

2014 West 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
A1838906	RE1	N	N	COCONUT GROVE PARK 2ND AM	\$ 1,090,000	2,368	\$ 460.30	3565 AVOCADO AV	4	3	0	1940	76	\$ 947,500	\$ 400.13	1/13/2014
A1870396	RE2	N	N	Grove Paradise Condo	\$ 280,000	976	\$ 286.89	3220 W TRADE AV # 3220	2	2	1	1981	41	\$ 245,000	\$ 251.03	1/15/2014
A1613130	RE2	N	Y	Grove Gardens Residences	\$ 190,000	983	\$ 193.29	3540 Main Highway # PH-03	1	1	0	2006	1	\$ 210,000	\$ 213.63	1/15/2014
A1858564	RE1	N	N	20 54 41 COCO GROVE	\$ 1,100,000	2,474	\$ 444.62	3740 CRAWFORD AV	4	3	0	1951	80	\$ 893,000	\$ 360.95	1/16/2014
A1872408	RE1	N	Y	FROW HOMESTEAD	\$ 150,000	1,079	\$ 139.02	3637 OAK AV	4	2	0	1925	16	\$ 105,000	\$ 97.31	1/17/2014
A1780996	RE1	N	N	FROW HOMESTEAD	\$ 499,900	1,817	\$ 275.12	3241 FLORIDA AV	3	2	1	2013	136	\$ 499,900	\$ 275.12	1/24/2014
A1883094	RE2	Y	N	GROVE GARDEN	\$ 349,900	1,009	\$ 346.78	3225 FRANKLIN AVENUE # 306	1	2	0	2006	23	\$ 349,900	\$ 346.78	1/27/2014
A1877573	RE1	N	N	20 54 41 POMONA	\$ 969,000	2,021	\$ 479.47	3970 KUMQUAT AV	4	2	0	1939	9	\$ 940,000	\$ 465.12	2/4/2014
A1889744	RE2	N	N	COCO IBIZA VILLAS	\$ 175,000	530	\$ 330.19	3356 BIRD AV # 5	1	1	0	1995	21	\$ 165,000	\$ 311.32	2/14/2014
A1949242	RE1	N	N	PALMHURST	\$ 649,900	1,266	\$ 513.35	3110 ELIZABETH ST	2	1	0	1947	6	\$ 625,000	\$ 493.68	2/14/2014
A1738488	RE1	N	N	FROW HOMESTEAD	\$ 199,000	1,297	\$ 153.43	3547 WILLIAM AV	4	2	0	1953	366	\$ 170,000	\$ 131.07	2/21/2014
A1848292	RE1	Y	N	MACFARLANE HOMESTEAD	\$ 114,900	1,100	\$ 104.46	3797 FROW AV	4	2	0	1928	43	\$ 80,000	\$ 72.73	2/21/2014
A1865943	RE2	Y	N	Stirrup Grove	\$ 179,900	1,306	\$ 137.75	3353 Franklin Ave # 3353	3	1	1	1980	61	\$ 175,000	\$ 134.00	2/24/2014
A1907284	RE1	N	N	20 53 41 SUNSHINE VISTAS	\$ 475,000	1,131	\$ 419.98	3635 FRANTZ RD	2	1	1	1945	2	\$ 475,000	\$ 419.98	2/26/2014
A1822216	RE1	N	Y	FARMERS MARKET AT THE GRO	\$ 145,000	1,394	\$ 104.02	3380 MCDONALD ST	2	2	0	2002	1	\$ 235,000	\$ 168.58	2/26/2014
A1859031	RE2	N	N	COCO IBIZA	\$ 299,000	1,050	\$ 284.76	3356 BIRD AV # 11	2	2	1	1995	85	\$ 290,000	\$ 276.19	2/27/2014
A1888685	RE2	N	N	FROW HOMESTEAD	\$ 549,000	4,505	\$ 121.87	3250 DAY AV # 3250	3	2	1	2008	31	\$ 522,500	\$ 115.98	3/1/2014
A1897270	RE1	N	N	SUNSHINE VISTAS	\$ 799,000	1,749	\$ 456.83	4131 LYBYER AV	3	2	0	1953	21	\$ 800,000	\$ 457.40	3/3/2014
A1888268	RE1	N	N	COCONUT GROVE PARK 2ND AM	\$ 680,000	1,875	\$ 362.67	3531 LOQUAT AV	4	2	0	1970	14	\$ 640,000	\$ 341.33	3/3/2014
A1903016	RE1	N	N	21 54 41 FROW HOMESTEAD	\$ 190,000	1,349	\$ 140.85	3540 OAK AV	3	1	0	1957	10	\$ 180,000	\$ 133.43	3/7/2014
A1850528	RE1	N	N	COCONUT GROVE PARK 2ND AM	\$ 1,500,000	3,142	\$ 477.40	3559 PALMETTO AV	4	3	1	1928	144	\$ 1,330,000	\$ 423.30	3/10/2014
A1881043	RE2	N	N	COCONUT GROVE CONDO	\$ 589,900	2,162	\$ 272.85	3146 MCDONALD ST # 3146	3	2	1	2005	63	\$ 565,000	\$ 261.33	3/10/2014
A1898899	RE1	N	Y	21 54 41 FROW HOMESTEAD	\$ 100,000	935	\$ 106.95	3250 OAK AV	2	1	0	1941	11	\$ 99,750	\$ 106.68	3/19/2014
A1897576	RE2	N	N	COCONUT GROVE VILLAS	\$ 424,000	1,425	\$ 297.54	3204 BIRD AV # 104	2	2	2	2006	9	\$ 405,000	\$ 284.21	3/24/2014
A1869016	RE1	N	N	LOQUAT PARK VILLAS CONDO	\$ 289,000	759	\$ 380.76	3643 LOQUAT AV # 3643	2	1	0	1967	45	\$ 246,500	\$ 324.77	3/28/2014
A1902359	RE2	N	N	GROVE GARDEN RESIDENCE	\$ 795,000	1,773	\$ 448.39	3540 Main Highway # PH01	2	2	1	2006	45	\$ 700,000	\$ 394.81	3/31/2014
F1277267	RE1	N	N	FROW HOMESTEAD	\$ 275,000	1,494	\$ 184.07	3208 OAK AVE	3	2	0	1985	4	\$ 260,000	\$ 174.03	3/31/2014
A1919517	RE2	N	N	N/A	\$ 589,900	2,400	\$ 245.79	3142 OHIO ST # 3142B	3	2	1	2006	3	\$ 579,000	\$ 241.25	3/31/2014
A1898197	RE2	Y	N	3148-3150OHIO CONDOMINIUM	\$ 439,000	2,206	\$ 199.00	3148 OHIO ST # 3148	3	2	1	2007	37	\$ 439,500	\$ 199.23	4/10/2014

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A1873358	RE2	Y	N	COCOSTYLE @ 3250	\$ 214,900	915	\$ 234.86	3250 GRAND AV # 405	2	2	0	2006	62	\$ 201,000	\$ 219.67	4/18/2014
A1903804	RE2	N	N	STIRRUP GROVE	\$ 299,000	1,146	\$ 260.91	3414 FRANKLIN AV # 0	3	2	1	1978	27	\$ 299,000	\$ 260.91	4/21/2014
A1911042	RE1	N	N	COCO GROVE	\$ 1,550,000	4,272	\$ 362.83	3851 CRAWFORD AV	4	4	1	1994	12	\$ 1,500,000	\$ 351.12	4/21/2014
A1890620	RE1	N	N	DOUGLAS CIRCLE	\$ 699,500	1,890	\$ 370.11	3840 LOQUAT AV	3	3	0	1947	53	\$ 685,000	\$ 362.43	4/22/2014
A1931413	RE1	N	N	FROW HOMESTEAD	\$ 150,000	1,256	\$ 119.43	3612 PERCIVAL AV	3	1	0	1934	10	\$ 150,000	\$ 119.43	4/28/2014
A1855819	RE1	N	N	SUNSHINE VISTAS	\$ 699,900	2,670	\$ 262.14	4190 LOQUAT AV	3	2	1	1995	170	\$ 690,000	\$ 258.43	4/29/2014
A1866940	RE1	N	N	HUGHES COVE	\$ 4,400,000	9,862	\$ 446.16	3314 DEVON CT	6	7	1	2001	128	\$ 3,950,000	\$ 400.53	5/2/2014
A1686993	RE2	N	N	HIDEAWAY COVE	\$ 499,000	2,400	\$ 207.92	3318 DAY AVE # 7	3	2	1	2013	125	\$ 480,000	\$ 200.00	5/8/2014
A1687053	RE2	N	N	HIDEAWAY COVE	\$ 499,000	2,400	\$ 207.92	3318 DAY AVE # 2	3	2	1	2013	133	\$ 499,000	\$ 207.92	5/9/2014
A1686969	RE2	N	N	HIDEAWAY COVE	\$ 518,000	2,400	\$ 215.83	3318 DAY AVE # 9	3	2	1	2013	280	\$ 518,000	\$ 215.83	5/14/2014
A1850837	RE1	N	N	FARMERS MARKET AT THE GRO	\$ 425,000	1,394	\$ 304.88	3240 FLORIDA AV	2	2	0	2002	185	\$ 426,500	\$ 305.95	5/14/2014
A1687097	RE2	N	N	HIDEAWAY COVE	\$ 499,000	2,400	\$ 207.92	3318 DAY AVE # 4	3	2	1	2013	126	\$ 499,000	\$ 207.92	5/14/2014
A1687081	RE2	N	N	HIDEAWAY COVE	\$ 499,000	2,400	\$ 207.92	3318 DAY AVE # 3	3	2	1	2013	137	\$ 499,000	\$ 207.92	5/15/2014
A1687007	RE2	N	N	HIDEAWAY COVE	\$ 525,000	2,400	\$ 218.75	3318 DAY AVE # 6	3	2	1	2013	137	\$ 525,000	\$ 218.75	5/16/2014
A1687120	RE2	N	N	HIDEAWAY COVE	\$ 525,000	2,400	\$ 218.75	3318 DAY AVE # 5	3	2	1	2013	125	\$ 525,000	\$ 218.75	5/16/2014
A1687029	RE2	N	N	HIDEAWAY COVE	\$ 525,000	2,400	\$ 218.75	3318 DAY AVE # 1	3	2	1	2013	125	\$ 525,000	\$ 218.75	5/20/2014
A1864810	RE2	N	N	PALMHURST	\$ 535,000	2,232	\$ 239.70	3411 DAY AV # 3411	3	2	1	2008	175	\$ 517,000	\$ 231.63	5/21/2014
R10016182	RE1	N	N		\$ 1,279,000			3763 S Douglas Rd	4			2014	1	\$ 1,220,000		5/23/2014
A1686981	RE2	N	N	HIDEAWAY COVE	\$ 499,000	2,400	\$ 207.92	3318 DAY AVE # 8	3	2	1	2013	137	\$ 499,000	\$ 207.92	5/23/2014
A1918088	RE1	N	Y	CARTERS ADDN TO COCONUT G	\$ 155,000	1,139	\$ 136.08	3110 HIBISCUS ST	2	1	0	1936	25	\$ 120,000	\$ 105.36	5/28/2014
A1947742	RE1	N	N	21 54 41 FROW HOMESTEAD	\$ 150,000	1,089	\$ 137.74	3630 PERCIVAL AV	3	2	0	1965	3	\$ 147,000	\$ 134.99	5/28/2014
A1686958	RE2	N	N	HIDEAWAY COVE	\$ 525,000	2,400	\$ 218.75	3318 DAY AVE # 10	3	2	1	2013	137	\$ 525,000	\$ 218.75	5/29/2014
A1917739	RE1	N	N	FROW HOMESTEAD	\$ 424,999	1,670	\$ 254.49	3660 WILLIAM AV	4	2	0	2013	56	\$ 407,000	\$ 243.71	5/30/2014
A1890405	RE1	Y	N	SUNSHINE VISTAS	\$ 500,000	2,185	\$ 228.83	4180 LYBYER AV	3	3	0	1949	27	\$ 687,755	\$ 314.76	6/2/2014
A1897727	RE1	N	N	COCONUT GROVE PARK 2ND AM	\$ 649,000	1,142	\$ 568.30	3630 PALMETTO AV	2	1	0	1949	102	\$ 580,000	\$ 507.88	6/4/2014
A1821334	RE1	N	N	20 54 41 MACFARLANE HOMES	\$ 110,000	1,120	\$ 98.21	3770 OAK AV	3	2	0	1924	294	\$ 100,000	\$ 89.29	6/11/2014
A1890272	RE1	Y	N	FROW HOMESTEAD	\$ 139,500	1,527	\$ 91.36	3678 WILLIAM AV	5	1	0	1928	110	\$ 135,000	\$ 88.41	6/20/2014
A1820661	RE2	N	N	URBAN VILLAS AT THE GROVE	\$ 699,000	3,800	\$ 183.95	3407 DAY AV # 0	3	2	1	2014	200	\$ 679,000	\$ 178.68	6/23/2014
A1820671	RE2	N	N	URBAN VILLAS AT THE GROVE	\$ 699,000	3,800	\$ 183.95	3409 DAY AV # 0	3	2	1	2014	200	\$ 679,000	\$ 178.68	6/23/2014
A1835341	RE2	N	N	GROVE ENCLAVE	\$ 650,000	2,350	\$ 276.60	3063 INDIANA ST # 16	3	2	1	2006	242	\$ 630,000	\$ 268.09	6/24/2014

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A1961726	RE1	Y	N	FROW HOMESTEAD	\$ 575,000	2,596	\$ 221.50	3200 PERCIVAL AV	3	2	1	2003	3	\$ 575,000	\$ 221.50	6/30/2014
A1857329	RE1	N	N	COCONUT GROVE PARK 2ND AM	\$ 1,165,000	3,121	\$ 373.28	3563 ROYAL PALM AV	3	2	1	1920	245	\$ 1,075,000	\$ 344.44	7/2/2014
A1858864	RE2	N	N	3168 Ohio	\$ 522,000	2,121	\$ 246.11	3168 OHIO ST # 3168	3	2	1	2006	232	\$ 495,000	\$ 233.38	7/7/2014
A1919678	RE1	N	N	DOUGLAS CIRCLE	\$ 1,750,000	4,120	\$ 424.76	3780 LOQUAT AV	5	5	0	1925	31	\$ 1,521,000	\$ 369.18	7/10/2014
A1928768	RE1	N	N	SUNSHINE VISTAS	\$ 1,370,000	3,511	\$ 390.20	4131 CRAWFORD AV	4	4	0	1945	86	\$ 1,320,000	\$ 375.96	7/16/2014
A1942367	RE2	N	N	HUMMINGBIRD COTTAGE	\$ 469,000	1,170	\$ 400.86	3674 LOQUAT AV # 3674	2	2		1947	37	\$ 455,000	\$ 388.89	7/18/2014
A1910548	RE1	N	Y	COCONUT GROVE PARK 2ND AM	\$ 600,000	1,539	\$ 389.86	3650 AVOCADO AV	2	2	0	1950	9	\$ 590,000	\$ 383.37	7/18/2014
A1909926	RE2	N	N	MONTAGE	\$ 389,000	1,488	\$ 261.43	3204 SHIPPING AV # A	2	2	1	1980	125	\$ 375,000	\$ 252.02	7/24/2014
A1933598	RE2	N	N	Palmhurst	\$ 975,000	3,858	\$ 252.72	3191 OHIO ST # N/A	6	4	2	2007	63	\$ 925,000	\$ 239.76	7/24/2014
A1952695	RE1	N	N	SUNSHINE VISTAS	\$ 1,289,000	2,430	\$ 530.45	3830 FRANTZ RD	4	3	0	1952	55	\$ 1,150,000	\$ 473.25	8/4/2014
A1891697	RE2	N	Y	WEST TRADE CONDO	\$ 87,900	600	\$ 146.50	3239 W TRADE AV # 1	1	1	0	1975	159	\$ 85,000	\$ 141.67	8/7/2014
A1928488	RE1	N	N	PALMHURST	\$ 428,000	1,469	\$ 291.36	3395 SHIPPING AV	3	2	0	1952	87	\$ 415,000	\$ 282.51	8/7/2014
A1880668	RE2	N	N	n/a	\$ 589,000	2,347	\$ 250.96	3072 NEW YORK ST # 3072	3	2	1	2007	221	\$ 560,000	\$ 238.60	8/11/2014
A1990571	RE2	N	N	GROVE GARDEN	\$ 720,000	1,877	\$ 383.59	3540 MAIN HY # 302	2	2	0	2006	0	\$ 720,000	\$ 383.59	8/11/2014
A1896029	RE1	N	N	COCONUT GROVE PARK 2ND AM	\$ 799,000	1,809	\$ 441.68	3582 AVOCADO AV	4	3	0	1919	141	\$ 760,000	\$ 420.12	8/12/2014
A1972601	RE1	Y	N	GOLDEN GATE	\$ 205,000	1,406	\$ 145.80	201 JEFFERSON DR	4	2	0	1976	26	\$ 216,000	\$ 153.63	8/12/2014
A1957914	RE2	N	N	Indiana Street Villas Con	\$ 725,000	3,025	\$ 239.67	3060 INDIANA ST # 3060	3	2	1	2006	9	\$ 695,000	\$ 229.75	8/18/2014
A1951988	RE1	N	N	21 54 41 FROW HOMESTEAD	\$ 199,900	1,340	\$ 149.18	3636 OAK AV	3	2	0	1962	8	\$ 174,000	\$ 129.85	8/25/2014
A1948868	RE1	N	N	SUNSHINE VISTAS	\$ 1,395,000	3,239	\$ 430.69	4125 POINCIANA AV	4	3	1	1998	54	\$ 1,282,414	\$ 395.93	8/28/2014
A1916868	RE1	Y	N	21 54 41 FROW HOMESTEAD	\$ 110,000	1,068	\$ 103.00	3401 FLORIDA AV	3	1	0	1973	6	\$ 132,200	\$ 123.78	9/4/2014
A1867334	RE1	N	N	andrade	\$ 575,000	1,809	\$ 317.86	3590 MAIN HY	4	3	0	1945	184	\$ 550,000	\$ 304.04	9/12/2014
A1926844	RE1	N	N	COCONUT GROVE PARK 2ND AM	\$ 1,149,000	3,713	\$ 309.45	3653 PALMETTO AV	4	3	1	1996	155	\$ 1,075,000	\$ 289.52	9/29/2014
R10022285	RE2	N	Y		\$ 195,000			3615 Loquat Av # 3615	1			1967	1	\$ 190,000		9/30/2014
A1822602	RE1	N	N	COCONUT GROVE PARK 2ND AM	\$ 1,899,000	4,909	\$ 386.84	3637 POINCIANA AV	7	6	1	2004	395	\$ 1,800,000	\$ 366.67	9/30/2014
A1924762	RE2	Y	N	Coco II	\$ 489,000	2,164	\$ 225.97	3034 ELIZABETH ST # N	3	2	1	2005	174	\$ 400,000	\$ 184.84	9/30/2014
A1976146	RE1	Y	N	FROW HOMESTEAD	\$ 92,600	1,532	\$ 60.44	3311 FLORIDA AV	3	2	0	1959	46	\$ 200,550	\$ 130.91	9/30/2014
A1967608	RE1	N	N	POMONA	\$ 899,000	3,397	\$ 264.65	3939 LOQUAT AV	3	3	0	1938	133	\$ 780,200	\$ 229.67	10/8/2014
A2004192	RE2	N	N	COCOSTYLE	\$ 229,000	894	\$ 256.15	3250 GRAND AV # 503	1	2	0	2006	15	\$ 223,000	\$ 249.44	10/14/2014
A1864112	RE1	N	N	DE HEDOUVILLES SUB	\$ 258,000	1,076	\$ 239.78	3452 MARGARET ST	3	3	0	1948	322	\$ 231,000	\$ 214.68	10/15/2014

