PROACTIVE
REAL ESTATE

ISLAND PROPERTIES SOLD - HOMES 2026

CLOSING DATE	#	ADDRESS	SQ FT	TAX VALUE	LISTING PRICE	SALES PRICE	% TAX VALUE	% LIST PRICE	COST PER SQ FT	SHORT SALE	BANK OWNED	NOTES
1/9/2026	**563**	**OBW**	3,394	$1,851,570	$2,650,000	$2,625,000	142%	99%	$ 773.42	NO	NO	
1/13/2026	**342**	**SERENITY**	2,966	$1,573,440	$2,600,000	$2,420,000	154%	93%	$ 815.91	NO	NO	
1/15/2026	**173-A**	**OBW**	1,321	$540,870	$849,999	$834,000	154%	98%	$ 631.34	NO	NO	*Duplex*
1/20/2026	**491**	**OBW**	1,700	$1,050,240	$1,329,000	$1,270,000	121%	96%	$ 747.06	NO	NO	
1/26/2026	**433-D**	**OBW**	788	$483,530	$610,000	$585,000	121%	96%	$ 742.39	NO	NO	*Condo*
2/3/2026	**149**	**OBW**	1,200	$927,270	$1,175,000	$1,135,000	122%	97%	$ 945.83	NO	NO	
2/16/2026	**239**	**OBW**	3,496	$882,720	$2,433,500	$2,416,344	274%	99%	$ 691.17	NO	NO	
3/14/2026	**551**	**OBW**	1,658	$1,009,330	$1,375,000	$1,232,500	122%	90%	$ 743.37	NO	NO	
3/20/2026	**599**	**OBW**	1,981	$1,090,130	$1,425,000	$1,330,000	122%	93%	$ 671.38	NO	NO	
3/20/2026	**877**	**OBW**	2,224	$1,080,440	$1,525,000	$1,440,000	133%	94%	$ 647.48	NO	NO	
3/26/2026	**787**	**OBW**	1,978	$914,570	$1,100,000	$1,100,000	120%	100%	$ 556.12	NO	NO	
4/2/2026	**887**	**OBW**	2,575	$1,253,850	$1,775,000	$1,735,000	138%	98%	$ 673.79	NO	NO	
4/14/2026	**941**	**OBW**	2,318	$1,134,880	$1,575,000	$1,500,000	132%	95%	$ 647.11	NO	NO	
4/24/2026	**230**	**OBE**	1,790	$933,760	$1,450,000	$1,450,000	155%	100%	$ 810.06	NO	NO	
5/1/2026	**1011**	**OBW**	2,318	$1,282,710	$1,450,000	$1,285,000	100%	89%	$ 554.36	NO	NO	
5/4/2026	**467**	**OBW**	2,314	$1,347,890	$1,699,000	$1,610,000	119%	95%	$ 695.76	NO	NO	
5/5/2026	**533**	**OBW**	2,580	$1,416,380	$1,825,000	$1,810,000	128%	99%	$ 701.55	NO	NO	
5/12/2026	**1001**	**OBW**	1,228	$929,010	$1,250,000	$1,175,000	126%	94%	$ 956.84	NO	NO	
5/28/2026	**595**	**OBW**	2,015	$1,554,820	$2,495,000	$2,387,500	154%	96%	$ 1,184.86	NO	NO	
5/28/2026	**855**	**OBW**	2,521	$1,617,430	$2,200,000	$2,200,000	136%	100%	$ 872.67	NO	NO	
6/5/2026	**140**	**OBE**	2,500	$1,190,900	$1,005,000	$989,900	83%	98%	$ 395.96	NO	NO	*Duplex*
6/9/2026	**1117**	**OBW**	2,800	$1,789,880	$2,600,000	$2,425,000	135%	93%	$ 866.07	NO	NO	
6/10/2026	**243**	**OBW**	3,500	$1,840,320	$3,300,000	$3,250,000	177%	98%	$ 928.57	NO	NO	
6/10/2026	**673**	**OBW**	2,508	***TBD***	$2,529,900	$2,450,000		97%	$ 976.87	NO	NO	*New Construction*
6/24/2026	**263**	**OBE**	2,461	***TBD***	$2,250,000	$2,035,000		90%	$ 826.90	NO	NO	*New Construction*
6/29/2026	**104-201**	**OBE**	984	$312,520	$575,000	$570,000	182%	99%	$ 579.27	NO	NO	*Condo*
6/29/2026	**127**	**OBW**	1,768	$1,062,850	$1,679,000	$1,612,500	152%	96%	$ 912.05	NO	NO	
8/18/2026	**188**	**OBE**	650	$418,370	$799,900	$799,900	191%	100%		NO	NO	
8/24/2026	**1313**	**OBW**	3,125	$1,279,010	$2,600,000	$2,425,000	190%	93%	$ 776.00	NO	NO	
9/1/2026	**535**	**OBW**	2,117	$1,144,700	$1,580,000	$1,550,000	135%	98%	$ 732.17	NO	NO	
OCEANFRONT - AVERAGE			**2,159**	**$1,139,764**	**$1,723,677**	**$1,654,921**	**145%**	**96%**	**$ 766.43**			

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1/6/2026	344	OBW	3,040	$976,720	$1,185,000	$1,100,000	113%	93%	$ 361.84	NO	NO	
2/26/2026	1068-8B	OBW	1,012	$374,430	$455,500	$430,000	115%	94%	$ 424.90	NO	NO	Condo
4/8/2026	275	OBE	1,774	$973,110	$1,475,000	$1,485,000	153%	101%	$ 837.09	NO	NO	
4/9/2026	1290	OBW	1,958	$708,700	$769,900	$769,900	109%	100%	$ 393.21	NO	NO	
4/30/2026	646	OBW	1,463	$712,830	$819,000	$820,000	115%	100%	$ 560.49	NO	NO	
5/8/2026	888	OBW	1,264	$585,060	$750,000	$700,000	120%	93%	$ 553.80	NO	NO	
5/20/2026	392	OBW	2,504	$989,680	$1,497,000	$1,430,000	144%	96%	$ 571.09	NO	NO	
6/8/2026	342	OBW	2,450	TBD	$1,750,000	$1,650,000		94%	$ 673.47	NO	NO	New Construction
6/22/2026	1068-7D	OBW	958	$361,010	$445,000	$415,000	115%	93%	$ 433.19	NO	NO	Condo
7/2/2026	298-103	OBW	1,007	$250,320	$375,000	$362,000	145%	97%	$ 359.48	NO	NO	Condo
7/8/2026	552	OBW	1,638	$611,750	$835,000	$800,600	131%	96%	$ 488.77	NO	NO	
7/31/2026	550	OBW	1,900	$1,049,520	$1,349,900	$1,299,899	124%	96%	$ 684.16	NO	NO	
8/10/2026	862	OBW	2,000	TBD	$1,290,000	$1,175,000		91%	$ 587.50	NO	NO	New Construction
8/28/2026	1068-2A	OBW	1,032	$359,100	$469,000	$459,000	128%	98%	$ 444.77	NO	NO	Condo
SECOND ROW - AVERAGE			**1,714**	**$690,285**	**$961,807**	**$921,171**	**133%**	**96%**	**$ 537.35**			
1/28/2026	1057	TIDE RIDGE	2,701	$1,051,270	$1,300,000	$1,100,000	105%	85%	$ 407.26	NO	NO	
5/27/2026	854	HERON LANDING	3,488	$1,179,360	$2,100,000	$2,000,000	170%	95%	$ 573.39	NO	NO	
ICW / MARSH - AVERAGE			**3,095**	**$1,115,315**	**$1,700,000**	**$1,550,000**	**139%**	**91%**	**$ 500.89**			
1/20/2026	188	GREENSBORO	2,750	$1,027,090	$1,489,900	$1,325,000	129%	89%	$ 481.82	NO	NO	
1/23/2026	176	GREENSBORO	2,100	$1,076,140	$1,375,000	$1,285,000	119%	93%	$ 611.90	NO	NO	
2/27/2026	126	FAYETTEVILLE	1,840	$521,640	$799,000	$762,000	146%	95%	$ 414.13	NO	NO	
3/27/2026	127	SAILFISH	1,296	$607,650	$669,000	$645,000	106%	96%	$ 497.69	NO	NO	
4/7/2026	109	SALISBURY	2,469	$862,380	$990,000	$930,000	108%	94%	$ 376.67	NO	NO	
5/1/2026	140	MARLIN	2,750	$1,027,090	$1,489,900	$1,325,000	129%	89%	$ 481.82	NO	NO	
5/22/2026	116	TUNA	720	$458,470	$590,000	$575,000	125%	97%	$ 798.61			
6/25/2026	122	SAILFISH	2,280	$974,110	$1,250,000	$1,240,000	127%	99%	$ 543.86	NO	NO	
6/25/2026	160	SAILFISH	1,780	$869,950	$942,500	$936,000	108%	99%	$ 525.84	NO	NO	
6/29/2026	128	TARPON	1,364	$653,210	$779,000	$770,000	118%	99%	$ 564.52	NO	NO	
6/30/2026	122	SANFORD	1,430	$612,860	$899,900	$850,000	139%	94%	$ 594.41	NO	NO	
7/17/2026	122	MARLIN	1,128	$541,860	$858,000	$835,000	154%	97%	$ 740.25	NO	NO	
7/20/2026	124	DOLPHIN	1,610	$604,560	$759,000	$725,000	120%	96%	$ 450.31	NO	NO	
7/30/2026	105	STARFISH	1,335	$419,290	$799,000	$790,000	188%	99%	$ 591.76	NO	NO	
7/31/2026	184	SAILFISH	1,866	$1,033,040	$1,169,000	$1,112,000	108%	95%	$ 595.93	NO	NO	
8/6/2026	183	HIGH POINT	1,152	$735,000	$899,000	$850,000	116%	95%	$ 737.85	NO	NO	
8/31/2026	135	STARFISH	2,100	$784,440	$799,000	$765,000	98%	96%	$ 364.29	NO	NO	
SUBTOTAL / CANAL			**1,763**	**$753,458**	**$973,953**	**$924,706**	**123%**	**95%**	**$ 524.52**			

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1/6/2026	317	SAND PIPER	1,510	$477,250	$569,900	$550,000	115%	97%	$ 364.24	NO	NO	
2/20/2026	347-2	BAW	701	$257,660	$395,000	$390,000	151%	99%	$ 556.35	NO	NO	Duplex
2/26/2026	185	YACHT WATCH	2,254	$879,460	$1,199,000	$1,091,000	124%	91%	$ 484.03	NO	NO	
3/10/2026	258-B	BAW	1,200	$408,760	$449,000	$453,500	111%	101%	$ 377.92	NO	NO	Duplex
3/13/2026	139	SEAGULL	1,020	$564,110	$599,995	$599,995	106%	100%	$ 588.23	NO	NO	
3/26/2026	123	BAE	1,844	$768,180	$824,900	$810,000	105%	98%	$ 439.26	NO	NO	
3/31/2026	292-B	BAW	1,472	$428,430	$599,000	$599,000	140%	100%	$ 406.93	NO	NO	Duplex
5/15/2026	118	CLIPPERSHIP	1,607	$679,810	$815,000	$775,000	114%	95%	$ 482.27	NO	NO	
5/27/2026	144	CAROLINA	2,001	$962,050	$974,900	$950,000	99%	97%	$ 474.76	NO	NO	
5/28/2026	111	BLOCKADE RUNNER	2,048	$950,460	$1,125,000	$1,125,000	118%	100%	$ 549.32	NO	NO	
6/11/2026	112	WINDJAMMER	1,382	$559,720	$775,000	$725,000	130%	94%	$ 524.60	NO	NO	
6/29/2026	120	CONCH	2,100	$743,410	$974,999	$950,000	128%	97%	$ 452.38	NO	NO	
7/1/2026	161	BAE	2,216	$869,550	$875,000	$825,000	95%	94%	$ 372.29	NO	NO	
7/2/2026	865	HERON LANDING	1,630	$685,600	$849,000	$840,000	123%	99%	$ 515.34	NO	NO	
7/16/2026	143	BAE	2,268	$836,140	$916,000	$885,000	106%	97%	$ 390.21	NO	NO	
7/28/2026	121	FERRY	2,308	$1,000,910	$1,089,000	$1,012,000	101%	93%	$ 438.47	NO	NO	
7/31/2026	109	FRIGATE	1,300	$566,250	$848,000	$795,000	140%	94%	$ 611.54	NO	NO	
8/14/2026	142-A	BAE	863	$282,610	$410,000	$385,000	136%	94%	$ 446.12	NO	NO	Duplex
9/3/2026	214	BAW	2,070	$908,620	$1,125,000	$1,075,000	118%	96%	$ 519.32	NO	NO	
DUNE - AVERAGE			1,673	$675,209	$811,247	$780,816	116%	96%	$ 466.61			
AVERAGE			1,921	$868,772	$1,226,634	$1,172,772						
TOTAL				$4,374,031	$6,170,684	$5,831,614	133%	95%				

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