	15699 Captiva Dr	5	6		2003	\$6,950,000	88%	\$6,087,500	Apr 18, 2011	140	
Loggerhead Cay Condo	979 East Gulf Dr #373	2	2	1235	1975	\$399,000	100%	\$399,000	Feb 22, 2011	733	\$323
Loggerhead Cay Condo	979 E Gulf Dr #101	2	2	1235	1974	\$729,000	84%	\$611,000	Jul 18, 2011	820	\$495
Loggerhead Cay Condo	979 E Gulf Dr #544	2	2	1235	1974	\$599,000	88%	\$525,000	Sep 30, 2011	356	\$425
Mariner Pointe Condo	760 Sextant Dr #721	2	2	1052	1974	\$329,000	82%	\$270,000	Jan 7, 2011	71	\$257
Mariner Pointe Condo	760 Sextant Dr #1032	2	2	862	1977	\$370,000	92%	\$340,000	Apr 15, 2011	484	\$394
Mariner Pointe Condo	760 Sextant Dr #733	2	2	975	1974	\$299,000	94%	\$280,000	Apr 1, 2011	25	\$287
Mariner Pointe Condo	760 Sextant Dr #1062	2	2	862	1977	\$299,000	93%	\$279,000	Oct 14, 2011	915	\$324
Mariner Pointe Condo	760 Sextant Dr #1012	2	2	800	1977	\$299,000	77%	\$230,000	Oct 11, 2011	805	\$288
Moon Shadows	1351 Middle Gulf Dr #1B	3	3	2274	1977	\$765,000	87%	\$667,000	May 20, 2011	116	\$293
No Subdivision	3745 W Gulf Dr	4	5	5200	1994	\$5,900,000	85%	\$5,000,000	Apr 1, 2011	132	\$962
No Subdivision	3339 W Gulf Dr #D3	3	3	2100	1979	\$1,495,000	87%	\$1,300,000	Mar 31, 2011	155	\$619
No Subdivision	11410 Old Lodge Ln #2a	2	2	995	1975	\$639,000	97%	\$620,000	Apr 1, 2011	151	\$623
No Subdivision	11400 Old Lodge Ln #1C	2	2	995	1975	\$499,000	89%	\$446,250	Jun 1, 2011	1931	\$448
No Subdivision	15553 Captiva Dr	3	3	2400	1996	\$1,200,000	96%	\$1,150,000	May 16, 2011	178	\$479
No Subdivision	16727 Captiva Dr	5	3	3120	1960	\$1,395,000	72%	\$1,000,000	Jul 19, 2011	420	\$321
No Subdivision	728 Anchor Dr	4	3	2643	1991	\$699,999	100%	\$699,999	Jun 24, 2011	335	\$265
No Subdivision	3057 W Gulf Dr #2	2	2	1030	1972	\$599,000	89%	\$535,000	Jul 15, 2011	73	\$519
No Subdivision	676 Anchor Dr	3	3	1992	1976	\$819,000	92%	\$750,000	Aug 31, 2011	47	\$377
No Subdivision	3577 West Gulf Dr	3	4	3500	1989	\$3,325,000	90%	\$2,985,000	Dec 14, 2011	827	\$853
No Subdivision	605 Donax St #302	2	2	1193	1978	\$830,000	89%	\$740,000	Dec 15, 2011	474	\$620
North Captiva Sands	125 Kingfisher Dr	3	3	2584	1981	\$1,100,000	78%	\$855,000	Dec 12, 2011	291	\$331
Nutmeg Village	2777 W Gulf Dr #308	2	2	1375	1979	\$679,900	92%	\$628,900	Feb 18, 2011	420	\$457
Oceans Reach Condo	2230 Camino Del Mar Dr #4B1	1	1	623	1975	\$499,900	88%	\$440,000	Feb 24, 2011	73	\$706
Plantation Village Of Sanibel	999 East Gulf Dr #A212	3	2	2279	1988	\$949,000	95%	\$900,000	Mar 21, 2011	535	\$395
Pointe Santo De Sanibel Condo	2445 W Gulf Dr #B-33	2	2	1245	1977	\$699,000	92%	\$640,000	Jan 6, 2011	1051	\$514
Pointe Santo De Sanibel Condo	2445 W Gulf Dr #D42	2	2	1245	1974	\$599,000	96%	\$575,000	Jun 3, 2011	295	\$462
Pointe Santo De Sanibel Condo	2445 W Gulf Dr #A35	2	2	1326	1977	\$949,000	90%	\$850,000	May 18, 2011	273	\$641
Pointe Santo De Sanibel Condo	2445 W Gulf Dr #E41	2	2	1245	1974	\$949,000	91%	\$860,000	Jul 21, 2011	347	\$691
Punta Robalo	191 Kingfisher Dr	3	4	3228	1989	\$1,185,000	78%	\$925,000	Feb 4, 2011	63	\$287
Safety Harbor Club	466 Gulf Bend Dr #11	3	3	1328	1985	\$476,000	93%	\$443,000	May 9, 2011	57	\$334
Sand Pebble Condo	1440 Middle Gulf Dr #4A	2	2	1173	1975	\$359,000	92%	\$330,000	Jan 20, 2011	127	\$281
Sand Rift	1073 S Seas Plantation Rd	3	3	2114	1988	\$1,850,000	88%	\$1,625,000	May 17, 2011	194	\$769
Sandpiper Beach Condo	1919 Olde Middle Gulf Dr #401	2	2	1160	1979	\$649,500	94%	\$610,000	Jun 7, 2011	155	\$526
Sanibel Arms West Condo	827 E Gulf Dr #B4	2	2	1050	1974	\$419,000	92%	\$385,000	May 25, 2011	297	\$367
Sanibel Estates	668 Anchor Dr	3	2	1982	1972	\$692,000	92%	\$635,000	Feb 1, 2011	345	\$320
Sanibel Estates	424 E Gulf Dr	4	2	1594	1956	\$495,000	94%	\$465,000	Mar 23, 2011	236	\$292
Sanibel Estates	544 Lighthouse Way	4	6	5360	1991	\$2,500,000	86%	\$2,150,000	Jun 15, 2011	544	\$401
Sanibel Estates	1133 Schooner Pl	5	2	1462	1961	\$395,000	89%	\$350,000	Jul 13, 2011	518	\$239
Sanibel Estates	1035-South Yachtsman Dr	5	5	2986	1979	\$799,000	94%	\$753,000	Aug 17, 2011	297	\$252
Sanibel Estates	536 Lighthouse Way	4	5	4595	1997	\$2,495,000	86%	\$2,150,000	Sep 20, 2011	316	\$468
Sanibel Estates	600 N Yachtsman Dr	3	3	2794	1988	\$939,000	88%	\$825,000	Oct 28, 2011	736	\$295
Sanibel Estates	618 N Yachtsman Dr	3	2	1932	1980	\$772,500	87%	\$670,000	Nov 30, 2011	403	\$347
Sanibel Estates	436 Glory Cir	3	2	1956	1982	\$549,900	97%	\$535,000	Dec 20, 2011	8	\$274
Sanibel Harbours	1209 Isabel Dr	5	4	3831	1987	\$1,545,000	81%	\$1,250,000	May 9, 2011	901	\$326
Sanibel Isles	1528 Angel Dr	3	2	1850	1977	\$599,000	83%	\$500,000	Jul 11, 2011	88	\$270
Sanibel Isles	1670 Dixie Beach Blvd	3	2	1715	1981	\$999,000	88%	\$875,000	Aug 31, 2011	151	\$510
Sanibel Moorings	845 E Gulf Dr #232	2	2	912	1974	\$417,500	95%	\$395,400	May 23, 2011	84	\$434
Sanibel Moorings	845 E Gulf Dr #241	1	1	550	1974	\$279,000	93%	\$260,000	Jun 30, 2011	110	\$473
Sanibel Moorings	845 E Gulf Dr #1312	2	2	912	1973	\$399,999	85%	\$340,000	Dec 12, 2011	84	\$373
Sanibel Siesta Condo	1246 Fulgur St #203	2	2	1200	1975	\$319,000	94%	\$299,000	Feb 25, 2011	221	\$249
Sanibel Siesta Condo	1246 Fulgur St #403	2	2	1100	1975	\$399,900	85%	\$340,000	Jun 30, 2011	498	\$309
Seascape	3145 W Gulf Dr #305	3	3	2600	1989	\$998,000	84%	\$840,000	Feb 2, 2011	115	\$323
Seaspray Subdivision	1304 Seaspray Ln	2	3	3624	1997	\$3,149,000	84%	\$2,650,000	Apr 7, 2011	648	\$731
Seaspray Subdivision	1320 Seaspray Ln	4	5	4192	1983	\$2,795,000	89%	\$2,500,000	May 23, 2011	62	\$596
Sedgemoor Condo	2549 West Gulf Dr #201	3	4	3956	2002	\$2,495,000	90%	\$2,247,500	Apr 20, 2011	404	\$568
Shell Harbor	799 Conch Ct	3	2	2136	1982	\$725,000	101%	\$729,000	Mar 28, 2011	371	\$341
Shell Harbor	994 Whelk Dr	2	2	1364	1969	\$549,950	94%	\$517,500	May 2, 2011	245	\$379
Shell Harbor	751 Sand Dollar Dr	4	3	2645	1976	\$799,000	94%	\$750,000	Jun 15, 2011	152	\$284
Shell Harbor	722 Sand Dollar Dr	3	3	2854	1984	\$1,295,000	82%	\$1,060,000	Jul 20, 2011	101	\$371
Shell Harbor	827 Angel Wing Dr	3	2	1638	1970	\$850,000	81%	\$685,000	Jul 27, 2011	420	\$418
Shell Harbor	791 Pen Shell Dr	4	3	2729	1976	\$1,249,000	88%	\$1,100,000	Aug 26, 2011	143	\$403
Shell Island Beach Club Condo	255 Periwinkle Way #7b	2	2	1100	1996	\$599,000	90%	\$538,635	Jul 29, 2011	764	\$490
Snug Harbor	303 Periwinkle Way #212	2	2	1596	1980	\$625,000	92%	\$575,000	Jan 31, 2011	101	\$360
Sundial Of Sanibel	1401 Middle Gulf Dr #Q205	3	2	1516	1979	\$699,000	95%	\$665,000	Mar 25, 2011	790	\$439
Sundial Of Sanibel	1501 Middle Gulf Dr #H303	2	2	1119	1975	\$410,000	97%	\$399,000	Mar 7, 2011	212	\$357
Sundial Of Sanibel	1401 Middle Gulf Dr #N204	2	2	1519	1981	\$1,099,000	86%	\$950,000	Mar 28, 2011	35	\$625
Sundial Of Sanibel	1401 MIDDLE GULF Dr #R-404	2	2		1980	\$650,000	95%	\$615,000	Jun 24, 2011	100	
Sundial Of Sanibel	1501 Middle Gulf Dr #E104	2	2	1406	1975	\$685,000	100%	\$686,000	Jun 29, 2011	15	\$488
Sundial Of Sanibel	1401 Middle Gulf Dr #R203	2	2	1612	1980	\$499,000	92%	\$460,000	Aug 24, 2011	470	\$285
Sundial Of Sanibel	1501 Middle Gulf Dr #G207	1	1	759	1975	\$245,000	84%	\$205,000	Nov 11, 2011	144	\$270
Sundial Of Sanibel	1501 Middle Gulf Dr #D-203	1	1	684	1974	\$399,000	86%	\$345,000	Dec 20, 2011	1027	\$504
Sunset Captiva	6 Sunset Captiva Ln	3	2	2188	1979	\$1,875,000	85%	\$1,600,000	May 2, 2011	136	\$731
Sunset Captiva Condo	15123 Captiva Dr #202	2	2	1265	1982	\$789,000	92%	\$725,000	Aug 26, 2011	362	\$573
Sunset South Condo	1341 Middle Gulf Dr #5-B	2	2	1250	1971	\$999,000	93%	\$930,000	Jan 10, 2011		

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Bayside Villas Condo	5126 Bayside Villas	1	2	800	1979	\$249,900	94%	\$235,000	Aug 12, 2010	208	\$294
Bayside Villas Condo	5218 Bayside Villas	1	2		1979	\$295,000	92%	\$271,584	Nov 15, 2010	992	
Beach Villas Condo	2333 Beach Villas	2	2	1158	1978	\$675,000	100%	\$675,000	Feb 22, 2010	0	\$583
Beach Villas Condo	2438 Beach Villas	3	3	1504	1978	\$825,000	95%	\$780,000	Jun 1, 2010	60	\$519
Beachcomber Condo	635 E Gulf Dr #C102	2	2	2120	1986	\$1,495,000	84%	\$1,250,000	Mar 8, 2010	99	\$590
Betts	6192 Henderson Rd	3	2	1615	1975	\$419,900	110%	\$461,500	Dec 1, 2010	14	\$286
Captains Walk	601 Periwinkle Way #C5	2	1	902	1971	\$219,000	100%	\$220,000	Mar 15, 2010	192	\$244
Captiva Landings	16465 Captiva Dr	4	4	2704	1987	\$2,350,000	64%	\$1,500,000	Oct 20, 2010	62	\$555
Captiva Shores Condo	15411 Captiva Dr #A7	3	3	1480	1981	\$999,500	99%	\$989,900	Jan 29, 2010	337	\$669
Captiva Shores Condo	15411 Captiva Dr #A5	2	2	1402	1981	\$799,000	86%	\$685,000	Dec 2, 2010	594	\$489
Castaway Estates	5735 Pine Tree Dr	4	3	2385	1977	\$998,900	92%	\$920,000	Jul 8, 2010	309	\$386
Chateaux Sur Mer Unr	4689 Rue Belle Mer	2	2	2338	1961	\$1,875,000	90%	\$1,680,000	Apr 29, 2010	93	\$719
Chateaux Sur Mer Unr	4709 Rue Belle Mer	3	2	2148	1967	\$2,395,000	84%	\$2,000,000	May 14, 2010	165	\$931
Chateaux Sur Mer Unr	4689 Rue Belle Mer	2	2	2338	1961	\$1,875,000	90%	\$1,680,000	Apr 29, 2010	93	\$719
Chelsea Place Condo	1715 Middle Gulf Dr #1	4	4		1989	\$2,295,000	74%	\$1,700,000	May 14, 2010	224	
Compass Point Condo	1299 Middle Gulf Dr #A193	2	2	1389	1979	\$995,000	85%	\$850,000	May 14, 2010	206	\$612
Compass Point Condo	1299 Middle Gulf Dr #B211	2	2	1350	1979	\$499,999	89%	\$445,000	Jun 4, 2010	199	\$330
Compass Point Condo	1299 Middle Gulf Dr #112	3	3	1677	1979	\$999,000	92%	\$915,000	Dec 30, 2010	60	\$546
Coquina Beach Condo	629 Nerita St #B	2	2	1104	1975	\$448,895	85%	\$380,000	Mar 19, 2010	134	\$344
Coquina Beach Condo	623 Nerita St #1B	2	2	1200	1975	\$469,000	87%	\$410,000	Jun 11, 2010	208	\$342
Del Sega	2449 Harbour Ln	3	2	2421	1995	\$999,000	87%	\$866,250	Feb 16, 2010	296	\$358
Del Sega	6407 Pine Ave	3	3	1495	1979	\$820,000	100%	\$820,000	Dec 21, 2010	131	\$549
Fa Lanes Bayview	15017 Binder Dr	3	4	3929	1999	\$2,995,000	80%	\$2,400,000	Apr 15, 2010	624	\$611
Frowes Subd	16183 Captiva Dr	4	4	3743	1995	\$2,999,000	83%	\$2,500,000	Jun 29, 2010	382	\$668
Gulf Beach Villas Condo	2235 Beach Villas	3	2	1504	1978	\$840,000	100%	\$840,000	Jul 30, 2010	3	\$559
Gulfside Place	1605 Middle Gulf Dr #201	3	3	2298	1981	\$1,999,000	75%	\$1,500,000	Aug 31, 2010	481	\$653
Kimball Lodge	3111 W Gulf Dr #303	1	2	1000	1971	\$498,000	97%	\$485,000	Feb 11, 2010	123	\$485
Kinzie Island	682 Kinzie Island Ct	3	3		1999	\$1,495,000	93%	\$1,387,500	Jan 14, 2010	155	
Kinzie Island	561 Kinzie Island Ct	5	5	4604	2000	\$1,344,900	78%	\$1,050,000	Nov 30, 2010	52	\$228
Kinzie Island	572 Kinzie Island Ct	5	5	4500	1997	\$1,400,000	87%	\$1,220,000	Dec 31, 2010	733	\$271
Mariner Pointe Condo	760 Sextant Dr #321	3	2	1355	1973	\$509,000	92%	\$470,600	Apr 9, 2010	1129	\$347
Mariner Pointe Condo	760 Sextant Dr #631	2	2	1130	1974	\$499,900	95%	\$475,000	May 12, 2010	411	\$420
Mariner Pointe Condo	760 Sextant Dr #733	2	2	975	1974	\$269,000	89%	\$240,000	Sep 15, 2010	1045	\$246
No Subdivision	2265 West Gulf Dr #330A	2	2	1350	1967	\$449,000	88%	\$395,000	Jan 4, 2010	220	\$293
No Subdivision	2445 W GULF Dr #A-36	2	2		1978	\$999,000	92%	\$915,000	Feb 18, 2010	1209	
No Subdivision	2737 W Gulf Dr #215	2	2	1034	1981	\$659,000	90%	\$590,000	Mar 26, 2010	144	\$571
No Subdivision	1060 Bailey Rd	3	3	2358	2005	\$780,000	100%	\$781,000	Apr 16, 2010	0	\$331
No Subdivision	4099 W Gulf Dr	5	5	3400	1992	\$3,595,000	91%	\$3,275,000	May 14, 2010	439	\$963
No Subdivision	2949 W Gulf Dr #102	3	2	1536	1978	\$1,195,000	79%	\$945,000	Oct 1, 2010	855	\$615
No Subdivision	3397 W Gulf Dr #C	3	3	2250	1986	\$1,999,995	82%	\$1,635,000	Dec 31, 2010	499	\$727
No Subdivision	2314 Beach Villas #2314	2	2	1048	1978	\$569,000	91%	\$515,000	Dec 29, 2010	426	\$491
No Subdivision	466 Gulf Bend Dr	3	2	1328	1985	\$410,000	87%	\$355,000	Dec 17, 2010	176	\$267
No Subdivision	2629 W Gulf Dr #3b	3	2	2283	1987	\$1,599,999	81%	\$1,300,000	Dec 20, 2010	102	\$569
Oceans Reach Condo	2230 Camino Del Mar Dr #2D3	2	2	945	1975	\$875,000	88%	\$770,000	Apr 1, 2010	366	\$815
Pine Cove Of Sanibel	2501 W Gulf Dr #C	2	2	1053	1986	\$749,000	93%	\$700,000	Apr 30, 2010	52	\$665
Pointe Santo De Sanibel Condo	2445 West Gulf Dr #D37	2	2	1326	1974	\$799,000	84%	\$675,000	Jun 1, 2010	250	\$509
Pointe Santo De Sanibel Condo	2445 W Gulf Dr #E33	2	2		1974	\$799,000	92%	\$735,000	Oct 4, 2010	325	
Safety Harbor Club	478 Gulf Bend Dr	3	3	1576	1983	\$1,200,000	73%	\$870,000	Oct 1, 2010	211	\$552
Sand Pebble Condo	1440 Middle Gulf Dr #2E	2	2	1300	1975	\$349,000	96%	\$335,000	Apr 12, 2010	189	\$258
Sandpiper Beach Condo	1919 Olde Middle Gulf Dr #206	2	2	1160	1979	\$624,900	88%	\$550,000	Feb 11, 2010	391	\$474
Sandpiper Beach Condo	1919 Olde Middle Gulf Dr #503	2	2	1160	1979	\$595,000	100%	\$595,000	May 5, 2010	1116	\$513
Sanibel Arms	805 E Gulf Dr #B5	1	1	687	1971	\$329,000	84%	\$275,000	May 20, 2010	674	\$400
Sanibel Arms	805 E Gulf Dr #2g	1	1	687	1971	\$519,000	91%	\$470,000	May 27, 2010	84	\$684
Sanibel Arms	805 E Gulf Drive #A5	2	1	973	1972	\$325,000	92%	\$300,000	May 21, 2010	13	\$308
Sanibel Arms West Condo	827 E Gulf Dr #A1	2	2	1040	1974	\$415,500	91%	\$380,000	Jan 4, 2010	128	\$365
Sanibel Arms West Condo	805 E Gulf Dr #2c	1	1	687	1971	\$179,900	99%	\$179,000	Jan 22, 2010	226	\$261
Sanibel Arms West Condo	827 E Gulf Dr #F2	2	2	1026	1974	\$737,000	94%	\$691,525	Mar 26, 2010	472	\$674
Sanibel Arms West Condo	805 E Gulf Dr #2a	1	1	687	1971	\$179,900	108%	\$195,000	May 14, 2010	334	\$284
Sanibel Estates	561 Lighthouse Way	5	4	3416	1998	\$1,695,000	83%	\$1,400,000	Jan 15, 2010	147	\$410
Sanibel Estates	1105 Skiff Pl	3	2	1617	1969	\$354,900	103%	\$364,000	Jul 19, 2010	17	\$225
Sanibel Estates	1073 Skiff Pl	3	2	2381	1986	\$625,000	102%	\$640,000	Nov 19, 2010	578	\$269
Sanibel Harbours	1232 Isabel Dr	2	2	2514	1972	\$1,399,000	79%	\$1,108,125	Oct 12, 2010	141	\$441
Sanibel Harbours	1262 Bay Dr	3	2	1718	1971	\$895,000	89%	\$800,000	Dec 17, 2010	237	\$466
Sanibel Surfside	610 Donax St #127	2	2	1037	1977	\$959,900	92%	\$885,000	Jul 7, 2010	97	\$853
Seawind Condo	820 E Gulf Dr #A107	2	3	1194	1975	\$499,000	92%	\$458,000	Apr 13, 2010	308	\$384
Shell Harbor	819 Tulip Ln	4	4	3264	1970	\$1,395,000	93%	\$1,300,000	Mar 1, 2010	426	\$398
Shell Harbor	759 Sand Dollar Dr	3	2	1671	1979	\$768,000	91%	\$700,000	Mar 4, 2010	482	\$419
Shell Harbor	1018 Kings Crown Dr	3	2		1977	\$995,000	94%	\$935,000	Apr 8, 2010	120	
Shell Harbor	848 Limpet Dr	3	3	2109	1986	\$1,250,000	85%	\$1,062,000	Jun 17, 2010	698	\$504
Shell Harbor	978 Oyster Ct	4	3	2341	1976	\$1,077,700	84%	\$900,000	Oct 12, 2010	195	\$384
Shell Island Beach Club Condo	255 Periwinkle Way #6D	2	2	1100	1996	\$725,000	90%	\$650,000	Apr 12, 2010	177	\$591
Shell Island Beach Club Condo	255 Periwinkle Way #7A	2	2	1100	1996	\$649,999	90%	\$585,000	Sep 2, 2010	656	\$532
Sundial Of Sanibel	1501 Middle Gulf Dr #C304	1	1	612	1974	\$299,000	92%	\$275,000	Apr 6, 2010	97	\$449
Sundial Of Sanibel	1501 Middle Gulf Dr #F208	1	1	759	1975	\$369,000	76%	\$280,000	Apr 9, 2010	94	\$369
Sundial Of Sanibel	1501 Middle Gulf Dr #E-301	2	2	1406	1975	\$1,095,000	80%	\$872,000	May 28, 2010	223	\$620
Sundial Of Sanibel	1401 Middle Gulf Dr #S401	2	2	1519	1980	\$574,000	100%	\$574,000	May 5, 2010	48	\$378
Sundial Of Sanibel	1401 Middle Gulf Dr #T-304	2	2	1519	1980	\$695,000	86%	\$599,000	Jul 30, 2010	1101	\$394
Sundial Of Sanibel	1501 Middle Gulf Dr #J204	2	2	1119	1975	\$575,000	90%	\$515,000	Jul 2, 2010	512	\$460
Sundial Of Sanibel	1501 Middle Gulf Dr #J-303	1	1	778	1975	\$429,000	98%	\$420,000	Oct 8, 2010	32	\$540
Sunset Captiva Condo	15123 Captiva Dr #204	2	2	1285	1982	\$1,200,000	92%	\$1,100,000	Apr 30, 2010	563	\$856
Sunset Captiva Condo	15123 Captiva Dr #204	2	2	1285	1982	\$1,200,000	92%	\$1,100,000	Apr 30, 2010	563	\$856
Sunset South Condo	1341 Middle Gulf Dr #4D	2	2	1460	1971	\$649,000	95%	\$615,000	Jul 16, 2010	147	\$421
Sunward Of Sanibel	3015 W Gulf Dr #102	2	2	1252	1985	\$835,000	89%	\$740,000	May 14, 2010	221	\$591
Tantara Condo	3049 W Gulf Dr #301	3	3	2270	1985	\$2,495,000	84%	\$2,087,500	Dec 15, 2010	65	\$920
Villa Sanibel Condo	2321 W Gulf Dr #2H	2	2	1369	1976	\$539,000	92%	\$495,000	Mar 8, 2010	262	\$362
Water Shadows Unrecorded Subdivison	1657 Venus Dr	3	2		1980	\$1,399,000	73%	\$1,019,000	Mar 26, 2010	427	
Water Shadows Unrecorded Subdivison	1560 Royal Poinciana Dr	3	2	1706	1972	\$795,000	94%	\$750,000	Jun 29, 2010	80	\$440
Water Shadows Unrecorded Subdivison	1765 Venus Dr	3	3	3124	1986	\$1,350,000	100%	\$1,350,000	Jun 29, 2010	1	\$432
Wilcox Subdivision	2723 Coconut Dr	3	3	2506	1965	\$1,199,000	83%	\$1,000,000	Jun 23, 2010	35	\$399
Woodrings Subd	1870 Woodring Rd	3	4	3840	1966	\$2,100,000	93%	\$1,950,000	Jun 7, 2010	395	\$508
<b>Sanibel &amp; Captiva Average</b>						<b>\$995,853</b>	<b>90%</b>	<b>\$867,335</b>		<b>309</b>	<b>\$493</b>
<b>Number Of Sales</b>		<b>91</b>									