

## 2015 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
A2025245	RE1	N	N	HUGHES COVE	\$ 11,900,000	10,086	\$1,179.85	3310 DEVON CT	7	7	3	2003	190	\$ 12,850,000	\$1,274.04	6/8/2015
A2042241	RE1	N	N	BISC CAMP	\$ 12,750,000	8,138	\$1,566.72	3505 MAIN LODGE DR	6	6	2	1926	78	\$ 11,000,000	\$1,351.68	3/5/2015
A2097498	RE1	N	N	ANCHORAGE	\$ 8,950,000	10,121	\$ 884.30	3525 ANCHORAGE WY	5	5	1	1996	33	\$ 7,137,500	\$ 705.22	6/12/2015
A2049009	RE1	N	N	BISC CAMP	\$ 3,199,999	4,520	\$ 707.96	3120 MONROE DR	5	5	2	1912	24	\$ 2,800,000	\$ 619.47	4/30/2015
A2006237	RE2	N	N	RITZ CARLTON	\$ 2,650,000	2,859	\$ 926.90	3400 SW 27 AV # 2101	3	3	0	2001	147	\$ 2,600,000	\$ 909.41	2/27/2015
A2040049	RE2	N	N	Cloisters On Tthe Bay	\$ 1,699,000	4,963	\$ 342.33	3471 MAIN HY # 414	3	4	2	2005	9	\$ 1,520,000	\$ 306.27	1/6/2015
A2111390	RE2	N	N	THE TOWER RESIDENCES	\$ 1,575,000	2,110	\$ 746.45	3400 SW 27 AV # 1102	2	2	1	2001	56	\$ 1,450,000	\$ 687.20	8/7/2015
A2058071	RE2	N	N	RITZ CARLTON	\$ 1,499,000	2,530	\$ 592.49	3350 SW 27 AV # 1901	3	2	1	2002	157	\$ 1,450,000	\$ 573.12	7/31/2015
A2092608	RE2	N	N	Ritz Carlton Residences	\$ 1,520,000	2,110	\$ 720.38	3400 SW 27 AV # 902	2	2	1	2001	47	\$ 1,350,000	\$ 639.81	6/5/2015
A2165277	RE2	N	N	Grove Towers	\$ 1,329,000	1,682	\$ 790.13	2843 S BAYSHORE DR # P4-F	3	3	0	1982	53	\$ 1,288,000	\$ 765.76	10/26/2015
A2104962	RE2	N	N	Ritz Carlton	\$ 1,399,000	2,235	\$ 625.95	3350 SW 27 AV # 1101	3	3	1	2002	63	\$ 1,200,000	\$ 536.91	7/28/2015
A2080727	RE2	N	N	TOWER RESIDENCES	\$ 1,295,000	2,114	\$ 612.58	3400 SW 27 AV # 1705	2	2	1	2001	14	\$ 1,150,000	\$ 543.99	5/5/2015
A2093616	RE2	N	N	Grace in the Grove	\$ 1,149,000	3,107	\$ 369.81	3122 VIRGINIA ST # 3122	4	3	0	2001	119	\$ 1,072,000	\$ 345.03	8/24/2015
A2093640	RE1	N	N	grace in the grove	\$ 1,149,000	3,107	\$ 369.81	3122 VIRGINIA STREET	4	3	0	2001	119	\$ 1,072,000	\$ 345.03	8/24/2015
A2141160	RE2	N	N	Ritz Carlton	\$ 1,140,000	1,530	\$ 745.10	3400 SW 27 AV # 1103	2	2	1	2001	34	\$ 1,050,000	\$ 686.28	8/24/2015
A2120590	RE2	N	N	GROVE TOWERS CONDO	\$ 995,000	1,460	\$ 681.51	2843 S BAYSHORE DR # 16D	2	2	0	1982	7	\$ 985,000	\$ 674.66	8/5/2015
A2194334	RE2	N	N	Gifford Residences	\$ 969,000	3,050	\$ 317.70	3134 GIFFORD LN # 3136	3	2	1	2015	28	\$ 940,000	\$ 308.20	12/29/2015
A2139041	RE2	N	N	Yacht Harbor	\$ 965,000	2,407	\$ 400.91	2901 S BAYSHORE DR # 8-F	2	2	0	1975	106	\$ 940,000	\$ 390.53	12/15/2015
A2062273	RE2	N	N	GROVE TOWERS CONDO	\$ 950,000	1,682	\$ 564.80	2843 S BAYSHORE DR # 10F	3	3	0	1982	21	\$ 932,787	\$ 554.57	3/16/2015
A2179914	RE2	N	N	BISCAYNE REALTY	\$ 950,000	2,743	\$ 346.34	3167 GIFFORD LN # 0	3	4	0	2015	76	\$ 919,000	\$ 335.03	12/30/2015
A2098683	RE2	N	N	THE TOWER RESIDENCES	\$ 950,000	1,666	\$ 570.23	3400 SW 27 AV # 1407	2	2	1	2001	40	\$ 900,000	\$ 540.22	6/15/2015
A2042391	RE2	N	N	YACHT HARBOUR	\$ 975,000	2,407	\$ 405.07	2901 S BAYSHORE DR # 15G	2	2	0	1975	106	\$ 850,000	\$ 353.14	4/24/2015
A2199856	RE2	N	N	3069-71 Orange Street	\$ 825,000	3,261	\$ 252.99	3069 ORANGE ST # 3069	3	3	0	2014	8	\$ 825,000	\$ 252.99	12/15/2015
A2123479	RE2	N	N	DJ GROVE RESIDENCE	\$ 849,000	2,789	\$ 304.41	2930 SW 30 CT # 2930	3	3	1	2015	87	\$ 825,000	\$ 295.81	9/1/2015
A2022310	RE2	N	N	RITZ CARLTON	\$ 850,000	1,666	\$ 510.20	3400 SW 27 AV # 1107	2	2	1	2001	87	\$ 800,000	\$ 480.19	1/15/2015
A2022993	RE2	N	N	RITZ CARTON	\$ 875,000	1,530	\$ 571.90	3400 SW 27 AV # 501	2	2	1	2001	66	\$ 795,000	\$ 519.61	1/20/2015
A2096932	RE2	N	N	YACHT HARBOUR CONDOMINIUM	\$ 799,000	2,407	\$ 331.95	2901 S BAYSHORE DR # 7G	2	2	0	1975	133	\$ 790,000	\$ 328.21	10/5/2015

## 2015 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
A2095310	RE2	N	N	VILLA CATALINA	\$ 789,000	2,452	\$ 321.78	2930 CATALINA ST # 2930	3	2	1	2015	1	\$ 789,000	\$ 321.78	4/3/2015
A2096027	RE2	N	N	VILLA CATALINA II	\$ 789,000	2,452	\$ 321.78	2932 CATALINA # 2932	3	2	1	2015	7	\$ 789,000	\$ 321.78	5/5/2015
A2107762	RE2	N	N	UNIT 2 VILLA CATALINA II	\$ 789,000	2,957	\$ 266.82	2938 CATALINA # 1	3	2	1	2015	1	\$ 789,000	\$ 266.82	5/21/2015
A2072074	RE2	N	N	VILLA CATALINA I	\$ 789,000	2,957	\$ 266.82	2940 CATALINA # 2	3	2	1	2015	57	\$ 789,000	\$ 266.82	5/27/2015
A2170606	RE2	N	N	Sunset in the Grove	\$ 769,000	2,368	\$ 324.75	3130 DAY AV # 3130	3	2	1	2002	6	\$ 756,000	\$ 319.26	11/14/2015
A2126672	RE2	N	N	.	\$ 779,000	2,256	\$ 345.30	3038 MATILDA ST # 3038	3	2	1	2008	28	\$ 740,000	\$ 328.01	8/27/2015
A2064189	RE2	N	N	GROVE TOWERS CONDO	\$ 725,000	1,200	\$ 604.17	2843 S BAYSHORE DR # P3-E	2	2	0	1982	58	\$ 725,000	\$ 604.17	4/27/2015
A2092860	RE2	N	N	0	\$ 714,900	1,003	\$ 712.76	3141 MCDONALD ST # 3141	3	3	0	1904	3	\$ 720,000	\$ 717.85	3/30/2015
A2127358	RE2	N	N	Grove Towers	\$ 735,000	1,375	\$ 534.55	2843 S BAYSHORE DR # 12B	2	2	0	1982	36	\$ 715,000	\$ 520.00	8/6/2015
A2063864	RE2	N	N	Jackson Peacocks	\$ 724,900	2,236	\$ 324.20	3131 JACKSON AV # 3131	3	2	1	2007	8	\$ 715,000	\$ 319.77	3/20/2015
A2070486	RE2	N	N	ALAMANDA VILLAS	\$ 749,000	2,274	\$ 329.38	3266 ALAMANDA ST # 3266	3	2	1	2007	25	\$ 700,000	\$ 307.83	4/6/2015
A2077131	RE2	N	N	GID CONDO	\$ 719,000	2,355	\$ 305.31	3144 GIFFORD LN # 3144	3	2	1	2003	93	\$ 699,000	\$ 296.82	7/13/2015
A2140971	RE2	N	N	MATILDA CONDO	\$ 699,000	2,250	\$ 310.67	3280 MATILDA ST # -	3	2	1	1998	28	\$ 680,000	\$ 302.22	8/25/2015
A2077374	RE2	N	N	Villas at Matilda	\$ 679,000	1,685	\$ 402.97	3080 SHIPPING AV # 3080	3	2	1	2005	21	\$ 679,000	\$ 402.97	4/1/2015
A2057805	RE2	N	N	Matilda Condo	\$ 688,000	2,136	\$ 322.10	3242 MATILDA ST # 3242	3	2	1	2003	54	\$ 675,000	\$ 316.01	5/7/2015
A2012986	RE2	Y	N	Gifford Lane Condo	\$ 709,800	2,695	\$ 263.38	3125 GIFFORD LN # 3125	3	2	1	2007	188	\$ 675,000	\$ 250.46	5/20/2015
A1949936	RE2	N	N	Allamanda Gardens	\$ 685,000	2,250	\$ 304.44	3021 ALAMANDA ST # A	3	2	1	2007	203	\$ 670,000	\$ 297.78	1/7/2015
A2073410	RE2	N	N	GID CONDO	\$ 689,000	2,355	\$ 292.57	3138 GIFFORD LN # 3138	3	2	1	2003	89	\$ 670,000	\$ 284.50	7/10/2015
A2050730	RE2	N	N	Yacht Harbour Condo	\$ 725,000	1,605	\$ 451.71	2901 S BAYSHORE DR # 11A	2	2	0	1975	73	\$ 660,667	\$ 411.63	4/10/2015
A2181076	RE2	N	N	Grove Towers Condo	\$ 700,000	1,375	\$ 509.09	2843 S BAYSHORE DR # 15B	2	2	0	1982	71	\$ 660,000	\$ 480.00	12/29/2015
A2052184	RE2	N	N	YACHT HARBOUR	\$ 675,000	1,605	\$ 420.56	2901 S BAYSHORE DR # 13-A	2	2	0	1975	30	\$ 660,000	\$ 411.22	2/27/2015
A2013600	RE2	N	N	Mutiny Park condo/sonesta	\$ 725,000	1,098	\$ 660.29	2889 MCFARLANE RD # 1402	2	2	1	2001	134	\$ 650,000	\$ 591.99	3/2/2015
A2063065	RE1	N	N	SHIPPING MATILDA CONDO	\$ 665,000	2,070	\$ 321.26	3081 MATILDA ST # A	3	2	1	1997	98	\$ 650,000	\$ 314.01	6/15/2015
A2008669	RE2	N	N	Coconut Grove Villas	\$ 680,000	2,153	\$ 315.84	3070 VIRGINIA ST # 3	2	2	1	1981	102	\$ 645,000	\$ 299.58	1/30/2015
A2146147	RE2	N	N	Grove Matilda Condo	\$ 659,000	2,130	\$ 309.39	3269 MATILDA ST # 3269	3	2	1	2007	56	\$ 645,000	\$ 302.82	9/14/2015
A2133409	RE2	N	N	ORANGE VILLAS	\$ 668,000	2,119	\$ 315.24	3072 ORANGE ST # 3072	3	2	1	2003	44	\$ 640,000	\$ 302.03	8/13/2015

## 2015 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
A2146132	RE2	N	N	Grove matilda Condo	\$ 659,000	2,130	\$ 309.39	3265 MATILDA ST # 3265	3	2	1	2007	57	\$ 640,000	\$ 300.47	9/14/2015
A2114445	RE2	N	N	Grove at Matilda Condo	\$ 659,000	2,130	\$ 309.39	3267 MATILDA ST # 3267	3	2	1	2007	71	\$ 640,000	\$ 300.47	7/21/2015
A2197302	RE2	N	N	ARBORETUM IN THE GROVE	\$ 649,000	1,700	\$ 381.76	3155 PEACHY ST # 4	3	2	1	1991	11	\$ 639,000	\$ 375.88	12/16/2015
A2027162	RE2	N	N	GROVE AT SHIPPING	\$ 659,595	2,110	\$ 312.60	3068 SHIPPING AV # 2	3	2	1	1999	85	\$ 636,000	\$ 301.42	3/4/2015
A2139983	RE2	N	N	Yacht Harbour Condo	\$ 635,000	1,582	\$ 401.39	2901 S BAYSHORE DR # 9E	2	2	0	1975	141	\$ 635,000	\$ 401.39	12/3/2015
A2068720	RE2	N	N	Yacht Harbour	\$ 660,000	1,582	\$ 417.19	2901 S BAYSHORE DR # 12-E	2	2	0	1975	203	\$ 628,750	\$ 397.44	10/23/2015
A2102166	RE2	N	N	Ipanema Villas	\$ 619,900	1,620	\$ 382.65	3264 VIRGINIA ST # B-2	3	3	0	1993	11	\$ 625,000	\$ 385.80	6/8/2015
A2055999	RE2	N	N	Virginia Fulton Condo	\$ 625,000	2,300	\$ 271.74	2980 VIRGINIA ST # -	3	2	1	2006	204	\$ 625,000	\$ 271.74	9/25/2015
A2133158	RE2	N	N	Ipanema Villas	\$ 624,900	1,620	\$ 385.74	3272 VIRGINIA ST # A-1	2	3	0	1993	11	\$ 624,900	\$ 385.74	8/17/2015
A2067019	RE2	N	N	ARC GROVE CONDO	\$ 649,900	2,240	\$ 290.13	3067 Virginia St # 3067	3	2	1	2001	45	\$ 622,000	\$ 277.68	4/30/2015
A2048703	RE2	N	N	Mutiny Park Condo/Sonesta	\$ 710,000	1,098	\$ 646.63	2889 MCFARLANE RD # 1002	2	2	1	2001	46	\$ 620,000	\$ 564.66	3/20/2015
F1353379	RE2	N	N	Villaggio in the Grove	\$ 650,000	2,476	\$ 262.52	2769 Coconut Ave # 2769	3	3	1	2005	58	\$ 615,000	\$ 248.38	11/20/2015
A2127455	RE2	N	N	Matilda Condo	\$ 625,000	2,130	\$ 293.43	3271 MATILDA ST # 3271	3	2	1	2007	171	\$ 612,000	\$ 287.32	12/2/2015
A2101752	RE2	N	N	OAKVIEW VILLAS	\$ 639,000	2,200	\$ 290.46	3103 OAK AV # 3103	3	2	1	2004	114	\$ 610,000	\$ 277.27	9/22/2015
A2125805	RE2	N	N	YACHT HARBOUR	\$ 639,000	2,407	\$ 265.48	2901 S BAYSHORE DR # 6F	3	2	0	1975	34	\$ 601,650	\$ 249.96	7/29/2015
A2070353	RE2	N	N	JACKSON AVENUE CONDO	\$ 669,000	2,410	\$ 277.59	3125 JACKSON AV # 3125	3	2	1	1997	210	\$ 601,400	\$ 249.54	10/20/2015
A2081702	RE2	N	N	ALLAMANDA VILLAS	\$ 615,900	2,130	\$ 289.16	3035 ALLAMANDA ST # 3035	3	2	1	2000	119	\$ 600,000	\$ 281.69	7/23/2015
A2083531	RE2	N	N	ARBORETUM IN THE GROVE	\$ 597,000	1,620	\$ 368.52	3122 PAOLA DR # 17	3	2	0	1992	42	\$ 590,000	\$ 364.20	5/27/2015
A2073877	RE2	N	N	Bridgeport Grove Condo	\$ 589,000	2,621	\$ 224.72	2930 BRIDGEPORT AV # D	3	2	1	2003	9	\$ 585,000	\$ 223.20	4/3/2015
A2049158	RE2	N	N	Mutiny Park Condo	\$ 580,000	963	\$ 602.29	2889 MCFARLANE RD # 1618	2	2	1	2001	267	\$ 580,000	\$ 602.29	10/15/2015
A2070072	RE2	N	N	Yacht Harbor	\$ 649,000	2,407	\$ 269.63	2901 S BAYSHORE DR # 5F	2	2	0	1975	212	\$ 579,300	\$ 240.67	10/29/2015
A2106268	RE2	N	N	COCONUT VILLAS	\$ 599,000	1,724	\$ 347.45	3229 VIRGINIA ST # 3229	3	2	1	2002	61	\$ 575,000	\$ 333.53	5/27/2015
A2185767	RE2	N	N	Louise Grove Condo	\$ 575,000	2,000	\$ 287.50	2921 LOUISE ST # 2921	3	2	1	2007	62	\$ 570,000	\$ 285.00	12/14/2015
A2045643	RE2	N	N	IPANEMA VILLAS CONDO	\$ 599,000	1,620	\$ 369.75	3266 VIRGINIA ST # B-3	3	3	0	1993	47	\$ 570,000	\$ 351.85	3/4/2015
A2066298	RE2	N	N	Grove Center Condo	\$ 575,000	2,000	\$ 287.50	2929 LOUISE ST # 2929	3	2	1	2007	30	\$ 570,000	\$ 285.00	4/2/2015
A1949235	RE2	N	N	Grove Center condo	\$ 575,000	2,000	\$ 287.50	2924 CENTER ST # 2924	3	2	1	2007	202	\$ 563,000	\$ 281.50	1/28/2015

## 2015 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
A2025256	RE2	N	N	none	\$ 599,000	2,542	\$ 235.64	2921 SW 30 CT # B	3	2	1	2006	86	\$ 561,000	\$ 220.69	2/26/2015
A2055168	RE2	N	N	GROVE PARK VILLAS	\$ 580,000	1,540	\$ 376.62	3184 MARY ST # 2B	3	2	1	1996	19	\$ 555,000	\$ 360.39	4/2/2015
A2075317	RE2	N	N	Royal Poinciana	\$ 618,900	2,060	\$ 300.44	3255 ALLAMANDA ST # 3255	3	2	1	1994	70	\$ 555,000	\$ 269.42	8/6/2015
A2059969	RE2	N	N	GROVE PARC VILLAS	\$ 575,000	1,540	\$ 373.38	2907 DAY AV # 1A	3	2	1	1996	22	\$ 552,000	\$ 358.44	3/31/2015
A2043071	RE2	Y	N	YACHT HARBOUR CONDO	\$ 530,000	2,407	\$ 220.19	2901 S BAYSHORE DR # 15F	1	2	0	1975	18	\$ 545,000	\$ 226.42	2/11/2015
A2108254	RE2	N	N	GROVE PARC VILLAS	\$ 559,600	1,758	\$ 318.32	2909 DAY AV # 1C	3	2	1	1996	107	\$ 542,500	\$ 308.59	9/11/2015
A2068393	RE2	Y	N	3150 day ave condo	\$ 540,000	2,044	\$ 264.19	3210 GIFFORD LN # 3210	3	2	1	2006	50	\$ 538,000	\$ 263.21	4/3/2015
A2121229	RE2	N	N	Nantucket Cove Town Homes	\$ 559,000	1,966	\$ 284.33	3259 GIFFORD LN # 3259	3	2	1	1996	197	\$ 537,500	\$ 273.40	12/9/2015
A2058134	RE2	N	N	.	\$ 549,000	2,024	\$ 271.25	3030 BIRD AV # B	3	3	1	1979	18	\$ 517,000	\$ 255.44	3/27/2015
A2123899	RE2	N	N	Maison Grove Condo	\$ 540,000	1,350	\$ 400.00	3227 MARY ST # 1	2	2	1	1981	140	\$ 515,000	\$ 381.48	11/23/2015
A2096622	RE2	N	N	VILLAS IN THE GROVE	\$ 529,000	1,510	\$ 350.33	2763 W TRADE AV # 2763	3	2	1	1999	32	\$ 505,000	\$ 334.44	7/20/2015
A2105978	RE2	N	N	SONESTA	\$ 515,000	963	\$ 534.79	2889 MCFARLANE RD # 1117	2	2	0	2001	229	\$ 500,000	\$ 519.21	12/15/2015
A2043296	RE2	N	N	Mutiny Park Condo/Sonesta	\$ 540,000	1,188	\$ 454.55	2889 MCFARLANE RD # 1508	2	3	0	2001	1	\$ 500,000	\$ 420.88	1/26/2015
A2180156	RE2	N	N	VILLAS IN THE GROVE	\$ 539,000	1,510	\$ 356.95	2761 W TRADE AV # 2761	3	2	0	1999	1	\$ 496,750	\$ 328.97	11/2/2015
A2088633	RE2	N	N	Ritz Carlton Executive	\$ 499,500	959	\$ 520.86	3350 SW 27 AV # 2104	1	1	1	2002	35	\$ 496,000	\$ 517.21	6/2/2015
A1969054	RE2	N	N	MUTINY PARK/SONESTA	\$ 499,999	963	\$ 519.21	2889 MCFARLANE RD # 1717	2	2	1	2001	183	\$ 495,000	\$ 514.02	1/20/2015
A2029629	RE2	N	N	RITZ CARLTON	\$ 499,000	896	\$ 556.92	3350 SW 27 AV # 1003	1	1	1	2002	110	\$ 492,000	\$ 549.11	3/30/2015
A2044540	RE2	N	N	LOFTS AT MAYFAIR	\$ 549,000	1,053	\$ 521.37	3339 VIRGINIA ST # 120	2	2	1	2007	76	\$ 490,000	\$ 465.34	3/17/2015
A2175705	RE1	N	N	EDWARD PENT HOMESTEAD	\$ 524,999	1,121	\$ 468.33	2996 SHIPPING AV	2	2	0	1947	22	\$ 485,000	\$ 432.65	10/23/2015
A2190334	RE2	N	N	Maison Grove	\$ 499,000	1,380	\$ 361.59	3245 MARY ST # 13	2	2	1	1981	53	\$ 480,000	\$ 347.83	12/28/2015
A2026481	RE2	N	N	RITZ CARLTON	\$ 499,000	936	\$ 533.12	3350 SW 27 AV # 1803	1	1	1	2002	98	\$ 480,000	\$ 512.82	2/13/2015
A2120840	RE2	N	N	RITZ CARLTON	\$ 499,000	936	\$ 533.12	3350 SW 27 AV # 1903	1	1	1	2002	129	\$ 475,000	\$ 507.48	10/16/2015
A2054281	RE2	N	N	GROVE TOWERS CONDO	\$ 479,000	1,142	\$ 419.44	2843 S BAYSHORE DR # 4A	2	2	0	1982	14	\$ 472,000	\$ 413.31	2/27/2015
A2157537	RE2	N	N	Mediterraneo	\$ 425,000	1,000	\$ 425.00	2902 CENTER ST # 2902	2	2	1	2004	3	\$ 460,000	\$ 460.00	8/31/2015
A2079052	RE2	N	N	THE ASHEVILLE CONDO	\$ 499,000	1,630	\$ 306.14	3048 VIRGINIA ST # 3048	2	3	0	1980	92	\$ 457,500	\$ 280.68	6/29/2015
A1945057	RE2	N	N	LOFTS AT MAYFAIR	\$ 495,000	1,097	\$ 451.23	3339 VIRGINIA ST # PH-27	2	2	0	2007	270	\$ 455,000	\$ 414.77	3/11/2015
A2170688	RE2	N	N	Mutiny Park	\$ 495,000	971	\$ 509.78	2889 MCFARLANE RD # PH-06	1	2	0	2001	33	\$ 450,000	\$ 463.44	12/2/2015
A2081919	RE2	N	N	Center View Town House	\$ 449,000	1,178	\$ 381.15	3165 CENTER ST # 2	2	2	1	1980	5	\$ 444,500	\$ 377.33	4/30/2015
A2096381	RE2	N	N	PALM VILLAS	\$ 470,000	2,445	\$ 192.23	2917 SW 30 CT # 2917	3	3	1	2003	68	\$ 440,000	\$ 179.96	9/14/2015

## 2015 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
A1993846	RE2	N	N	RITZ CARLTON	\$ 450,000	959	\$ 469.24	3350 SW 27 AV # 905	1	1	1	2002	45	\$ 435,000	\$ 453.60	1/8/2015
A2025650	RE2	N	N	Grove Towers Condo	\$ 450,000	1,142	\$ 394.05	2843 S BAYSHORE DR # 3A	2	2	0	1982	73	\$ 432,000	\$ 378.28	2/25/2015
A2066349	RE2	N	N	Pepper Tree Village	\$ 439,000	1,275	\$ 344.31	2962 DAY AV # 3209	2	2	1	1978	5	\$ 430,000	\$ 337.26	3/3/2015
A2074445	RE2	N	N	MATILDA STREET CONDO	\$ 499,000	1,085	\$ 459.91	3127 MATILDA ST # 3127	2	1	0	1975	18	\$ 425,000	\$ 391.71	4/21/2015
A2162393	RE2	N	N	Grove Deco	\$ 425,000	1,047	\$ 405.92	2945 BRIDGEPORT AV # F	2	2	1	1987	7	\$ 420,000	\$ 401.15	9/25/2015
A2198812	RE2	N	N	Galaxy in the Grove	\$ 415,000	1,275	\$ 325.49	3139 VIRGINIA ST # 1	2	2	1	1980	10	\$ 405,000	\$ 317.65	12/15/2015
A2107994	RE2	N	N	BRIDGEPORT GROVE	\$ 395,000	1,047	\$ 377.27	2945 BRIDGEPORT AV # H	2	2	1	1986	16	\$ 400,000	\$ 382.04	6/15/2015
A1935734	RE2	N	N	3205&3207 MCDONALD ST CON	\$ 435,000	1,428	\$ 304.62	3207 MCDONALD ST # 2	2	2	1	2005	264	\$ 400,000	\$ 280.11	2/17/2015
A2020980	RE2	Y	N	Villagio in the Grove	\$ 414,900	1,875	\$ 221.28	2753 COCONUT AV # 2753	2	2	1	2005	110	\$ 393,000	\$ 209.60	3/26/2015
A2136924	RE2	N	N	LOFTS AT MAYFAIR	\$ 400,000	1,053	\$ 379.87	3339 VIRGINIA ST # 202	2	2	0	2007	68	\$ 390,000	\$ 370.37	10/23/2015
A2104956	RE2	N	N	Peppertree Village	\$ 399,000	1,275	\$ 312.94	2952 DAY AV # 3219	2	2	1	1978	1	\$ 390,000	\$ 305.88	5/6/2015
A2054423	RE2	N	N	Pearls in the Grove	\$ 399,000	970	\$ 411.34	3070 ALLAMANDA ST # D	2	2	0	1993	20	\$ 375,000	\$ 386.60	2/26/2015
A2069153	RE2	N	N	Coconut Avenue Condo	\$ 380,000	1,050	\$ 361.91	2919 COCONUT AV # 6	2	2	1	2004	161	\$ 375,000	\$ 357.14	8/14/2015
A2114180	RE2	N	N	Mayfair Villas Condo	\$ 375,000	790	\$ 474.68	3021 OAK AV # 3	2	1	1	1983	14	\$ 370,000	\$ 468.35	6/11/2015
A2069284	RE2	N	N	Mutiny Park Condo	\$ 389,900	761	\$ 512.35	2889 MCFARLANE RD # 1710	1	2	0	2001	76	\$ 360,000	\$ 473.06	5/15/2015
A2112398	RE2	N	N	PROVENCE VILLAGE	\$ 360,000	850	\$ 423.53	3041 CENTER ST # 4	2	1	1	1998	1	\$ 360,000	\$ 423.53	6/15/2015
A2035376	RE2	N	N	MUNITY PARK CONDO	\$ 375,000	693	\$ 541.13	2889 MCFARLANE RD # 1714	1	1	1	2001	86	\$ 357,000	\$ 515.15	2/23/2015
A2105596	RE2	N	N	VILLA DEL SOL IN THE GROV	\$ 350,000	1,070	\$ 327.10	2855 COCONUT AV # 2855	2	1	1	2002	9	\$ 351,000	\$ 328.04	7/6/2015
A2070930	RE2	N	N	MUTINY PARK CONDO/SONESTA	\$ 369,900	693	\$ 533.77	2889 MCFARLANE RD # 1114	1	1	1	2001	30	\$ 350,000	\$ 505.05	4/2/2015
A1972600	RE2	N	N	Provence Village	\$ 360,000	850	\$ 423.53	3073 CENTER ST # 20	2	1	1	1998	285	\$ 342,500	\$ 402.94	4/21/2015
A1968026	RE2	N	N	Mutiny Park Condo	\$ 370,000	693	\$ 533.91	2889 MCFARLANE RD # 1414	1	1	0	2001	371	\$ 335,000	\$ 483.41	7/24/2015
A2178670	RE2	N	N	MUTINY PARK CONDO	\$ 345,000	756	\$ 456.35	2889 MCFARLANE RD # 1506	1	2	0	2001	44	\$ 325,000	\$ 429.89	12/15/2015
H926211	RE2	N	N	Marbella Villas Condo	\$ 335,990	1,080	\$ 311.10	2850 COCONUT AV # 9	2	1	1	1998	99	\$ 325,000	\$ 300.93	10/1/2015
A2088978	RE2	N	N	THE PEARLS IN THE GROVE	\$ 329,000	960	\$ 342.71	3070 ALLAMANDA ST # J	1	2	0	1993	15	\$ 322,500	\$ 335.94	5/20/2015
A2078395	RE2	N	N	Sonesta	\$ 369,000	756	\$ 488.10	2889 MCFARLANE RD # 1806	2	2	0	2001	54	\$ 320,000	\$ 423.28	4/29/2015
A2090245	RE2	N	N	MUTINY PARK SONESTA	\$ 349,000	756	\$ 461.64	2889 MCFARLANE RD # 2106	1	2	0	2001	8	\$ 320,000	\$ 423.28	4/21/2015

## 2015 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
A2106124	RE2	N	N	GROVE SQUARE CONDOUNIT	\$ 323,000	810	\$ 398.77	2801 FLORIDA AV # 410	2	1	1	1987	70	\$ 315,000	\$ 388.89	8/14/2015
A2052451	RE2	N	N	LOFTS AT MAYFAIR	\$ 327,000	790	\$ 413.92	3339 VIRGINIA ST # 340	1	2	0	2007	166	\$ 312,000	\$ 394.94	7/2/2015
A2064575	RE2	N	N	The Lofts at Mayfair	\$ 330,000	828	\$ 398.55	3339 VIRGINIA ST # 312	1	1	1	2007	247	\$ 310,000	\$ 374.40	10/26/2015
A2091832	RE2	N	N	COCONUT TOWNVILLAS	\$ 379,000	1,080	\$ 350.93	2970 SW 30 CT # 2970	2	2	1	1974	98	\$ 310,000	\$ 287.04	7/2/2015
A2151107	RE2	N	N	TIGER'S TEN CONDOMINIUMS	\$ 325,000	1,033	\$ 314.62	2979 BIRD AV # 8	2	1	1	1978	21	\$ 310,000	\$ 300.10	9/29/2015
A2064547	RE2	N	N	Lofts at Mayfair	\$ 309,000	828	\$ 373.19	3339 VIRGINIA ST # 311	1	1	1	2007	132	\$ 305,000	\$ 368.36	7/2/2015
A2133919	RE2	Y	N	Loft at Mayfair Condo	\$ 314,500	790	\$ 398.10	3339 VIRGINIA ST # 137	1	1	0	2007	33	\$ 300,000	\$ 379.75	8/26/2015
A2082445	RE2	N	N	The Mutiny	\$ 335,000	980	\$ 341.84	2951 S BAYSHORE DR # 308	2	2	0	1998	1	\$ 300,000	\$ 306.12	4/10/2015
A2176365	RE2	N	N	Monarch Grove	\$ 299,990	1,037	\$ 289.29	2977 MCFARLANE RD # 3	1	1	1	1990	53	\$ 295,000	\$ 284.47	12/21/2015
A2016359	RE2	N	N	COCONUT TOWNVILLAS CONDO	\$ 307,000	1,080	\$ 284.26	2990 SW 30 CT # 2990	2	1	1	1974	54	\$ 290,000	\$ 268.52	5/22/2015
A2100416	RE2	N	N	The Mutiny	\$ 295,000	710	\$ 415.49	2951 S BAYSHORE DR # 1106	1	1	0	1998	494	\$ 282,500	\$ 397.89	9/25/2015
A2101095	RE2	N	N	the Mutiny Hotel	\$ 289,000	900	\$ 321.11	2951 S BAYSHORE DR # 214	2	2	0	1998	61	\$ 280,000	\$ 311.11	8/5/2015
A2100399	RE2	Y	N	MISSION PLACE AT THE GROV	\$ 279,900	1,140	\$ 245.53	3122 BIRD AV # 3122	2	1	1	1982	65	\$ 275,000	\$ 241.23	6/19/2015
A1986393	RE2	N	N	BIRD GROVE TOWNHOUSES	\$ 299,000	895	\$ 334.08	2954 BIRD AV # 7	2	2	0	1982	308	\$ 270,000	\$ 301.68	6/17/2015
A2116512	RE2	Y	N	GEMINI VII	\$ 289,900	1,224	\$ 236.85	3170 BIRD AV # 5	2	1	1	1979	140	\$ 270,000	\$ 220.59	10/9/2015
A2053760	RE2	N	N	CHATEAU GROVE CONDO	\$ 275,000	1,070	\$ 257.01	3265 VIRGINIA ST # 11	2	2	0	1963	27	\$ 266,700	\$ 249.25	2/13/2015
A2031390	RE2	N	N	The Mutiny Hotel	\$ 279,000	680	\$ 410.29	2951 S BAYSHORE DR # 607	1	1	0	1998	33	\$ 260,000	\$ 382.35	1/12/2015
A1965993	RE2	Y	N	LOFTS AT MAYFAIR CONDO	\$ 260,900	790	\$ 330.25	3339 VIRGINIA ST # 335	1	1	1	2007	280	\$ 254,000	\$ 321.52	4/20/2015
A2081698	RE2	N	N	Virginia Pointe Condo	\$ 255,000	729	\$ 349.79	3245 VIRGINIA ST # 21	2	2	0	1966	13	\$ 237,500	\$ 325.79	4/21/2015
A2170269	RE2	N	N	Mutiny Park	\$ 235,000	365	\$ 643.84	2889 MCFARLANE RD # 1716	0	1	0	2001	1	\$ 235,000	\$ 643.84	10/13/2015
A2152069	RE2	Y	N	Grove Square Condo	\$ 219,900	716	\$ 307.12	2801 FLORIDA AV # 415	1	1	1	1987	7	\$ 235,000	\$ 328.21	9/3/2015
A2131018	RE2	Y	N	THE OAKS CONDOMINIUMS	\$ 246,800	947	\$ 260.61	3130 BIRD AV # 8	2	2	0	1990	139	\$ 234,299	\$ 247.41	11/30/2015
A2130992	RE2	Y	N	GROVE SQUARE CONDO	\$ 234,900	716	\$ 328.07	2801 FLORIDA AV # 412	1	1	0	1987	28	\$ 232,000	\$ 324.02	7/24/2015
A2104983	RE2	N	N	VIRGINIA OAKS CONDO	\$ 230,000	666	\$ 345.35	3304 VIRGINIA ST # 5C	1	1	0	1970	21	\$ 230,500	\$ 346.10	7/15/2015
A2043616	RE2	N	N	N/A	\$ 239,000	691	\$ 345.88	2801 FLORIDA AV # 418	2	1	0	1987	148	\$ 227,796	\$ 329.66	5/6/2015
A2153858	RE2	N	N	Grove Square condo	\$ 229,900	639	\$ 359.78	2801 FLORIDA AV # 429	1	1	1	1987	72	\$ 227,000	\$ 355.24	12/15/2015
A2069157	RE2	N	N	The Mutiny	\$ 245,000	740	\$ 331.08	2951 S BAYSHORE DR # 304	2	1	0	1998	12	\$ 225,000	\$ 304.05	3/20/2015
A2102485	RE2	N	N	Mission Place at the Grov	\$ 240,000	745	\$ 322.15	3108 BIRD AV # 3108	1	1	0	1982	113	\$ 225,000	\$ 302.01	9/23/2015

## 2015 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
A2080708	RE2	N	N	VIRGINIA OAKS CONDO	\$ 224,999	666	\$ 337.84	3304 VIRGINIA ST # 6-C	1	1	1	1970	18	\$ 224,000	\$ 336.34	5/22/2015
A2050751	RE2	N	N	The Mutiny	\$ 219,900	650	\$ 338.31	2951 S BAYSHORE DR # 717	1	1	0	1998	12	\$ 200,000	\$ 307.69	2/2/2015
A2033955	RE2	N	N	Chateau Grove	\$ 220,000	692	\$ 317.92	3265 VIRGINIA ST # 20	2	1	1	1963	102	\$ 200,000	\$ 289.02	4/20/2015
A2191885	RE2	N	N	Grove Square Condo	\$ 225,000	575	\$ 391.30	2801 FLORIDA AV # 240	1	1	0	1987	1	\$ 195,000	\$ 339.13	11/2/2015
A2150276	RE2	N	N	Villagio in the Grove	\$ 199,000	605	\$ 328.93	2740 SW 28 TE # 204	1	1	0	2006	19	\$ 195,000	\$ 322.31	10/1/2015
A2064535	RE2	N	N	villaggio in the grove	\$ 199,900	613	\$ 326.10	2740 SW 28 TE # 201	1	1	0	2006	34	\$ 195,000	\$ 318.11	3/20/2015
A2052413	RE2	N	N	Marabella Villa	\$ 205,000	580	\$ 353.45	2850 COCONUT AV # 1	1	1	0	1998	69	\$ 190,000	\$ 327.59	4/21/2015
A2047570	RE2	N	N	TIGERTAIL BAY CONDO	\$ 190,000	610	\$ 311.48	2715 TIGERTAIL AV # 206	1	1	0	1974	8	\$ 187,000	\$ 306.56	1/29/2015
F1322689	RE2	Y	N	Virginia Pointe	\$ 199,000	664	\$ 299.70	3245 Virginia St # 46	2	1	0	1966	10	\$ 185,000	\$ 278.61	2/26/2015
A2007682	RE2	N	N	COCONUT COVE CONDO	\$ 189,000	641	\$ 294.85	2750 W TRADE AV # 2750B	1	1	0	1964	55	\$ 185,000	\$ 288.61	1/13/2015
A2119356	RE2	N	N	Courtyards of the Grove	\$ 199,000	692	\$ 287.57	3240 MARY ST # S104	2	1	0	1966	150	\$ 185,000	\$ 267.34	11/6/2015
A2096012	RE2	Y	N	COURTYARDS OF THE GROVE C	\$ 159,900	544	\$ 293.93	3240 MARY ST # PH2S	1	1	0	1966	84	\$ 184,100	\$ 338.42	7/22/2015
A2010027	RE2	N	N	Tigertail Bay Condo	\$ 189,900	591	\$ 321.32	2715 TIGERTAIL AV # 101	1	1	0	1974	197	\$ 180,500	\$ 305.42	5/11/2015
A2081998	RE2	N	N	Bird Grove Condo	\$ 180,000	629	\$ 286.17	2734 BIRD AV # 214	1	1	0	2000	26	\$ 172,000	\$ 273.45	6/26/2015
A2093701	RE2	N	N	COURTYARDS OF THE GROVE	\$ 169,000	507	\$ 333.33	3242 MARY ST # S215	1	1	0	1966	12	\$ 165,000	\$ 325.44	6/15/2015
A2175759	RE2	N	N	COURTYARDS OF THE GROVE	\$ 175,000	507	\$ 345.17	3240 MARY ST # S107	1	1	0	1966	20	\$ 158,000	\$ 311.64	11/6/2015
A2164748	RE2	Y	N	GROVE PALMS I CONDO	\$ 135,200	618	\$ 218.77	3052 SW 27 AV # 204	1	2	0	1996	21	\$ 157,000	\$ 254.05	9/28/2015
A1984302	RE2	N	N	Virginia Pointe	\$ 152,500	514	\$ 296.69	3245 VIRGINIA ST # 14	1	1	0	1966	187	\$ 147,500	\$ 286.97	2/28/2015
A2063123	RE2	N	N	Virginia Pointe Condo	\$ 165,000	514	\$ 321.01	3245 VIRGINIA ST # 15	1	1	0	1966	68	\$ 145,000	\$ 282.10	5/19/2015
A2051074	RE2	N	N	COURTYARDS AT THE GROVE	\$ 145,000	602	\$ 240.86	2930 DAY AV # N108	1	1	0	1966	23	\$ 142,500	\$ 236.71	2/13/2015
A2062467	RE2	N	N	VIRGINIA POINTE	\$ 147,500	514	\$ 286.97	3245 VIRGINIA ST # 18	1	1	0	1966	61	\$ 141,500	\$ 275.29	4/22/2015
A2094631	RE2	N	N	VIRGINIA POINTE	\$ 147,500	514	\$ 286.97	3245 VIRGINIA ST # 19	1	1	0	1966	7	\$ 140,000	\$ 272.37	5/1/2015
A1979139	RE2	N	N	COURTYARDS OF THE GROVE	\$ 141,000	595	\$ 236.98	2930 DAY AV # 304	1	1	0	1966	132	\$ 140,000	\$ 235.29	1/4/2015
A2050741	RE2	Y	N	BIRD GROVE CONDO	\$ 137,000	633	\$ 216.43	2734 BIRD AV # 213	1	1	0	2000	70	\$ 137,100	\$ 216.59	5/12/2015
A2090815	RE2	N	Y	Bird Grove Condo	\$ 180,000	504	\$ 357.14	2734 BIRD AV # 307	1	1	0	2000	76	\$ 135,000	\$ 267.86	8/10/2015
A2092541	RE2	N	N	COURTYARDS OF THE GROVE	\$ 135,000	574	\$ 235.19	2924 DAY AV # N112	1	1	0	1966	16	\$ 135,000	\$ 235.19	5/15/2015

## 2015 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
A2155333	RE2	Y	N	BIRD GROVE	\$ 159,900	467	\$ 342.40	2734 BIRD AV # 209	1	1	0	2000	29	\$ 128,625	\$ 275.43	10/29/2015
A1930368	RE2	N	N	Villaggio	\$ 129,000	440	\$ 293.18	2740 SW 28 TE # 203	0	1	0	2006	323	\$ 123,000	\$ 279.55	3/18/2015
A2089058	RE2	N	N	Bird Grove Condo	\$ 90,000	537	\$ 167.60	2734 BIRD AV # 210	1	1	0	2000	8	\$ 90,000	\$ 167.60	3/19/2015
A1972825	RE2	Y	N	MAYFAIR HOUSE CONDO	\$ 126,900	477	\$ 266.04	3000 FLORIDA AV # 329	1	1	0	1982	151	\$ 78,750	\$ 165.09	4/24/2015

	LIST PRICE	LP\$/SqFt	DAYS ON MARKET	SALES PRICE	SP\$/SqFt	SALES PRICE %
<b>AVERAGE</b>	\$ 716,481	\$ 394.83	77	\$ 677,034	\$ 375.60	94.5% OF LIST
<b>MEDIAN</b>	\$ 499,750	\$ 344.74	55	\$ 491,000	\$ 328.12	98.2% OF LIST