

2014 Center Coconut Grove Real Estate Sales

MLS#	PROP TYPE	REO	SSL	SUBDIVISION BUILDING	LIST PRICE	SQ/FT	LP\$/SqFt	ADDRESS	BEDS	BATHS	1/2 BATHS	BUILT	DAYS ON MARKET	SALES PRICE	SP\$/SqFt	CLOSING DATE
A1884986	RE2	N	N	The Mutiny	\$ 235,000	680	\$ 345.59	2951 S BAYSHORE DR # 1112	1	1	0	1998	9	\$ 235,000	\$ 345.59	1/3/2014
A1866854	RE2	N	N	PROVENCE	\$ 365,000	850	\$ 429.41	3059 CENTER ST # 13	2	1	1	1998	38	\$ 350,000	\$ 411.77	1/6/2014
A1655787	RE2	N	N	RITZ CARLTON	\$ 849,000	2,028	\$ 418.64	3350 SW 27 AV # 1406	2	2	1	2002	533	\$ 849,000	\$ 418.64	1/8/2014
A1865679	RE2	N	N	2845 Coconut Condominium	\$ 348,000	1,100	\$ 316.36	2845 COCONUT AV # 2	2	2	0	2013	48	\$ 348,000	\$ 316.36	1/9/2014
A1794547	RE2	N	N	Ritz Carlton	\$ 1,900,000	2,859	\$ 664.57	3400 SW 27 AV # 2101	3	3	0	2001	137	\$ 1,700,000	\$ 594.61	1/10/2014
A1808777	RE2	N	N	Mutiny Park	\$ 325,000	767	\$ 423.73	2889 MCFARLANE RD # 1405	1	2	0	2001	175	\$ 313,500	\$ 408.74	1/13/2014
A1857930	RE2	N	N	VIRGINIA OAKS	\$ 195,000	616	\$ 316.56	3304 VIRGINIA ST # 4-A	1	1	0	1970	62	\$ 190,000	\$ 308.44	1/15/2014
A1848794	RE2	N	N	TRACY CONDOS	\$ 259,000	965	\$ 268.39	3000 BIRD AV # #7	2	1	1	1971	82	\$ 250,000	\$ 259.07	1/16/2014
A1864087	RE1	N	N	HARDIES	\$ 445,000	1,015	\$ 438.42	3085 MARY ST	2	2	0	1934	60	\$ 383,000	\$ 377.34	1/21/2014
A1877531	RE2	N	N	Day Avenue Condo	\$ 499,000	1,710	\$ 291.81	3054 DAY AV # 2	3	2	1	1979	11	\$ 472,850	\$ 276.52	1/22/2014
A1813468	RE2	N	N	THE ORANGE GROVE CONDO	\$ 515,000	1,845	\$ 279.13	3172 VIRGINIA ST # 9	3	2	1	1992	147	\$ 485,000	\$ 262.87	1/23/2014
A1838479	RE2	N	N	Villaggio in the Grove	\$ 570,000	2,375	\$ 240.00	2821 COCONUT AV # 2821	3	3	1	2005	75	\$ 525,000	\$ 221.05	1/24/2014
A1868487	RE2	N	N	PROVENCE VILLAGE	\$ 365,000	850	\$ 429.41	3063 CENTER ST # 15	2	1	1	1998	62	\$ 355,000	\$ 417.65	1/24/2014
A1873672	RE2	N	N	Mutiny Park condo/sonesta	\$ 330,000	747	\$ 441.77	2889 MCFARLANE RD # 908	1	2	0	2001	11	\$ 310,000	\$ 414.99	1/28/2014
A1818237	RE2	N	N	Sonesta Mutiny Park Condo	\$ 195,000	365	\$ 534.25	2889 MCFARLANE RD # 1115	0	1	0	2001	190	\$ 185,000	\$ 506.85	1/29/2014
A1854844	RE2	N	N	Seaside Boys Condo	\$ 438,000	1,444	\$ 303.32	3115 MATILDA ST # B	2	2	1	1978	31	\$ 405,000	\$ 280.47	1/29/2014
A1865431	RE2	N	N	THE MONARCH GROVE CONDO	\$ 350,000	1,280	\$ 273.44	2977 MCFARLANE RD # 10	2	1	1	1990	90	\$ 305,000	\$ 238.28	1/31/2014
A1818851	RE2	N	Y	Mission Place	\$ 175,000	745	\$ 234.90	3108 BIRD AV # 3108	1	1	0	1982	72	\$ 175,000	\$ 234.90	1/31/2014
A1858375	RE2	N	N	The Mutiny	\$ 179,000	690	\$ 259.42	2951 S BAYSHORE DR # 410	1	1	0	1998	80	\$ 170,000	\$ 246.38	2/3/2014
A1813419	RE1	N	N	BISC CAMP	\$ 2,450,000	3,444	\$ 711.38	3506 MAIN LODGE DR	3	4	0	1987	180	\$ 2,200,000	\$ 638.79	2/4/2014
A1853708	RE2	N	N	2845 Cocunut Condominium	\$ 348,000	1,100	\$ 316.36	2845 COCONUT AV # 3	2	2	0	2013	27	\$ 348,000	\$ 316.36	2/4/2014
A1851296	RE2	N	N	Mutiny Park Condo	\$ 350,000	693	\$ 505.05	2889 MCFARLANE RD # 1414	1	1	0	2001	81	\$ 350,000	\$ 505.05	2/5/2014
A1831391	RE2	N	N	VILLAGIO IN THE GROVE	\$ 559,000	2,476	\$ 225.77	2825 COCONUT AV # 2825	3	3	1	2005	72	\$ 535,000	\$ 216.07	2/5/2014
A1877171	RE2	N	N	PROVENCE VILLAGE	\$ 369,000	850	\$ 434.12	3039 CENTER ST # 3	2	1	1	1998	9	\$ 355,000	\$ 417.65	2/6/2014
A1846371	RE2	N	N	Mayfair Hotel and Spa	\$ 74,999	390	\$ 192.31	3000 FLORIDA AVE AV # 404	0	1	0	1982	134	\$ 15,000	\$ 38.46	2/7/2014
A1832792	RE2	N	N	3137-3139 CONDO	\$ 569,000	2,162	\$ 263.18	3139 SW 32 AV # 3139	3	2	1	2005	116	\$ 545,000	\$ 252.08	2/7/2014
A1821966	RE2	Y	N	GROVES EDGE	\$ 118,500	554	\$ 213.90	2920 SW 28 TE # 206	1	1	0	1972	106	\$ 110,000	\$ 198.56	2/7/2014
A1852708	RE2	N	N		\$ 520,000	1,970	\$ 263.96	3161 DAY AV # 0	3	3	2	1972	102	\$ 505,000	\$ 256.35	2/7/2014
A1820929	RE2	N	N	COCO GROV VILLAS CONDO UNI	\$ 385,000	1,580	\$ 243.67	3080 BIRD AV # 5	2	2	1	1998	141	\$ 365,000	\$ 231.01	2/10/2014
A1832377	RE2	N	N	Oak Villas	\$ 365,000	1,171	\$ 311.70	3095 OAK AV # 3095	2	2	0	1977	140	\$ 320,100	\$ 273.36	2/14/2014

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A1854346	RE2	N	N	TIGERS TEN CONDO	\$ 275,000	1,033	\$ 266.22	2987 BIRD AV # 2	2	1	1	1978	67	\$ 270,000	\$ 261.38	2/14/2014
A1812588	RE2	Y	N	Grove's Edge	\$ 189,900	784	\$ 242.22	2920 SW 28 TE # 305	2	2	0	1972	21	\$ 182,000	\$ 232.14	2/18/2014
A1873486	RE2	N	N	Grove Towers Condo	\$ 599,000	1,682	\$ 356.12	2843 S BAYSHORE DR # 3F	3	3	0	1982	57	\$ 520,000	\$ 309.16	2/19/2014
A1882963	RE2	Y	N	Bird Grove	\$ 115,000	692	\$ 166.19	2734 BIRD AV # 301	1	1	0	2000	1	\$ 116,257	\$ 168.00	2/20/2014
A1818688	RE1	N	N	BISC CAMP	\$ 1,200,000	1,528	\$ 785.34	3130 MUNROE DR	1	2	0	1920	140	\$ 1,050,000	\$ 687.17	2/21/2014
A1870161	RE2	N	N	None	\$ 449,000	1,320	\$ 340.15	2942 SHIPPING AV # 2942	2	2	1	1978	56	\$ 410,000	\$ 310.61	2/21/2014
A1866399	RE2	N	N	The Mutiny	\$ 230,000	720	\$ 319.44	2951 S BAYSHORE DR # 713	1	1	0	1998	63	\$ 220,000	\$ 305.56	2/24/2014
A1883506	RE2	N	N	Mutiny Park Condo	\$ 550,000	963	\$ 571.13	2889 MCFARLANE RD # 2017	2	2	1	2001	47	\$ 515,000	\$ 534.79	2/27/2014
A1874754	RE2	N	N	Grove Haus Condo	\$ 219,900	730	\$ 301.23	2756 DAY AV # 103	2	2	0	1994	7	\$ 205,000	\$ 280.82	2/27/2014
A1828872	RE2	N	N	Villas at Matilda	\$ 499,999	1,480	\$ 337.84	3101 MATILDA ST # 3101	2	2	1	2005	124	\$ 480,000	\$ 324.32	2/28/2014
A1852799	RE2	N	N	COURTYARDS OF THE GROVE	\$ 165,000	692	\$ 238.44	3240 MARY ST # S208	2	1	0	1966	103	\$ 155,000	\$ 223.99	2/28/2014
A1897119	RE2	N	N	French Village in Grove	\$ 598,000	1,710	\$ 349.71	2983 JACKSON AV # 8	3	2	1	1995	5	\$ 580,000	\$ 339.18	3/3/2014
A1847615	RE2	N	N	Virginia Orange Condo	\$ 499,000	1,290	\$ 386.82	3015 ORANGE ST # 3144	2	1	1	1990	133	\$ 455,000	\$ 352.71	3/5/2014
A1897631	RE2	N	N	Ruth St. Condo Assn	\$ 699,000	2,075	\$ 336.87	2993 RUTH ST # 2995	3	2	1	2014	1	\$ 650,000	\$ 313.25	3/5/2014
A1851085	RE2	N	N	GRACE IN THE GROVE	\$ 719,000	2,900	\$ 247.93	3120 VIRGINIA ST # 3120	3	2	1	2001	154	\$ 710,000	\$ 244.83	3/6/2014
A1832004	RE2	Y	N	COURTYARDS OF THE GROVE	\$ 164,900	692	\$ 238.30	3242 MARY ST # S117	2	1	0	1966	153	\$ 155,000	\$ 223.99	3/7/2014
A1911518	RE2	N	N	Mutiny Park Condo	\$ 299,000	756	\$ 395.50	2889 MCFARLANE RD # 2006	1	2	0	2001	7	\$ 265,000	\$ 350.53	3/10/2014
R10006127	RE2	N	N		\$ 369,000			3047 Center St # 7	2			1998	1	\$ 355,000		3/11/2014
A1904566	RE2	N	N	Parisian Village	\$ 619,000	1,670	\$ 370.66	2927 JACKSON AV # 5	3	2	1	1997	9	\$ 625,000	\$ 374.25	3/14/2014
A1840593	RE2	N	Y	SILVER BROS VILLAS	\$ 599,000	2,318	\$ 258.41	3044 ORANGE ST # 0	3	2	1	2002	161	\$ 595,925	\$ 257.09	3/18/2014
A1888978	RE2	N	N	Jackson Peacocks	\$ 329,900	1,224	\$ 269.53	3174 BIRD AV # 7	2	1	1	1979	34	\$ 315,000	\$ 257.35	3/20/2014
A1838405	RE2	N	N	The Ritz Tower Residences	\$ 835,000	1,666	\$ 501.20	3400 SW 27 AV # 1207	2	2	1	2001	172	\$ 795,000	\$ 477.19	3/24/2014
A1825224	RE2	N	Y	GROVE TOWERS	\$ 499,000	1,200	\$ 415.83	2843 S BAYSHORE DR # 11E	2	2	0	1982	189	\$ 470,000	\$ 391.67	3/25/2014
A1850768	RE2	N	N	GIFFORD GROVE CONDO	\$ 668,000	2,237	\$ 298.61	3150 GIFFORD LN # 3150	3	2	1	2007	137	\$ 655,000	\$ 292.80	3/25/2014
A1895689	RE2	N	N	Coconut Key Condo	\$ 568,200	2,220	\$ 255.95	3064 ORANGE ST # 3064	2	3	0	1998	41	\$ 543,000	\$ 244.60	3/25/2014
A1916633	RE2	N	N	Virginia Pointe Condo	\$ 165,000	664	\$ 248.49	3245 VIRGINIA ST # 49	2	1	0	1966	0	\$ 161,000	\$ 242.47	3/25/2014
A1756222	RE2	N	N	RITZ CARLTON	\$ 699,000	1,540	\$ 453.90	3400 SW 27 AV # 1605	2	2	1	2001	348	\$ 670,000	\$ 435.07	3/26/2014
A1818903	RE2	Y	N	GEMINI VII	\$ 249,900	1,096	\$ 228.01	3168 BIRD AV # 4	2	1	1	1979	198	\$ 245,500	\$ 224.00	3/26/2014
A1900616	RE1	N	N	BISC CAMP	\$ 1,895,000	2,290	\$ 827.51	3503 WILDWOOD CR	4	3	0	1953	27	\$ 1,820,000	\$ 794.76	3/28/2014
A1805102	RE2	N	N	Ritz-Carlton	\$ 485,000	1,057	\$ 458.85	3400 SW 27 AV # 303	1	1	1	2001	221	\$ 465,000	\$ 439.92	3/31/2014
A1859478	RE2	N	N	Yacht Harbour	\$ 595,000	1,582	\$ 376.11	2901 S BAYSHORE DR # 12E	2	2	0	1975	123	\$ 575,000	\$ 363.46	3/31/2014

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A1873340	RE2	N	N	Oyster Grove Condo	\$ 620,000	2,360	\$ 262.71	3030 MATILDA ST # 3030	3	2	1	2008	82	\$ 610,000	\$ 258.48	4/1/2014
A1884896	RE2	Y	N	Grove Square	\$ 274,900	810	\$ 339.38	2801 FLORIDA AV # 410	2	1	1	1987	12	\$ 275,000	\$ 339.51	4/1/2014
A1906740	RE2	N	N	SHIPPING STREET CONDO	\$ 724,000	3,200	\$ 226.25	3111 MARY ST # 3111	3	2	1	2003	5	\$ 730,000	\$ 228.13	4/1/2014
A1908039	RE2	N	N	Lincoln Manor	\$ 525,000	1,668	\$ 314.75	2928 JACKSON AV # 0	2	2	0	1977	46	\$ 475,000	\$ 284.77	4/4/2014
A1915449	RE2	N	N	GROVE HAUS CONDO	\$ 220,000	730	\$ 301.37	2756 DAY AV # 303	2	2	0	1994	36	\$ 215,000	\$ 294.52	4/7/2014
A1879038	RE2	Y	N	Grove Square Condo	\$ 144,900	400	\$ 362.25	2801 FLORIDA AV # 401	0	1	0	1987	101	\$ 127,000	\$ 317.50	4/8/2014
A1799858	RE2	N	N	SONESTA	\$ 239,500	397	\$ 603.28	2889 MCFARLANE RD # 1907	0	1	0	2001	294	\$ 205,000	\$ 516.37	4/11/2014
A1898854	RE2	N	N	GIFFORD PLACE	\$ 629,000	2,158	\$ 291.47	3143 SHIPPING AV # G	3	2	1	2006	42	\$ 610,000	\$ 282.67	4/11/2014
A1894159	RE2	N	N	The Mutiny Hotel	\$ 525,000	890	\$ 589.89	2951 S BAYSHORE DR # PH-8	1	2	0	1998	33	\$ 485,000	\$ 544.94	4/11/2014
A1901461	RE2	N	N	Peppertree	\$ 399,000	1,275	\$ 312.94	2970 DAY AV # 3201	2	2	1	1978	32	\$ 399,000	\$ 312.94	4/11/2014
A1909330	RE2	N	N	VIRGINIA STEET CONDO	\$ 615,000	2,170	\$ 283.41	2926 VIRGINIA ST # 2926	3	2	1	2001	14	\$ 615,000	\$ 283.41	4/11/2014
A1909208	RE2	N	N	Virginia Pointe Condo	\$ 165,000	664	\$ 248.49	3245 VIRGINIA ST # 3	2	1	0	1966	13	\$ 160,000	\$ 240.96	4/14/2014
A1865460	RE2	N	N	French Village In Grove	\$ 369,000	1,160	\$ 318.10	3021 VIRGINIA ST # 11	2	2	1	1995	61	\$ 363,000	\$ 312.93	4/15/2014
A1888906	RE1	N	Y	BISCAYNE REALTY COS SUB O	\$ 180,000	1,045	\$ 172.25	3167 GIFFORD LN	2	1	0	1950	7	\$ 400,000	\$ 382.78	4/15/2014
R10021540	RE2	N	N		\$ 200,000			2715 Tigertail Av # 108	0			1974	1	\$ 180,000		4/16/2014
A1890915	RE2	N	N	Mutiny park/ Sonesta	\$ 549,990	1,188	\$ 462.96	2889 MCFARLANE RD # 1608-9	2	3	0	2001	22	\$ 510,000	\$ 429.29	4/16/2014
A1894347	RE2	N	N	Virginia Oaks	\$ 199,900	616	\$ 324.51	3304 VIRGINIA ST # 3-A	1	1	0	1970	62	\$ 184,500	\$ 299.51	4/17/2014
A1903407	RE2	N	N	CONDO	\$ 253,000	740	\$ 341.89	2951 S BAYSHORE DR # 503	1	1	0	1998	34	\$ 253,000	\$ 341.89	4/17/2014
A1895004	RE2	N	N	Lemontree	\$ 439,900	1,680	\$ 261.85	3244 VIRGINIA ST # 3244	3	3	0	1970	51	\$ 407,500	\$ 242.56	4/21/2014
A1907666	RE2	N	N	THE MUTINY CONDO	\$ 185,000	560	\$ 330.36	2951 S BAYSHORE DR # 915	1	1	0	1998	34	\$ 170,000	\$ 303.57	4/21/2014
A1776069	RE2	N	N	RITZ CARLTON	\$ 1,329,000	2,235	\$ 594.63	3350 SW 27 AV # 1401	3	3	1	2002	344	\$ 1,250,000	\$ 559.28	4/22/2014
A1922150	RE2	N	N	Veranda In The Grove	\$ 699,990	2,100	\$ 333.33	3193 MARY ST # 3193	3	2	1	2004	14	\$ 699,900	\$ 333.29	4/24/2014
A1916622	RE2	Y	N	Bird Grove	\$ 100,000	467	\$ 214.13	2734 BIRD AV # 109	1	1	0	2000	1	\$ 102,500	\$ 219.49	4/24/2014
A1786078	RE2	N	Y	GROVE HAUS	\$ 179,000	730	\$ 245.21	2756 DAY AV # 104	1	2	0	1994	309	\$ 167,500	\$ 229.45	4/28/2014
A1918067	RE2	N	N	Gemini	\$ 445,000	1,393	\$ 319.45	2920 SHIPPING AV # 0	2	2	1	1976	7	\$ 425,000	\$ 305.10	4/28/2014
A1926950	RE2	N	N	MUTINY PARK CONDO/SONESTA	\$ 239,000	365	\$ 654.80	2889 MCFARLANE RD # 1616	0	1	0	2001	4	\$ 215,000	\$ 589.04	4/28/2014
A1917488	RE2	N	N	Grove Towers Condo	\$ 569,000	1,375	\$ 413.82	2843 S BAYSHORE DR # 11B	2	2	0	1982	2	\$ 565,000	\$ 410.91	4/28/2014
A1890477	RE2	N	N	Ruth St. Condo Assn	\$ 699,000	2,075	\$ 336.87	2993 RUTH ST # 2993	3	2	1	2014	59	\$ 655,000	\$ 315.66	4/29/2014
A1889299	RE2	N	N	lofts at mayfair	\$ 349,000	790	\$ 441.77	3339 VIRGINIA ST # 102	1	1	1	2007	41	\$ 349,000	\$ 441.77	4/30/2014

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A1912595	RE2	N	N	COCONUT GROVE	\$ 649,000	2,500	\$ 259.60	3182 OAK AV # 3182	4	4	0	2006	8	\$ 649,000	\$ 259.60	4/30/2014
A1880239	RE2	N	N	LOFTS AT MAYFAIR	\$ 455,000	1,097	\$ 414.77	3339 VIRGINIA ST # PH-2	2	2	0	2007	111	\$ 450,000	\$ 410.21	5/1/2014
A1877242	RE2	N	N	TIGERS TEN CONDO	\$ 260,000	1,033	\$ 251.69	2983 BIRD AV # 4	2	1	1	1978	108	\$ 252,000	\$ 243.95	5/5/2014
A1857281	RE2	N	N	Mutiny Park Condo	\$ 295,000	679	\$ 434.46	2889 MCFARLANE RD # 2012	1	1	1	2001	162	\$ 270,000	\$ 397.64	5/6/2014
A1917403	RE2	N	N	GROVELOFT CONDO	\$ 265,000	840	\$ 315.48	3062 BIRD AV # E-1	1	1	1	2006	53	\$ 257,500	\$ 306.55	5/7/2014
A1872935	RE2	N	N	Ritz Carlton	\$ 670,000	1,540	\$ 435.07	3400 SW 27 AV # 1505	2	2	0	2001	117	\$ 650,000	\$ 422.08	5/9/2014
A1748975	RE2	N	N	RITZ CARLTON	\$ 670,000	1,540	\$ 435.07	3400 SW 27 AV # 1105	2	2	1	2001	412	\$ 625,000	\$ 405.84	5/12/2014
A1900970	RE2	N	N	3157-59 CENTER STREET	\$ 679,000	2,330	\$ 291.42	3157 CENTER ST # 3157	3	2	1	2004	66	\$ 655,000	\$ 281.12	5/14/2014
A1942043	RE2	N	N	MUTINY PARK CONDO/SONESTA	\$ 225,000	365	\$ 616.44	2889 MCFARLANE RD # 2116	0	1	0	2001	1	\$ 215,000	\$ 589.04	5/15/2014
A1913816	RE2	N	N	Chas M Mundys	\$ 299,900	1,132	\$ 264.93	2984 MARY ST # 2984	2	2	0	1976	12	\$ 290,000	\$ 256.18	5/16/2014
A1839536	RE2	N	N	TRACY CONDO	\$ 274,000	965	\$ 283.94	3000 BIRD AV # 1-D	2	1	1	1971	194	\$ 246,500	\$ 255.44	5/21/2014
A1918601	RE2	Y	N	COURTYARDS OF THE GROVE	\$ 164,900	692	\$ 238.30	3242 MARY ST # 5116	2	1	0	1966	15	\$ 182,000	\$ 263.01	5/21/2014
A1924616	RE2	Y	N	The Mutiny	\$ 164,500	650	\$ 253.08	2951 S BAYSHORE DR # 917	1	1	0	1998	21	\$ 170,005	\$ 261.55	5/22/2014
A1934751	RE2	N	N	CHATEAU GROVE CONDO	\$ 225,000	671	\$ 335.32	3265 VIRGINIA ST # 2	1	1	1	1963	7	\$ 210,000	\$ 312.97	5/22/2014
A1934501	RE2	N	N	COURTYARDS OF THE GROVE	\$ 169,000	692	\$ 244.22	3240 MARY ST # 5204	2	1	0	1966	5	\$ 162,000	\$ 234.10	5/22/2014
A1814752	RE2	N	Y	GROVE TOWERS CONDO	\$ 350,000	1,460	\$ 239.73	2843 S BAYSHORE DR # 3D	2	2	0	1982	44	\$ 415,000	\$ 284.25	5/27/2014
A1923949	RE2	N	N	Shipping Ave Villas	\$ 689,000	2,354	\$ 292.69	3070 SHIPPING AV # 3070	3	2	1	2007	5	\$ 665,000	\$ 282.50	5/27/2014
A1925435	RE2	N	N	3250 Matilda St Condo	\$ 535,000	1,720	\$ 311.05	3250 MATILDA ST # A	3	2	1	1994	0	\$ 535,000	\$ 311.05	5/28/2014
A1705154	RE2	N	N	Ritz Carlton	\$ 410,000	959	\$ 427.53	3350 SW 27 AV # 1105	1	1	1	2002	552	\$ 405,000	\$ 422.32	5/30/2014
A1887209	RE2	N	N	Habitat III	\$ 435,000	1,373	\$ 316.82	2935 CENTER ST # 3245 VIRGINIA ST # 24	2	2	1	1979	121	\$ 420,000	\$ 305.90	6/2/2014
A1749027	RE2	N	Y	Virginia Pointe Condo	\$ 99,000	664	\$ 149.10	3053 ORANGE ST # 0	2	1	0	1966	6	\$ 154,000	\$ 231.93	6/2/2014
A1930743	RE2	N	N	Orange Parc Condo	\$ 614,999	2,140	\$ 287.38	3400 SW 27 AV # 1103	3	2	1	2001	5	\$ 617,000	\$ 288.32	6/6/2014
A1926282	RE2	N	N	THE TOWER RESIDENCES	\$ 825,000	1,530	\$ 539.22	3062 MATILDA ST # 2	2	2	0	2001	23	\$ 825,000	\$ 539.22	6/9/2014
A1903652	RE2	N	N	Garden View Condo	\$ 550,000	1,830	\$ 300.55	2920 SW 28 TE # 506	3	2	1	1999	4	\$ 545,000	\$ 297.81	6/11/2014
A1926136	RE2	Y	N	GROVES EDGE CONDO	\$ 132,900	554	\$ 239.89	3102 BIRD AV # 3102	1	1	0	1972	39	\$ 135,000	\$ 243.68	6/13/2014
A1941564	RE2	N	N	Mission Place at Grove	\$ 300,000	1,141	\$ 262.93		2	1	1	1982	8	\$ 285,000	\$ 249.78	6/13/2014
A1947139	RE2	N	N	Allamanda Gardens	\$ 655,000	2,060	\$ 317.96	3263 ALLAMANDA ST # 3263	3	2	1	1994	6	\$ 632,500	\$ 307.04	6/13/2014
A1946582	RE2	N	N	LAMB COURT CONDO	\$ 849,950	2,318	\$ 366.67	3187 LAMB CT # 0	3	2	1	2005	40	\$ 775,000	\$ 334.34	6/16/2014
A1621114	RE2	N	N	The Mutiny	\$ 185,000	680	\$ 272.06	2951 S BAYSHORE DR # 312	1	1	0	1998	739	\$ 185,000	\$ 272.06	6/19/2014
A1927352	RE2	Y	N	Virginia Street Condo	\$ 569,900	2,020	\$ 282.13	2922 VIRGINIA ST # 2922	3	2	1	2001	43	\$ 550,000	\$ 272.28	6/19/2014

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A1868604	RE2	N	N	Sonesta	\$ 699,000	1,098	\$ 636.61	2889 MCFARLANE RD # 1901	2	2	1	2001	181	\$ 590,000	\$ 537.34	6/23/2014
A1888051	RE2	N	N	Villas on Bridgeport	\$ 399,000	2,200	\$ 181.36	2972 BRIDGEPORT AV # 1	3	2	0	1983	109	\$ 344,000	\$ 156.36	6/24/2014
A1888017	RE2	N	N	Villas at Bridgeport Av	\$ 299,000	1,750	\$ 170.86	2974 BRIDGEPORT AV # 2	3	2	0	1983	109	\$ 281,000	\$ 160.57	6/24/2014
A1901292	RE2	N	Y	Gemini VII	\$ 180,000	1,096	\$ 164.23	3164 BIRD AV # 2	2	1	1	1979	12	\$ 202,000	\$ 184.31	6/25/2014
A1959276	RE2	N	N	MUTINY PARK CONDO SONESTA	\$ 650,000	1,342	\$ 484.35	2889 MCFARLANE RD # 916	3	3	1	2001	15	\$ 550,000	\$ 409.84	6/26/2014
A1951730	RE2	N	N	MISTY GROVE CONDO	\$ 699,000	2,590	\$ 269.88	2843 DAY AV # 2843	3	2	1	2000	17	\$ 695,000	\$ 268.34	6/30/2014
A1945320	RE2	N	N	Bridgeport	\$ 389,900	1,047	\$ 372.40	2945 BRIDGEPORT AV # C	2	2	1	1988	8	\$ 386,660	\$ 369.30	7/2/2014
A1900683	RE2	N	N	The Mutiny	\$ 330,000	980	\$ 336.74	2951 S BAYSHORE DR # 508	1	2	0	1998	139	\$ 300,000	\$ 306.12	7/3/2014
A1955061	RE2	N	N	grove edge	\$ 120,000	542	\$ 221.40	2920 SW 28 TE # 402	1	1	0	1972	4	\$ 120,000	\$ 221.40	7/3/2014
F1290093	RE2	N	N	The Mutiny Hotel	\$ 274,990	-		2951 S Bayshore Dr # 1007	1	1	0	1998	35	\$ 254,000		7/11/2014
A1939168	RE2	Y	N	COURTYARDS OF THE GROVE	\$ 207,900	879	\$ 236.52	2930 DAY AV # N306	2	2	0	1966	18	\$ 250,000	\$ 284.41	7/11/2014
A1945786	RE2	N	N	Grove Square Condo	\$ 212,500	668	\$ 318.11	2801 FLORIDA AV # 210	1	1	1	1987	70	\$ 195,000	\$ 291.92	7/14/2014
A1944349	RE2	N	N	FLORIDA AVENUE VILLAS	\$ 769,000	2,440	\$ 315.16	3177 FLORIDA AV # 3177	3	2	1	2011	14	\$ 769,000	\$ 315.16	7/15/2014
A1629324	RE2	N	N	RITZ CARLTON	\$ 425,000	959	\$ 443.17	3350 SW 27 AV # 1205	1	1	1	2002	781	\$ 410,000	\$ 427.53	7/16/2014
A1871416	RE2	N	N	TIGERS PAW	\$ 279,000	1,020	\$ 273.53	2768 DAY AV # 2	2	1	1	1976	228	\$ 273,500	\$ 268.14	7/17/2014
A1930892	RE2	N	N	VILLAGGIO IN THE GROVE	\$ 449,700	1,875	\$ 239.84	2767 COCONUT AV # 2767	2	2	1	2005	84	\$ 434,000	\$ 231.47	7/18/2014
A1932858	RE2	N	N	Grove Townhouses at Bird	\$ 410,000	1,243	\$ 329.85	3056 BIRD AV # A	2	2	0	2005	55	\$ 400,000	\$ 321.80	7/21/2014
A1954877	RE2	N	N	Jackson Peacocks	\$ 769,000	2,420	\$ 317.77	3045 MATILDA ST # 3045	3	3	1	2013	6	\$ 760,000	\$ 314.05	7/21/2014
A1885775	RE2	N	N	French Village Condo	\$ 285,000	840	\$ 339.29	2974 BIRD AV # 17	2	1	1	1996	199	\$ 262,500	\$ 312.50	7/22/2014
A1937127	RE2	N	N	Virginia Pointe	\$ 155,000	514	\$ 301.56	3245 VIRGINIA ST # 39	1	1	0	1966	63	\$ 140,000	\$ 272.37	7/23/2014
A1948719	RE2	N	N	BIRD GROVE CONDO	\$ 154,900	629	\$ 246.26	2734 BIRD AV # 214	1	1	0	2000	23	\$ 149,500	\$ 237.68	7/23/2014
A1931042	RE2	N	N	BIRD GROVE CONDO	\$ 147,500	692	\$ 213.15	2734 BIRD AV # 311	1	1	0	2000	77	\$ 145,000	\$ 209.54	7/24/2014
A1967546	RE2	N	N	Med Grove Condo	\$ 699,000	2,250	\$ 310.67	3280 MATILDA ST # 2	3	2	1	1998	7	\$ 690,000	\$ 306.67	7/24/2014
A1964981	RE2	N	N	RITZ-CARLTON	\$ 825,000	2,028	\$ 406.81	3350 SW 27 AV # 1504	2	2	1	2002	0	\$ 807,000	\$ 397.93	7/24/2014
A1893373	RE2	Y	N	grove at shipping	\$ 522,500	2,110	\$ 247.63	3068 SHIPPING AV # 2	3	2	1	1999	43	\$ 472,500	\$ 223.93	7/27/2014
A1966637	RE2	N	N	Villaggio in the Grove	\$ 449,900	1,875	\$ 239.95	2765 COCONUT AV # 2765	2	2	1	2005	10	\$ 435,000	\$ 232.00	7/28/2014
A1947743	RE2	N	N	Jackson Peacocks	\$ 739,000	2,236	\$ 330.50	3131 JACKSON AV # 3131	3	2	1	2007	66	\$ 688,750	\$ 308.03	7/29/2014
A1953324	RE2	N	N	Tree Top Town Homes	\$ 400,000	1,248	\$ 320.51	3048 SW 27 AV # 11	2	1	1	1980	28	\$ 380,000	\$ 304.49	7/31/2014
A1944401	RE2	N	N	FLORIDA AVENUE VILLAS	\$ 769,000	2,440	\$ 315.16	3175 FLORIDA AV # 3175	3	3	1	2011	11	\$ 769,000	\$ 315.16	7/31/2014

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F1294636	RE2	N	N	IPANEMA VILLAS CONDO	\$ 580,000	-		3272 Virginia St # A1	3	3	0	1993	17	\$ 545,000		8/1/2014
A1942017	RE2	N	N	French Village	\$ 619,500	1,650	\$ 375.46	3045 VIRGINIA ST # 3	3	2	1	1995	60	\$ 590,000	\$ 357.58	8/5/2014
A1904462	RE2	N	N	Provence Village	\$ 335,000	850	\$ 394.12	3049 CENTER ST # 8	2	1	1	1998	91	\$ 320,000	\$ 376.47	8/8/2014
A1905537	RE2	N	N	GROVE GATE	\$ 199,000	1,012	\$ 196.64	3176 SW 27 AV # 5	2	1	1	1972	120	\$ 189,000	\$ 186.76	8/11/2014
A1909623	RE2	N	N	Mutiny Park Condo	\$ 535,000	963	\$ 555.56	2889 MCFARLANE RD # 1018	2	2	1	2001	132	\$ 510,000	\$ 529.60	8/14/2014
A1945694	RE2	N	N	Ritz Carlton	\$ 765,000	1,540	\$ 496.75	3400 SW 27 AV # 1406	2	2	0	2001	86	\$ 745,000	\$ 483.77	8/15/2014
A1968381	RE2	Y	N	PROJECT GEMINI	\$ 415,100	1,267	\$ 327.62	2910 SHIPPING AV # 0	2	2	1	1976	38	\$ 395,000	\$ 311.76	8/15/2014
A1964557	RE2	N	N	RITZ - CARLTON	\$ 499,000	896	\$ 556.92	3350 SW 27 AV # 1603	1	1	1	2002	28	\$ 485,000	\$ 541.30	8/15/2014
A1922828	RE2	N	N	Grove Terrace Condo	\$ 269,000	977	\$ 275.33	3026 CENTER ST # 3026	2	2	1	1979	140	\$ 250,000	\$ 255.89	8/18/2014
A1909555	RE2	N	N	Arboretum in the Grove	\$ 560,000	1,898	\$ 295.05	3121 PAOLA DR # 16	3	2	1	1992	146	\$ 528,000	\$ 278.19	8/21/2014
A1976094	RE2	N	N	GROVELOFT CONDO	\$ 225,000	690	\$ 326.09	3062 BIRD AV # E-2	1	1	1	2006	8	\$ 227,000	\$ 328.99	8/22/2014
A1955030	RE2	N	N		\$ 599,000	2,162	\$ 277.06	3137 SW 32 AV # 3137	3	2	1	2005	58	\$ 600,000	\$ 277.52	8/27/2014
A1918684	RE2	N	N	30th Court Villas Condo	\$ 549,000	2,300	\$ 238.70	2921 SW 30 CT # A	3	2	1	2007	120	\$ 540,000	\$ 234.78	8/28/2014
A1958527	RE2	N	N	Tigertail Bay Condo	\$ 200,000	746	\$ 268.10	2715 TIGERTAIL AV # 106	1	1	0	1974	42	\$ 190,000	\$ 254.69	8/28/2014
A1980263	RE1	N	N	HIGHWAY PARK	\$ 525,000	1,075	\$ 488.37	2929 SW 30 CT	2	1	1	1939	7	\$ 510,000	\$ 474.42	8/28/2014
A1947143	RE2	N	N	THE TOWER RESIDENCES	\$ 839,000	1,530	\$ 548.37	3400 SW 27 AV # 601	2	2	1	2001	124	\$ 775,000	\$ 506.54	8/29/2014
A1963075	RE2	N	N		\$ 545,000	1,850	\$ 294.60	3263 GIFFORD LN # 3263	2	2	1	1996	13	\$ 502,000	\$ 271.35	8/29/2014
A1985005	RE2	N	N	ARBORETUM IN THE GROVE	\$ 580,000	1,700	\$ 341.18	3155 PEACHY ST # 4	3	2	1	1991	0	\$ 574,000	\$ 337.65	8/29/2014
A1942140	RE2	N	N	PONCIANA CONDO	\$ 775,000	2,684	\$ 288.75	3050 DAY AV # 3050	3	3	1	2014	69	\$ 758,000	\$ 282.41	9/2/2014
A1980168	RE2	N	N	RITZ-CARLTON	\$ 950,000	2,028	\$ 468.44	3350 SW 27 AV # 1404	2	2	0	2002	7	\$ 875,000	\$ 431.46	9/2/2014
A1936309	RE2	Y	N	GROVE EDGE CONDO	\$ 119,900	507	\$ 236.49	2920 SW 28 TE # 204	1	1	0	1972	74	\$ 115,100	\$ 227.02	9/5/2014
A1985295	RE2	Y	N	MAYFAIR HOUSE	\$ 54,500	409	\$ 133.25	3000 FLORIDA AV # 425	0	1	0	1982	21	\$ 50,000	\$ 122.25	9/5/2014
A1922244	RE2	N	N	RITZ-CARLTON	\$ 459,000	938	\$ 489.34	3350 SW 27 AV # 1706	1	1	1	2002	120	\$ 437,000	\$ 465.89	9/8/2014
A1964163	RE2	Y	N	JACKSON CONDO	\$ 407,000	1,724	\$ 236.08	3147 JACKSON AV # 0	2	2	0	1976	50	\$ 410,000	\$ 237.82	9/8/2014
A1963496	RE2	N	N	THE TOWERS RESIDENCES	\$ 735,000	1,581	\$ 464.90	3400 SW 27 AV # 1806	2	2	1	2001	28	\$ 725,000	\$ 458.57	9/8/2014
A1921461	RE2	N	N	PROVENCE VILLAGE	\$ 365,000	850	\$ 429.41	3045 CENTER ST # 6	2	1	1	1998	171	\$ 355,000	\$ 417.65	9/10/2014
A1960862	RE2	Y	N	Key West in the Grove I	\$ 588,800	2,114	\$ 278.52	2949 SHIPPING AV # 2949	3	2	1	2006	26	\$ 509,250	\$ 240.89	9/10/2014
A1954706	RE2	Y	N	EWAN PEACOCKCS SUB OF PEN	\$ 299,900	1,100	\$ 272.64	3130 JACKSON AV # 0	2	2	0	1982	70	\$ 270,000	\$ 245.46	9/11/2014
A1947045	RE2	N	N	Orange Grove Condo	\$ 475,000	1,845	\$ 257.45	3158 VIRGINIA ST # 2	3	2	1	1992	89	\$ 467,000	\$ 253.12	9/12/2014
A1970717	RE2	N	N	COCONUT COVE CONDO	\$ 196,000	641	\$ 305.77	2752 W TRADE AV # 2752D	1	1	0	1964	53	\$ 185,000	\$ 288.61	9/15/2014
A1989276	RE2	N	N	GROVE SQUARE CONDO	\$ 195,000	640	\$ 304.69	2801 FLORIDA AV # 428	1	1	0	1987	23	\$ 185,000	\$ 289.06	9/22/2014

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A2000258	RE2	N	Y	Allamanda Villas	\$ 579,000	2,130	\$ 271.83	3035 ALLAMANDA ST # 3035	3	2	1	2000	17	\$ 560,000	\$ 262.91	9/22/2014
A1888594	RE2	N	N	The Cloisters	\$ 1,825,000	5,090	\$ 358.55	3471 MAIN HY # 515	3	4	0	2004	270	\$ 1,425,000	\$ 279.96	9/23/2014
A1990943	RE2	Y	N	MISSION PLACE @ THE GROVE	\$ 176,500	706	\$ 250.00	3112 BIRD AV # 3112	1	1	0	1982	20	\$ 176,500	\$ 250.00	9/25/2014
A1962282	RE2	Y	N	MUTINY PARK CONDO	\$ 258,900	628	\$ 412.26	2889 MCFARLANE RD # 1613	1	1	1	2001	149	\$ 248,668	\$ 395.97	9/26/2014
A1849017	RE2	N	N	Cloisters	\$ 1,700,000	5,660	\$ 300.35	3471 MAIN HWY 1203 # 1239	4	4	1	2005	355	\$ 1,500,000	\$ 265.02	9/30/2014
A1945478	RE2	N	N	Lofts At Mayfair	\$ 340,000	790	\$ 430.38	3339 VIRGINIA ST # 133	1	1	1	2007	90	\$ 315,000	\$ 398.73	9/30/2014
A1990291	RE2	N	N	THE MUTINY CONDO	\$ 180,000	810	\$ 222.22	2951 S BAYSHORE DR # 314	1	1	0	1998	14	\$ 180,000	\$ 222.22	9/30/2014
A1997850	RE2	Y	N	Grove Squar Condo	\$ 217,900	798	\$ 273.06	2801 FLORIDA AV # 222	1	1	0	1987	9	\$ 218,000	\$ 273.18	9/30/2014
A1944516	RE2	N	N	MUTINY PARK/SONESTA	\$ 690,000	1,349	\$ 511.49	2889 MCFARLANE RD # 191715	3	3	1	2001	74	\$ 650,000	\$ 481.84	10/6/2014
A1981817	RE2	Y	N	GROVES EDGE CONDO	\$ 108,200	507	\$ 213.41	2920 SW 28 TE # 301	1	1	0	1972	15	\$ 108,000	\$ 213.02	10/6/2014
A2013762	RE2	N	N	RITZ-CARLTON	\$ 899,000	1,530	\$ 587.58	3400 SW 27 AV # 1001	2	2	1	2001	1	\$ 855,000	\$ 558.82	10/6/2014
A1996653	RE2	N	N	PEPPERTREE VILLAGE	\$ 399,000	1,275	\$ 312.94	2960 DAY AV # 3211	2	2	1	1978	7	\$ 399,000	\$ 312.94	10/7/2014
A1981476	RE2	Y	N	SEVEN IN THE GROVE CONDO	\$ 114,900	505	\$ 227.53	3172 SW 27 AV # 2	1	1	0	1965	29	\$ 111,000	\$ 219.80	10/10/2014
A1935153	RE2	N	N	MUTINY PARK/SONESTA	\$ 354,900	693	\$ 512.12	2889 MCFARLANE RD # 1914	1	1	1	2001	156	\$ 340,000	\$ 490.62	10/14/2014
A1971662	RE2	N	N	Maison Grove	\$ 439,999	1,380	\$ 318.84	3221 MARY ST # 9	2	2	1	1981	41	\$ 413,000	\$ 299.28	10/14/2014
A1952654	RE2	N	N	CLOISTERS ON THE BAY	\$ 1,699,000	5,090	\$ 333.79	3471 MAIN HY # 1137	3	4	0	2008	136	\$ 1,575,000	\$ 309.43	10/15/2014
A1978549	RE2	N	N		\$ 789,900	2,300	\$ 343.44	3071 ORANGE ST # 3071	3	3	0	2014	42	\$ 780,000	\$ 339.13	10/17/2014
A2001399	RE2	N	N	Day Avenue Condo	\$ 469,900	1,710	\$ 274.80	3054 DAY AV # 1	3	2	1	1979	21	\$ 446,200	\$ 260.94	10/21/2014
A2024058	RE2	N	N	3034 Orange St	\$ 789,000	2,440	\$ 323.36	3034 ORANGE ST # 3034	3	2	1	2011	126	\$ 755,000	\$ 309.43	10/22/2014
A1951277	RE2	N	N	RITZ CARLTON	\$ 745,000	1,530	\$ 486.93	3400 SW 27 AV # 401	2	2	1	2001	118	\$ 695,000	\$ 454.25	10/22/2014
A1965276	RE2	Y	N	VILLAGGIO IN THE GROVE	\$ 199,900	843	\$ 237.13	2740 SW 28 TE # 603	1	1	0	2006	57	\$ 190,000	\$ 225.39	10/24/2014
A2024505	RE2	N	N		\$ 769,900	2,300	\$ 334.74	3069 ORANGE ST # 3069	3	3	0	2014	0	\$ 760,000	\$ 330.44	10/24/2014
A1984848	RE2	N	N	Cloister on the Bay	\$ 1,799,000	5,660	\$ 317.85	3471 MAIN HY # 308	4	4	2	2005	58	\$ 1,650,000	\$ 291.52	10/27/2014
A1975222	RE2	N	N	MUTINY PARK/SONESTA	\$ 399,999	693	\$ 577.20	2889 MCFARLANE RD # 2014	1	1	1	2001	62	\$ 389,000	\$ 561.33	10/28/2014
A1988505	RE2	Y	N	GROVE SQUARE CONDO	\$ 198,900	691	\$ 287.84	2801 FLORIDA AV # 206	1	1	0	1987	33	\$ 105,000	\$ 151.95	10/28/2014
A1967768	RE2	N	N	Ritz Carlton	\$ 650,000	1,530	\$ 424.84	3400 SW 27 AV # 201	2	2	1	2001	39	\$ 630,000	\$ 411.77	10/30/2014
A1954205	RE2	N	N	GEMINI	\$ 285,000	1,032	\$ 276.16	3166 BIRD AV # 3	2	1	1	1979	126	\$ 280,000	\$ 271.32	11/1/2014
A1989368	RE2	N	N	MUTINY PARK CONDO	\$ 289,000	628	\$ 460.19	2889 MCFARLANE RD # 2113	1	1	1	2001	98	\$ 253,000	\$ 402.87	11/4/2014
A1998386	RE2	Y	N	Coconut Cove Condo	\$ 234,900	850	\$ 276.35	2750 W TRADE AV # 2750A	1	1	0	1964	71	\$ 225,000	\$ 264.71	11/4/2014

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A1942993	RE2	N	N	FRENCH VILLAGE GROVE	\$ 299,500	950	\$ 315.26	2972 BIRD AV # 16	2	1	1	1996	156	\$ 281,100	\$ 295.90	11/7/2014
A2003115	RE2	N	N	Gemini Seven	\$ 319,900	1,224	\$ 261.36	3186 BIRD AV # 13	2	1	1	1979	27	\$ 312,500	\$ 255.31	11/7/2014
A1999674	RE2	N	N	Coconut Grove Townhouse	\$ 450,000	1,330	\$ 338.35	3162 MARY ST # 3	2	2	0	1973	9	\$ 435,000	\$ 327.07	11/10/2014
A1941888	RE2	N	N	COCONUT AVENUE CONDO	\$ 375,000	1,050	\$ 357.14	2919 COCONUT AV # 4	2	2	1	2004	547	\$ 355,000	\$ 338.10	11/12/2014
A1949026	RE2	N	N	Apogee	\$ 465,000	1,405	\$ 330.96	3128 CENTER ST # 3	2	2	1	1976	92	\$ 430,000	\$ 306.05	11/13/2014
A1980311	RE2	N	N	3169 MARY STREET CONDO	\$ 650,000	2,160	\$ 300.93	3169 MARY ST # 2	3	2	1	1997	81	\$ 620,000	\$ 287.04	11/14/2014
A1996448	RE2	N	N	Maison Grove Condo	\$ 431,000	1,380	\$ 312.32	3223 MARY ST # 10	2	2	1	1981	46	\$ 405,000	\$ 293.48	11/18/2014
A1815955	RE2	N	N	RITZ EXECUTIVE RESIDENCES	\$ 950,000	2,028	\$ 468.44	3350 SW 27 AV # 1204	2	2	1	2002	454	\$ 950,000	\$ 468.44	11/21/2014
A2013176	RE2	N	N	Mary St	\$ 699,000	2,200	\$ 317.73	3049 MARY ST # A	3	2	1	1996	31	\$ 680,000	\$ 309.09	11/21/2014
A1833368	RE2	N	Y	Condo I	\$ 574,900	2,211	\$ 260.02	2927 DAY AV # 1	3	2	1	2005	151	\$ 550,000	\$ 248.76	11/24/2014
A2017966	RE2	N	N	Villas on Trade Av	\$ 729,000	2,056	\$ 354.57	2834 W TRADE AV # 2834	3	3	1	2012	9	\$ 695,000	\$ 338.04	11/24/2014
R10078334	RE2	N	N		\$ 719,000			3400 SW 27th Av # 506	2			2001	1	\$ 685,000		11/25/2014
A1969241	RE2	N	N	EXECUTIVE RESIDENCE RITZ	\$ 1,330,000	2,032	\$ 654.53	3350 SW 27 AV # 1002	3	3	1	2002	129	\$ 1,125,000	\$ 553.64	11/25/2014
A2027434	RE1	N	N	CHAS H FROWS SUB	\$ 590,000	1,436	\$ 410.86	3158 FLORIDA AV	2	2	0	1937	46	\$ 585,000	\$ 407.38	11/26/2014
A2027418	RE1	N	N	CHAS H FROWS SUB	\$ 590,000	1,112	\$ 530.58	3124 FLORIDA AV	2	1	0	1938	13	\$ 585,000	\$ 526.08	11/26/2014
A1953702	RE2	N	N	VILLAGGIO IN THE GROVE	\$ 460,000	1,963	\$ 234.34	2759 COCONUT AV # 2759	2	2	1	2005	118	\$ 445,000	\$ 226.69	11/28/2014
A1917326	RE2	N	N	MUTINY PARK CONDO	\$ 199,000	365	\$ 545.21	2889 MCFARLANE RD # 2115	0	1	0	2001	279	\$ 195,000	\$ 534.25	12/5/2014
A1972588	RE2	Y	N	COURTYARDS OF THE GROVE	\$ 124,900	598	\$ 208.86	2924 DAY AV # N316	1	1	0	1966	43	\$ 125,000	\$ 209.03	12/9/2014
A2013553	RE2	N	N	Virginia Pointe	\$ 205,000	664	\$ 308.74	3245 VIRGINIA ST # 23	2	1	0	1966	55	\$ 196,500	\$ 295.93	12/10/2014
A2022804	RE2	Y	N	Chateau Grove	\$ 150,600	689	\$ 218.58	3265 VIRGINIA ST # 9	2	2	0	1963	27	\$ 155,245	\$ 225.32	12/11/2014
A1995446	RE2	N	N	RITZ	\$ 725,000	1,540	\$ 470.78	3400 SW 27 AV # 1105	2	2	1	2001	63	\$ 693,500	\$ 450.33	12/12/2014
A1995834	RE2	N	N	RITZ CARLTON	\$ 1,775,000	2,859	\$ 620.85	3400 SW 27 AV # 2103	3	3	0	2001	75	\$ 1,745,000	\$ 610.35	12/15/2014
A2027610	RE2	N	N	THE TOWER RESIDENCES	\$ 1,595,000	2,110	\$ 755.92	3400 SW 27 AV # 1502	2	2	1	2001	63	\$ 1,500,000	\$ 710.90	12/15/2014
A1939739	RE2	N	N	GROVE DECO	\$ 415,000	1,138	\$ 364.68	2945 BRIDGEPORT AV # A	2	2	1	1985	161	\$ 400,000	\$ 351.49	12/16/2014
A2016956	RE2	N	N	Coconut Grove	\$ 367,000	1,100	\$ 333.64	3132 JACKSON AV # -	2	2	1	1982	33	\$ 334,000	\$ 303.64	12/18/2014
A2032785	RE2	N	N	Oak Villas	\$ 399,000	1,171	\$ 340.73	3093 OAK AV # 3093	2	2	0	1977	6	\$ 375,000	\$ 320.24	12/18/2014
A2018609	RE2	N	N	unkown	\$ 515,000	1,719	\$ 299.59	2869 W TRADE AV # 2869	3	3	0	1979	5	\$ 470,000	\$ 273.42	12/19/2014
A2001229	RE1	N	N	LINCOLN MANOR	\$ 419,000	1,656	\$ 253.02	2934 JACKSON AV	2	2	0	1977	53	\$ 410,000	\$ 247.59	12/23/2014
A1975109	RE1	N	Y	JACKSON PEACOCKS SUB	\$ 479,000	1,217	\$ 393.59	2977 BRIDGEPORT AV	2	1	0	1947	20	\$ 410,000	\$ 336.89	12/23/2014
A2011115	RE2	Y	N	MISSION PLACE	\$ 284,900	1,141	\$ 249.69	3100 BIRD AV # 3100	2	1	1	1982	61	\$ 285,000	\$ 249.78	12/24/2014
A1978645	RE2	N	N	Grove Square Condo	\$ 239,999	750	\$ 320.00	2801 FLORIDA AV # 220	1	1	1	1987	147	\$ 220,000	\$ 293.33	12/30/2014

2014 Center Coconut Grove Real Estate Sales

MLS#	PROP TYPE	REO	SSL	SUBDIVISION BUILDING	LIST PRICE	SQ/FT	LP\$/SqFt	ADDRESS	BEDS	BATHS	1/2 BATHS	BUILT	DAYS ON MARKET	SALES PRICE	SP\$/SqFt	CLOSING DATE
					LIST PRICE		LP\$/SQFT						ADOM	SALES PRICE	SP\$/SQFT	SALES PRICE %
				AVERAGE	\$ 490,513		\$ 345.99						84	\$ 466,535	\$ 330.05	95.1% OF LIST
				MEDIAN	\$ 422,000		\$ 316.36						53	\$ 406,250	\$ 305.10	96.3% OF LIST