

2014 North 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
A1797623	RE2	N	Y	Harbour Hill	\$ 130,000	585	\$ 222.22	2539 S BAYSHORE DR # 327A	1	1	0	1966	158	\$ 135,000	\$ 230.77	1/10/2014
A1874718	RE1	N	N	OCEAN VIEW HEIGHTS	\$ 539,000	1,284	\$ 419.78	2431 SWANSON AV	3	1	0	1945	9	\$ 529,000	\$ 411.99	1/14/2014
A1867204	RE1	N	N	FAIRVIEW A SUB	\$ 2,095,000	4,768	\$ 439.39	3525 E FAIRVIEW ST	5	4	1	2004	35	\$ 2,000,000	\$ 419.46	1/15/2014
A1845659	RE1	N	N	14-40 54 41 GLENCOE A SUB	\$ 1,399,000	2,159	\$ 647.99	3531 E GLENCOE ST	3	2	0	1953	35	\$ 1,200,000	\$ 555.81	1/16/2014
A1870019	RE1	N	N	BRICKELLS FLAGLER	\$ 689,900	2,082	\$ 331.36	25 SW 31 RD	3	2	0	1946	7	\$ 680,000	\$ 326.61	1/16/2014
A1794068	RE1	Y	N	BAY HEIGHTS	\$ 779,900	2,694	\$ 289.50	295 E SHORE DR	4	3	1	1956	186	\$ 800,000	\$ 296.96	1/22/2014
A1825847	RE1	N	N	BISCAYNE PARK TERR	\$ 1,395,000	1,954	\$ 713.92	2001 SECOFFEE ST	3	2	1	1950	105	\$ 1,325,000	\$ 678.10	1/27/2014
A1832816	RE2	N	N	Grove Isle	\$ 1,180,000	2,398	\$ 492.08	2 GROVE ISLE DR # B502	3	3	0	1980	133	\$ 980,000	\$ 408.67	1/30/2014
A1876535	RE2	N	N	GRAND PALAZZO CONDO	\$ 174,900	630	\$ 277.62	3101 SW 27 AV # 101	1	1	0	1963	37	\$ 169,000	\$ 268.25	1/31/2014
A1876525	RE2	N	N	GROVE PALMS II CONDO	\$ 149,900	360	\$ 416.39	3051 SW 27 AV # 505	1	1	0	1997	37	\$ 142,000	\$ 394.44	1/31/2014
R9994813	RE2	Y	N		\$ 58,000			3071 SW 27th Av # Apt 10	1			1964	1	\$ 65,000		2/3/2014
A1866103	RE2	N	N	GROVE HILL	\$ 1,300,000	2,240	\$ 580.36	2645 S BAYSHORE DR # 404	3	3	1	1996	16	\$ 1,250,000	\$ 558.04	2/3/2014
A1866121	RE1	N	N	CRYSTAL VIEW	\$ 1,290,000	4,021	\$ 320.82	3555 CRYSTAL	4	3	0	1993	5	\$ 1,150,000	\$ 286.00	2/5/2014
A1885153	RE2	N	N	Coco Palm Condo	\$ 125,000	440	\$ 284.09	3071 SW 27 AV # 16	1	1	0	1964	30	\$ 123,000	\$ 279.55	2/7/2014
A1868599	RE2	N	N	GROVE ISLE	\$ 1,065,000	2,398	\$ 444.12	3 GROVE ISLE DR # C202	3	2	0	1981	70	\$ 940,000	\$ 391.99	2/17/2014
A1862497	RE2	Y	N	DIXIE GROVE	\$ 159,900	615	\$ 260.00	2630 SW 28 ST # 31	1	1	0	2004	86	\$ 155,630	\$ 253.06	2/21/2014
A1886649	RE2	N	N	TIGERS TRAPP	\$ 375,000	1,200	\$ 312.50	2593 TRAPP AV # 3	2	2	0	1977	43	\$ 367,500	\$ 306.25	2/21/2014
A1888704	RE2	N	N	Grovenor House	\$ 1,250,000	1,756	\$ 711.85	2627 S BAYSHORE DR # 1406	2	2	1	2005	51	\$ 1,250,000	\$ 711.85	2/27/2014
A1876833	RE1	Y	N	BISCAYNE PARK TERRACE	\$ 674,900	1,980	\$ 340.86	1920 TIGERTAIL AV	3	3	0	1950	70	\$ 675,000	\$ 340.91	2/28/2014
A1918103	RE2	N	N	GROVE HARBOUR	\$ 1,250,000	1,530	\$ 816.99	1690 S BAYSHORE LN # 2B	2	2	1	1990	8	\$ 1,150,000	\$ 751.63	2/28/2014
A1854028	RE2	N	N	Bellavista Condo	\$ 925,000	1,850	\$ 500.00	3564 W FAIRVIEW ST # B3	2	3	1	1980	106	\$ 915,000	\$ 494.60	3/3/2014
A1894149	RE1	N	N	SILVER BLUFF ESTATES SEC	\$ 468,900	1,191	\$ 393.70	2350 TEQUESTA LN	2	2	0	1947	6	\$ 450,000	\$ 377.83	3/5/2014
A1890218	RE1	N	N	NATOMA MANORS RE SUB	\$ 1,500,000	4,085	\$ 367.20	1645 TIGERTAIL AV	5	3	1	1950	26	\$ 1,360,000	\$ 332.93	3/6/2014
A1881377	RE1	Y	N	KING PARK	\$ 459,900	2,141	\$ 214.81	2458 ABACO AV	3	2	1	1989	6	\$ 437,000	\$ 204.11	3/6/2014
A1892715	RE1	N	N	CRYSTAL BLUFF ADD TO SILV	\$ 850,000	2,498	\$ 340.27	3520 CRYSTAL CT	4	3	0	1925	8	\$ 825,000	\$ 330.26	3/7/2014
A1838139	RE1	N	N	CRYSTAL BLUFF ADD TO SILV	\$ 1,264,000	3,047	\$ 414.83	3531 CRYSTAL CT	5	3	0	1936	146	\$ 1,000,000	\$ 328.19	3/14/2014
A1851934	RE2	N	Y	Coco Palm Condo	\$ 50,000	392	\$ 127.55	3071 SW 27 AV # 19	0	1	0	1964	6	\$ 65,500	\$ 167.09	3/14/2014
A1922205	RE1	N	N	BAY HEIGHTS	\$ 925,000	3,356	\$ 275.63	42 SAMANA DR	4	3	1	1954	0	\$ 925,000	\$ 275.63	3/14/2014
A1878934	RE1	N	N	15 54 41 TOWN HALL COMM A	\$ 699,000	2,271	\$ 307.79	2200 OVERBROOK ST	3	2	0	1950	50	\$ 722,000	\$ 317.92	3/17/2014
A1844240	RE1	N	N	NATOMA MANORS RE-SUB	\$ 1,995,000	4,325	\$ 461.27	2710 HILOLA ST	5	5	1	2004	146	\$ 1,761,000	\$ 407.17	3/19/2014
A1891906	RE2	N	N	PORT BY WATER CONDO	\$ 825,000	1,774	\$ 465.05	1700 S BAYSHORE LN # 5B	2	2	0	1980	15	\$ 825,000	\$ 465.05	3/28/2014
A1834667	RE1	N	N	15 54 41 TAYVIA	\$ 750,000	1,841	\$ 407.39	2180 TIGERTAIL AV	3	3	0	1958	182	\$ 600,000	\$ 325.91	3/31/2014
A1890878	RE1	N	N	Bay Heights	\$ 1,645,000	2,930	\$ 561.43	84 BAY HEIGHTS DR	4	4	1	1954	39	\$ 1,600,000	\$ 546.08	3/31/2014
A1864006	RE1	N	N	BAY HEIGHTS	\$ 875,000	2,904	\$ 301.31	19 PINTA RD	4	3	0	1954	123	\$ 766,300	\$ 263.88	4/1/2014
A1873233	RE2	N	N	grove hill tower	\$ 950,000	1,910	\$ 497.38	2645 S BAYSHORE DR # 601	2	2	1	1996	72	\$ 910,000	\$ 476.44	4/1/2014
A1898011	RE1	N	N	ROCK REEF	\$ 1,199,000	2,600	\$ 461.15	3211 CALUSA ST	3	2	1	1955	44	\$ 1,159,000	\$ 445.77	4/4/2014
A1850292	RE2	Y	N	LOFTS IN THE GROVE	\$ 139,900	1,052	\$ 132.99	2694 INAGUA AV # 204	0	2	0	2006	15	\$ 145,000	\$ 137.83	4/4/2014
A1911958	RE1	N	N	15 54 41 BISCAYNE PARK TE	\$ 1,295,000	2,029	\$ 638.25	2789 SW 22 AV	3	2	1	1940	15	\$ 1,225,000	\$ 603.75	4/7/2014
A1886605	RE2	N	N	GROVE HILL TOWER CONDO	\$ 980,000	1,910	\$ 513.09	2645 S BAYSHORE DR # 902	2	2	1	1996	68	\$ 935,000	\$ 489.53	4/10/2014
A1836343	RE2	N	N	Grovenor House	\$ 3,750,000	4,026	\$ 931.45	2627 S BAYSHORE DR # 2301	5	5	1	2006	202	\$ 3,050,000	\$ 757.58	4/11/2014
A1862382	RE1	N	N	BRICKELLS FLAGLER	\$ 1,079,000	2,857	\$ 377.67	1615 S BAYSHORE DR	4	4	0	1979	116	\$ 1,000,000	\$ 350.02	4/14/2014

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A1840155	RE2	N	N	The Grove Club	\$ 499,000	1,469	\$ 339.69	2699 TIGERTAIL AV # 23	2	2	1	2005	228	\$ 467,000	\$ 317.90	4/15/2014
A1890234	RE1	N	N	CRYSTAL BLUFF ADD TO SILV	\$ 1,595,000	4,171	\$ 382.40	3535 CRYSTAL CT	5	5	1	1936	45	\$ 1,450,000	\$ 347.64	4/15/2014
A1901653	RE2	Y	N	Coco Palm Condo	\$ 100,000	507	\$ 197.24	3071 SW 27 AV # 18	1	1	0	1964	9	\$ 102,889	\$ 202.94	4/21/2014
A1906327	RE1	N	N	14 54 41 BAY HEIGHTS	\$ 650,000	2,368	\$ 274.49	58 BAY HEIGHTS DR	3	2	0	1969	4	\$ 750,000	\$ 316.72	4/21/2014
A1760714	RE2	N	N	L'HERMITAGE	\$ 999,000	3,490	\$ 286.25	2000 S BAYSHORE DR # 7	3	4	0	1982	342	\$ 950,000	\$ 272.21	4/24/2014
A1897400	RE1	N	N	OCEAN VIEW HEIGHTS	\$ 1,450,000	4,411	\$ 328.72	3005 WASHINGTON ST	5	5	0	2007	40	\$ 1,300,000	\$ 294.72	4/24/2014
A1907152	RE2	N	N	GROVE ISLE CONDO	\$ 819,000	1,642	\$ 498.78	1 GROVE ISLE DR # APH08	2	2	0	1979	25	\$ 819,000	\$ 498.78	4/24/2014
A1940254	RE2	N	N	3 GROVE ISLE	\$ 1,150,000	2,424	\$ 474.42	3 GROVE ISLE DR # C210	3	2	1	1981	0	\$ 1,150,000	\$ 474.42	4/24/2014
A1853812	RE1	N	N	15-22 54 41 OCEAN VIEW HE	\$ 525,000	1,118	\$ 469.59	3076 JEFFERSON ST	3	1	0	1926	94	\$ 374,300	\$ 334.79	4/25/2014
A1912236	RE1	N	N	CRYSTAL BLUFF ADD TO SILV	\$ 850,000	2,255	\$ 376.94	3550 CRYSTAL CT	3	4	0	1948	18	\$ 851,000	\$ 377.38	4/25/2014
A1744033	RE1	N	N	espanola hgts	\$ 1,789,000	4,529	\$ 395.01	1721 ESPANOLA DR	5	5	1	2003	402	\$ 1,400,000	\$ 309.12	4/29/2014
A1892842	RE1	N	N	BAYSHORE VILLAS	\$ 4,395,000	8,347	\$ 526.54	3528 BAYSHORE VILLAS DR	4	5	1	1990	76	\$ 4,150,000	\$ 497.19	4/30/2014
A1924256	RE2	N	N	Coco Palm	\$ 135,000	507	\$ 266.27	3071 SW 27 AV # 25	1	1	0	1964	25	\$ 129,000	\$ 254.44	4/30/2014
A1803746	RE1	N	N	ROCKERMAN WATERWAYS CONDO	\$ 2,995,000	2,870	\$ 1,043.55	3594 ROCKERMAN RD #1 # 1	3	3	1	1988	271	\$ 2,710,000	\$ 944.25	5/2/2014
A1848058	RE1	N	N	FAIRHAVEN	\$ 1,850,000	4,000	\$ 462.50	1815 FAIRHAVEN PL	4	4	0	1974	204	\$ 1,730,000	\$ 432.50	5/2/2014
A1777190	RE2	N	N	L'HERMITAGE	\$ 1,149,000	3,490	\$ 329.23	2000 S BAYSHORE DR # 53	3	3	1	1981	304	\$ 1,079,000	\$ 309.17	5/5/2014
A1794932	RE2	N	N	L' HERMITAGE	\$ 1,999,000	4,029	\$ 496.15	2000 S BAYSHORE DR # 31	4	3	1	1981	259	\$ 1,850,000	\$ 459.17	5/5/2014
A1890344	RE2	N	N	PELICAN REEF CONDO	\$ 400,000	805	\$ 496.89	1632 S BAYSHORE CT # 102	1	1	0	1981	159	\$ 400,000	\$ 496.89	5/6/2014
A1926028	RE1	N	N	RHODES AMD PLAT OF NEW BI	\$ 2,400,000	6,171	\$ 388.92	3205 KIRK ST	5	5	1	2014	5	\$ 2,400,000	\$ 388.92	5/6/2014
A1811795	RE2	N	Y	ONE MIAMI EAST CONDO	\$ 435,000	1,227	\$ 354.52	335 S BISCAYNE BL # 1805	2	2	0	2005	203	\$ 425,000	\$ 346.37	5/9/2014
A1859451	RE1	N	Y	CRYSTAL HEIGHTS	\$ 855,000	2,504	\$ 341.45	2775 CRYSTAL CT	4	3	0	2006	140	\$ 850,000	\$ 339.46	5/9/2014
A1932582	RE2	N	N	Aviation Bay Villas	\$ 789,000	2,550	\$ 309.41	3116 AVIATION AV # .	3	3	0	2004	4	\$ 789,000	\$ 309.41	5/15/2014
A1925391	RE1	N	N	15 54 41	\$ 674,000	1,704	\$ 395.54	2220 TEQUESTA LN	3	2	1	1947	4	\$ 660,000	\$ 387.32	5/15/2014
A1683165	RE2	N	N	TIGERS TRAPP CONDO	\$ 395,000	1,200	\$ 329.17	2595 TRAPP AV # 2	2	2	0	1977	575	\$ 370,000	\$ 308.33	5/16/2014
A1917009	RE1	N	N	W H SNIPES SUB	\$ 398,000	1,479	\$ 269.10	2903 SW 22 AV	2	2	0	1921	56	\$ 370,000	\$ 250.17	5/16/2014
A1918349	RE1	N	N	OCEAN VIEW HEIGHTS	\$ 790,000	1,415	\$ 558.30	3024 KIRK ST	3	1	0	1944	13	\$ 730,000	\$ 515.90	5/16/2014
A1928479	RE2	N	N	GROVE ISLE	\$ 1,700,000	2,424	\$ 701.32	1 GROVE ISLE DR # PH10	3	2	1	1979	23	\$ 1,600,000	\$ 660.07	5/21/2014
A1852771	RE2	N	N	HARBOUR HILL	\$ 159,900	585	\$ 273.33	2539 S BAYSHORE DR # 225	1	1	0	1966	164	\$ 150,000	\$ 256.41	5/22/2014
A1943452	RE1	N	N	OCEAN VIEW HEIGHTS	\$ 539,000	1,248	\$ 431.89	2935 CALUSA ST	2	1		1953	10	\$ 520,000	\$ 416.67	5/23/2014
A1681459	RE2	N	N	RESIDENCES AT VIZCAYA	\$ 3,200,000	4,000	\$ 800.00	3535 HIAWATHA AV # TH-504	3	3	1	2011	407	\$ 2,900,000	\$ 725.00	5/28/2014
A1919042	RE2	N	N	Grovenor House	\$ 2,195,000	2,640	\$ 831.44	2627 S BAYSHORE DR # 1204	3	3	1	2005	39	\$ 2,070,000	\$ 784.09	5/30/2014
A1930953	RE1	N	N	NATOMA PARK	\$ 699,000	1,870	\$ 373.80	1700 NOCATEE DR	3	2	0	1950	14	\$ 650,000	\$ 347.59	6/2/2014
A1922895	RE2	N	N	Grove Isle	\$ 749,000	1,642	\$ 456.15	1 GROVE ISLE DR # A1008	2	2	0	1979	36	\$ 749,000	\$ 456.15	6/5/2014
A1930078	RE1	N	N	CRYSTAL VIEW	\$ 935,000	2,603	\$ 359.20	3520 CRYSTAL VIEW CT	3	4	0	1955	2	\$ 935,000	\$ 359.20	6/6/2014
A1925317	RE2	N	N	Dixie Groves Residences	\$ 129,000	509	\$ 253.44	2630 SW 28 ST # 43	0	1	0	2004	65	\$ 125,000	\$ 245.58	6/11/2014
A1893507	RE2	N	N	Grovenor House	\$ 3,850,000	4,026	\$ 956.28	2627 S BAYSHORE DR # 2101	4	6	1	2005	107	\$ 3,362,500	\$ 835.20	6/13/2014
A1889374	RE2	N	N	GROVE ISLE	\$ 689,000	1,642	\$ 419.61	2 GROVE ISLE DR # B806	2	2	0	1980	120	\$ 622,500	\$ 379.11	6/16/2014

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A1907236	RE1	N	N	BAY HEIGHTS	\$ 1,600,000	3,401	\$ 470.45	14 PINTA RD	5	4	0	1955	80	\$ 1,465,000	\$ 430.76	6/16/2014
A1932710	RE1	N	N	SILVER BLUFF	\$ 1,499,000	2,944	\$ 509.17	1794 MICANOPY AV	4	3	1	1913	14	\$ 1,500,000	\$ 509.51	6/16/2014
A1918661	RE2	N	N	L'HERMITAGE	\$ 1,300,000	3,717	\$ 349.74	2000 S BAYSHORE DR # 71	5	4	0	1984	45	\$ 1,275,000	\$ 343.02	6/17/2014
A1923214	RE2	Y	N	Harbour Hill Club	\$ 154,900	585	\$ 264.79	2539 S BAYSHORE DR # 419A	1	1	0	1966	10	\$ 150,000	\$ 256.41	6/18/2014
A1922033	RE2	N	N	Grove Isle	\$ 829,000	1,882	\$ 440.49	1 GROVE ISLE DR # A1104	2	2	0	1979	43	\$ 822,500	\$ 437.04	6/20/2014
A1955325	RE2	N	N	Dixie Grove	\$ 155,000	575	\$ 269.57	2630 SW 28 ST # 27	1	1	0	2004	16	\$ 145,000	\$ 252.17	6/23/2014
A1901112	RE1	N	N	CRYSTAL BLUFF ADDN TO SIL	\$ 835,000	2,586	\$ 322.89	3534 CRYSTAL CT	3	3	0	1955	98	\$ 805,000	\$ 311.29	6/27/2014
A1944280	RE2	N	N	HARBOUR HILL CLUB CONDO	\$ 99,000	352	\$ 281.25	2539 S BAYSHORE DR # 328E	0	1	0	1966	7	\$ 92,000	\$ 261.36	6/27/2014
A1863108	RE1	N	Y	JOHN T PEACOCK EST A SUB	\$ 786,500	1,754	\$ 448.40	3232 EMATHLA ST	3	3	0	1938	5	\$ 800,000	\$ 456.10	6/27/2014
A1895736	RE1	N	N	NORTH COCONUT GROVE	\$ 1,899,000	3,850	\$ 493.25	3000 NATOMA ST	4	3	1	1932	114	\$ 1,775,000	\$ 461.04	6/30/2014
A1943836	RE2	N	N	L'HERMITAGE	\$ 1,399,000	4,029	\$ 347.23	2000 S BAYSHORE DR # 49	4	4	0	1981	21	\$ 1,384,000	\$ 343.51	7/1/2014
A1871160	RE1	N	N	RHODES AMD PLAT OF NEW BI	\$ 1,600,000	3,800	\$ 421.05	2526 LINCOLN AVE	4	3	1	2014	104	\$ 1,500,000	\$ 394.74	7/2/2014
A1945678	RE2	N	N	GROVE ISLE CONDO	\$ 689,000	1,882	\$ 366.10	3 GROVE ISLE DR # C405	2	2	0	1981	13	\$ 670,000	\$ 356.00	7/2/2014
A1943966	RE2	N	N	HARBOUR HILL CLUB CONDO	\$ 150,000	585	\$ 256.41	2539 S BAYSHORE DR # 321AR	1	1	0	1966	7	\$ 150,000	\$ 256.41	7/11/2014
A1940757	RE1	N	N	CRAWFORD ESTATES	\$ 898,000	2,392	\$ 375.42	3709 POINCIANA AV	3	3	0	1977	37	\$ 799,000	\$ 334.03	7/15/2014
A1954364	RE2	N	N	Grovner House	\$ 1,405,000	1,756	\$ 800.11	2627 S BAYSHORE DR # 806	2	2	1	2005	4	\$ 1,379,000	\$ 785.31	7/15/2014
A1898850	RE1	N	N	NATOMA MANORS RE SUB	\$ 785,000	2,183	\$ 359.60	2600 ALATKA ST	3	2	0	1956	89	\$ 750,000	\$ 343.56	7/16/2014
A1936071	RE1	N	N	FAIRHAVEN	\$ 945,000	2,600	\$ 363.46	1788 FAIRHAVEN PL	3	3	0	1950	15	\$ 945,000	\$ 363.46	7/18/2014
A1964595	RE1	N	N	ESPANOLA HEIGHTS	\$ 989,000	2,174	\$ 454.92	1800 ESPANOLA DR	3	3	0	1949	10	\$ 985,000	\$ 453.08	7/21/2014
A1934975	RE2	N	N	Grove Palms II Condo	\$ 124,900	362	\$ 345.03	3051 SW 27 AV # 302	1	1	0	1997	47	\$ 119,000	\$ 328.73	7/22/2014
A1940799	RE2	N	N	GROVE ISLE CONDO	\$ 1,399,000	2,424	\$ 577.15	2 GROVE ISLE DR # B1510	3	2	1	1980	60	\$ 1,225,000	\$ 505.36	7/23/2014
A1956346	RE2	N	N	GROVENOR HOUSE	\$ 2,399,000	2,640	\$ 908.71	2627 S BAYSHORE # 2004	3	3	1	2006	47	\$ 2,125,000	\$ 804.92	7/28/2014
A1781897	RE2	N	N	RESIDENCES AT VIZCAYA	\$ 3,800,000	4,453	\$ 853.36	3535 HIAWATHA AV # 303-V1	5	5	1	2011	166	\$ 3,300,000	\$ 741.07	7/30/2014
A1960720	RE2	N	N	Grovenor House	\$ 1,490,000	1,756	\$ 848.52	2627 S BAYSHORE DR # 1806	2	2	1	2005	26	\$ 1,450,000	\$ 825.74	8/1/2014
A1730157	RE1	N	N	CRYSTAL BLUFF ADDN	\$ 6,499,000	8,759	\$ 741.98	1872 S BAYSHORE LN	6	6	0	1995	567	\$ 5,950,000	\$ 679.30	8/12/2014
A1823882	RE1	N	N	CRYSTAL BLUFF ADD TO SILV	\$ 2,600,000	3,993	\$ 651.14	3590 VISTA CT	5	6	1	1992	322	\$ 2,382,050	\$ 596.56	8/14/2014
A1943588	RE2	N	N	Grove Isle Condo	\$ 865,000	1,882	\$ 459.62	2 GROVE ISLE DR # PH03	2	2	0	1980	46	\$ 759,000	\$ 403.29	8/15/2014
A1970037	RE1	N	N	KING PARK	\$ 849,000	2,141	\$ 396.54	2458 ABACO AV	4	3	0	1989	42	\$ 840,000	\$ 392.34	8/20/2014
A1940934	RE2	N	N	GROVENOR HOUSE	\$ 1,000,000	1,595	\$ 626.96	2627 S BAYSHORE DR # 708	2	2	1	2005	77	\$ 910,000	\$ 570.53	8/22/2014
A1912593	RE2	N	N	PELICAN REEF WEST	\$ 215,000	428	\$ 502.34	1638 S BAYSHORE CT # 104-A	1	1	0	1984	157	\$ 215,000	\$ 502.34	8/27/2014
A1931127	RE1	N	N	BAY HGTS 1ST ADD	\$ 1,188,000	3,004	\$ 395.47	84 W SHORE DR	4	3	0	1954	49	\$ 1,100,000	\$ 366.18	8/28/2014
A1895439	RE2	N	N	GROVENOR HOUSE CONDO	\$ 1,825,000	2,333	\$ 782.26	2627 S BAYSHORE DR # 701	3	3	0	2005	133	\$ 1,800,000	\$ 771.54	9/4/2014
A1919930	RE1	N	Y	HALISSEE-TIGERTAIL SUB	\$ 935,000	2,523	\$ 370.59	1633 TIGERTAIL AV	3	2	1	1994	23	\$ 850,000	\$ 336.90	9/4/2014
A1935943	RE1	N	N	BAY HGTS 1ST ADD	\$ 995,000	3,011	\$ 330.46	81 W SHORE DR	3	3	1	1955	136	\$ 915,000	\$ 303.89	9/17/2014
A1976209	RE1	N	N	NATOMA MANORS RE SUB	\$ 940,000	2,621	\$ 358.64	1666 TIGERTAIL AV	3	2	1	1956	10	\$ 824,000	\$ 314.38	9/18/2014
A1951766	RE2	N	N	GROVE ISLE	\$ 999,000	2,398	\$ 416.60	3 GROVE ISLE DR # C1102	3	2	0	1981	98	\$ 985,000	\$ 410.76	9/22/2014
A1983600	RE2	N	N	-	\$ 450,000	1,600	\$ 281.25	2571 TIGERTAIL AV # 0	2	2	1	1978	1	\$ 410,000	\$ 256.25	9/26/2014
A1983619	RE1	N	N	15-22 54 41 OLYMPIA PARK	\$ 950,000	2,140	\$ 443.93	2331 S BAYSHORE DR	4	3	0	1952	41	\$ 875,000	\$ 408.88	10/1/2014

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A2026837	RE1	N	N	CRYSTAL BLUFF ADD TO SILV	\$ 725,000	1,544	\$ 469.56	3521 VISTA CT	2	2	0	1950	40	\$ 725,000	\$ 469.56	10/1/2014
A2000508	RE2	N	N		\$ 269,922	943	\$ 286.24	2666 TIGERTAIL AV # 209	1	1	1	1973	7	\$ 251,000	\$ 266.17	10/9/2014
A1960962	RE2	Y	N	GROVE PALMS II CONDO	\$ 136,400	642	\$ 212.46	3051 SW 27 AV # 106	1	2	0	1997	71	\$ 112,350	\$ 175.00	10/10/2014
A1923303	RE1	N	N	NATOMA MANORS RE SUB	\$ 850,000	1,798	\$ 472.75	1669 ONAWAY DR	3	2	1	1935	170	\$ 800,000	\$ 444.94	10/14/2014
A1999370	RE2	N	N	GROVENOR HOUSE	\$ 2,349,000	2,640	\$ 889.77	2627 S BAYSHORE DR # 1504	3	3	1	2005	30	\$ 2,200,000	\$ 833.33	10/14/2014
H918521	RE2	N	Y	Tigertail Place	\$ 214,900	943	\$ 227.89	2666 TIGERTAIL AV # 212	1	1	1	1973	13	\$ 214,900	\$ 227.89	10/14/2014
A1878234	RE1	N	N	OCEAN VIEW HEIGHTS	\$ 789,000	2,113	\$ 373.40	2319 SWANSON AV	3	3	0	1944	297	\$ 723,000	\$ 342.17	10/23/2014
A1974168	RE1	N	N	15 54 41 CRYSTAL HEIGHTS	\$ 599,000	1,425	\$ 420.35	2836 CRYSTAL CT	2	2	0	1951	59	\$ 580,000	\$ 407.02	10/27/2014
A1929833	RE2	N	N	RHODES AMD PLAT	\$ 475,000	1,600	\$ 296.88	2573 TIGERTAIL AV # 0	2	2	1	1978	155	\$ 450,000	\$ 281.25	10/29/2014
A1966766	RE1	N	N	espanola hgts	\$ 1,799,000	4,511	\$ 398.80	1721 ESPANOLA DR	5	5	1	2003	110	\$ 1,700,000	\$ 376.86	10/29/2014
A1975741	RE1	N	Y	RHODES AMD PLAT	\$ 1,450,000	4,985	\$ 290.87	2454 TIGERTAIL AV	5	5	1	2004	5	\$ 1,450,000	\$ 290.87	10/31/2014
A1923775	RE1	N	N	CARTER HINSON TRACT	\$ 2,589,200	4,685	\$ 552.66	1649 S BAYSHORE DR	4	4	0	1950	198	\$ 2,400,000	\$ 512.27	11/3/2014
A1935612	RE2	N	N	GROVENOR HOUSE	\$ 3,595,000	4,026	\$ 892.95	2627 S BAYSHORE DR # 1701	3	4	1	2005	164	\$ 3,350,000	\$ 832.09	11/3/2014
A1981411	RE1	N	N	BEGONIA VILLAS SEC 1	\$ 1,349,000	3,409	\$ 395.72	2769 SW 22 AV	4	4	0	1979	52	\$ 1,305,000	\$ 382.81	11/7/2014
A1936732	RE2	N	N	GROVE ISLE	\$ 1,369,000	2,614	\$ 523.72	1 GROVE ISLE DR # A809	3	2	1	1979	178	\$ 1,200,000	\$ 459.07	11/10/2014
A1936277	RE2	N	N	Grovenor House	\$ 8,900,000	6,970	\$ 1,276.90	2627 S BAYSHORE DR # 3001	5	7	1	2006	160	\$ 8,600,000	\$ 1,233.86	11/11/2014
A1964144	RE1	Y	N	LINCOLN RESIDENCES CONDO	\$ 1,050,000	3,200	\$ 328.13	2626 LINCOLN AV # 2626	4	3	0	2007	128	\$ 1,040,000	\$ 325.00	11/18/2014
A1976635	RE1	N	N	JOHN T PEACOCK EST	\$ 2,195,000	4,519	\$ 485.73	2100 TIGERTAIL AV	5	5	1	1915	31	\$ 2,000,000	\$ 442.58	11/18/2014
A2013222	RE2	N	N	GROVE ISLE	\$ 899,000	1,882	\$ 477.68	1 GROVE ISLE DR # A1104	2	2	0	1979	18	\$ 862,500	\$ 458.29	11/20/2014
A1995743	RE2	N	N	Gemini VI	\$ 498,500	1,600	\$ 311.56	2580 LINCOLN AV # 2580	2	2	1	1978	70	\$ 472,500	\$ 295.31	11/24/2014
A1971801	RE2	Y	N	Coconut Grove Bayshore	\$ 649,000	1,759	\$ 368.96	2575 S BAYSHORE DR # 4B	3	2	0	1982	109	\$ 649,000	\$ 368.96	11/25/2014
A1975744	RE1	N	N	SILVER BLUFF ESTATES SEC	\$ 1,775,000	3,767	\$ 471.20	2275 OVERBROOK ST	4	4	1	2014	77	\$ 1,650,000	\$ 438.01	11/25/2014
A1959874	RE2	N	Y	The Grovenor House	\$ 850,000	1,595	\$ 532.92	2627 S BAYSHORE DR # 1408	2	2	1	2005	57	\$ 941,844	\$ 590.50	11/25/2014
A1901709	RE2	N	N	SOUTH 27 LOFTS	\$ 305,000	896	\$ 340.40	3001 SW 27 AV # 304	2	2	0	2007	284	\$ 292,000	\$ 325.89	11/26/2014
A1917577	RE2	N	N	RESIDENCES AT VIZCAYA	\$ 3,800,000	4,427	\$ 858.37	3535 HIAWATHA AV # 302-V3	4	5	1	2011	58	\$ 3,650,000	\$ 824.49	12/1/2014
A1987553	RE2	N	N	GROVENOR HOUSE	\$ 2,499,000	2,640	\$ 946.59	2627 S BAYSHORE DR # 2504	3	3	1	2006	40	\$ 2,200,000	\$ 833.33	12/1/2014
A2018723	RE2	N	N	Grovenor House	\$ 2,100,000	2,333	\$ 900.13	2627 S BAYSHORE DR # 1002	3	3	0	2005	9	\$ 1,950,000	\$ 835.83	12/1/2014
A2021734	RE1	N	N	BAY HEIGHTS	\$ 825,000	2,607	\$ 316.46	51 BAY HEIGHTS DR	3	3	0	1954	4	\$ 960,000	\$ 368.24	12/9/2014
A1977438	RE1	N	N	RESUB OF	\$ 849,000	2,123	\$ 399.91	2530 ANDROS AV	4	2	1	1925	105	\$ 805,000	\$ 379.18	12/10/2014
A2034047	RE1	N	N	SILVER BLUFF	\$ 350,000	1,644	\$ 212.90	1701 TIGERTAIL AV	4	2	0	1953	12	\$ 450,000	\$ 273.72	12/12/2014
A2031889	RE1	N	N	OLYMPIA PARK REPLAT	\$ 1,194,998	5,000	\$ 239.00	2330 TIGERTAIL CT	6	6	1	1953	8	\$ 1,200,000	\$ 240.00	12/12/2014
A1952579	RE1	N	N	OCEAN VIEW HEIGHTS	\$ 1,295,000	3,450	\$ 375.36	2325 LINCOLN AV	4	3	1	2003	171	\$ 1,200,000	\$ 347.83	12/16/2014
A1933558	RE2	N	N	1600 SOUTH BAYSHORE LANE	\$ 429,000	1,060	\$ 404.72	1600 S BAYSHORE LN # 4-C	2	2	0	1970	157	\$ 400,000	\$ 377.36	12/16/2014
A1889340	RE2	N	N	GROVENOR HOUSE	\$ 2,295,000	2,640	\$ 869.32	2627 S BAYSHORE DR # 1604	3	3	1	2005	107	\$ 2,125,000	\$ 804.92	12/16/2014
A1932279	RE2	N	N	GROVENOR HOUSE	\$ 4,650,000	4,370	\$ 1,064.07	2627 S BAYSHORE DR # 2802	4	5	1	2006	228	\$ 4,650,000	\$ 1,064.07	12/18/2014
A2038143	RE1	N	N	NATOMA MANORS RE SUB	\$ 1,050,000	2,725	\$ 385.32	1637 TIGERTAIL AV	4	4	0	1938	21	\$ 935,000	\$ 343.12	12/18/2014
A1999422	RE2	N	N	L'Hermitage	\$ 1,280,000	3,717	\$ 344.36	2000 S BAYSHORE DR # 67	5	5	0	1984	104	\$ 1,175,000	\$ 316.12	12/29/2014
A2011804	RE2	N	Y	Pelican Reef West	\$ 550,000	1,500	\$ 366.67	1638 S BAYSHORE CT # 301E	3	2	0	1984	28	\$ 550,000	\$ 366.67	12/29/2014

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A2025806	RE2	N	N	GROVE ISLE	\$ 1,450,000	2,614	\$ 554.71	2 GROVE ISLE DR # B1409	3	2	1	1980	44	\$ 1,250,000	\$ 478.19	12/30/2014
A2036045	RE1	N	N	SILVER BLUFF EST-SEC C	\$ 525,000	1,804	\$ 291.02	2225 TEQUESTA LN	3	2	0	1947	47	\$ 510,000	\$ 282.71	12/31/2014
A1959429	RE1	N	N	BRICKELLS FLAGLER	\$ 520,000	1,788	\$ 290.83	50 SW 30 RD	4	2	0	1947	10	\$ 520,000	\$ 290.83	12/31/2014
					LIST PRICE		LP\$/SQFT						ADOM	SALES PRICE	SP\$/SQFT	SALES PRICE %
				AVERAGE	\$ 1,226,231		\$ 458.09						85	\$ 1,150,489	\$ 432.65	93.8% OF LIST
				MEDIAN	\$ 935,000		\$ 397.67						47	\$ 910,000	\$ 377.61	97.3% OF LIST