

From: Bernadette Caswell <BernadetteCaswell@michaelsaunders.com> To: Jim Freedman <jfreedma@bu.edu>, Scott Huebner <scott.huebner@universityparkrd.com>

Date: 05/15/2026 9:00 AM EDT

Subject: Lakewood Ranch Market Analysis 2018-2025 and a brief summary of UPCC vs. LWR

Hi Jim and Scott;

The attached MLS Statistics I pulled on the years 2018 through end of 2025 for zip code: 34202 Lakewood Ranch area. Single family homes only. In my opinion, the new construction of luxury homes and all price range in Lakewood Ranch vs. UPCC makes it challenging to arrive at a helpful conclusion if what you seek is “how UPCC stacks up against LWR”. It’s not comparing apples to apples, but I hope the information is insightful.

As stated in the footer of these summaries, this data is gathered by me through Stellar MLS and narrated with the assistance of ChatGPT and organized in a way that I thought would be helpful.

Happy to be a resource, follow up with any questions.



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From: Bernadette Caswell

Sent: Friday, May 8, 2026 10:27 AM

To: Jim Freedman <jfreedma@bu.edu>

Subject: UPCC analysis 2018-2025

Hi Jim;

Attached is UPCC MLS data on SOLD properties the years 2018 through end of 2025. The Market Stat Analysis summarizes those years.

The UPCC Market Summary narrative puts it all together in an easy-to-read format, created with the assistance of AI.

I understand you would like a similar report on Lakewood Ranch and the Meadows. I believe a report on all Sarasota/Manatee County and how UPCC compares to the overall market might be more helpful? I will do my best to provide both.

Bernadette

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