

2015 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
A2014251	RE1	N	N	CRYSTAL VIEW	\$ 15,000,000	12,178	\$1,231.73	3590 CRYSTAL VIEW CT	6	8	1	2010	241	\$ 13,400,000	\$1,100.35	8/25/2015
A2017980	RE2	N	N	Grovenor House	\$ 8,600,000	6,920	\$1,242.78	2627 S BAYSHORE DR # 3102	5	6	1	2006	174	\$ 8,100,000	\$1,170.52	4/24/2015
A2090231	RE2	N	N	RESIDENCES AT VIZCAYA	\$ 5,900,000	4,670	\$1,263.38	3535 HIAWATHA AV # 203	5	6	0	2011	76	\$ 5,138,802	\$1,100.39	6/10/2015
A2134482	RE2	N	N	GROVENOR HOUSE	\$ 3,750,000	4,026	\$ 931.45	2627 S BAYSHORE DR # 2302	4	5	1	2005	45	\$ 3,505,000	\$ 870.59	8/17/2015
A2044923	RE1	N	N	ROCKERMAN HGTS	\$ 3,595,000	4,558	\$ 788.72	3542 ROCKERMAN RD	5	5	0	1980	23	\$ 3,100,000	\$ 680.12	2/19/2015
A2179734	RE1	N	N	24hrs Gated Community	\$ 3,350,000	5,014	\$ 668.13	3521 BAYSHORE VILLAS DR	4	4	1	1990	46	\$ 2,900,000	\$ 578.38	11/23/2015
A2151238	RE2	N	N	Beacon Harbor	\$ 2,795,000	3,444	\$ 811.56	1660 W GLENCOE ST # 102	3	3	1	2004	11	\$ 2,700,000	\$ 783.97	10/16/2015
A2029666	RE2	N	N	Grovenor House	\$ 2,590,000	2,640	\$ 981.06	2627 S BAYSHORE DR # 2803	3	3	1	2006	201	\$ 2,500,000	\$ 946.97	7/10/2015
A1893907	RE1	N	N	BRICKELLS FLAGLER	\$ 2,495,000	5,417	\$ 460.59	1619 S BAYSHORE DR	5	5	2	2014	158	\$ 2,495,000	\$ 460.59	10/2/2015
A2061408	RE2	N	N	GROVENOR HOUSE	\$ 2,400,000	2,640	\$ 909.09	2627 S BAYSHORE DR # 1404	3	3	1	2005	84	\$ 2,270,000	\$ 859.85	5/11/2015
A2097954	RE1	N	N	15 54 41 BISCAYNE PARK TE	\$ 2,390,000	6,117	\$ 390.71	2777 SW 22 AV	6	7	1	2006	98	\$ 2,260,000	\$ 369.46	7/15/2015
A2041245	RE1	N	N	BISCAYNE PARK TERR	\$ 2,450,000	3,649	\$ 671.42	3200 AH WE WA ST	5	5	0	1993	91	\$ 2,200,000	\$ 602.91	5/21/2015
A2179317	RE2	N	N	GROVE HARBOUR	\$ 2,488,000	3,060	\$ 813.07	1690 S BAYSHORE LN # 8A	2	3	0	1990	35	\$ 2,145,000	\$ 700.98	12/3/2015
A2072572	RE1	N	N	RHODES AMD PLAT OF NEW BI	\$ 1,599,000	4,063	\$ 393.55	3025 BLAINE ST	4	4	1	1964	31	\$ 2,125,000	\$ 523.01	5/19/2015
A2184094	RE1	N	N	BRICKELLS FLAGLER	\$ 2,195,000	4,882	\$ 449.61	1617 S BAYSHORE DR	7	6	0	1977	16	\$ 1,980,000	\$ 405.57	12/30/2015
A2052494	RE1	N	N	BRICKELLS FLAGLER	\$ 2,100,000	4,646	\$ 452.00	1672 MICANOPY AV	5	5	1	2006	81	\$ 1,950,000	\$ 419.72	5/19/2015
A2199804	RE1	N	N	BISCAYNE PARK TERR	\$ 1,995,000	2,909	\$ 685.80	2930 SEMINOLE ST	3	3	0	1948	18	\$ 1,875,000	\$ 644.55	12/17/2015
A2028397	RE1	N	N	OCEAN VIEW HGTS	\$ 1,988,000	4,741	\$ 419.32	2225 TRAPP AVE	5	5	0	2015	134	\$ 1,875,000	\$ 395.49	4/8/2015
A2111787	RE1	N	N	NATOMA MANORS RE SUB	\$ 1,985,000	3,631	\$ 546.68	1639 MICANOPY AV	4	3	0	1947	137	\$ 1,850,000	\$ 509.50	11/16/2015
A2182071	RE2	N	N	GROVENOR HOUSE	\$ 1,890,000	1,756	\$1,076.31	2627 S BAYSHORE DR # 2205	2	2	1	2005	17	\$ 1,800,000	\$1,025.06	11/20/2015
A2112727	RE1	N	N	BISCAYNE PARK TERR	\$ 1,799,000	3,323	\$ 541.38	2915 EMATHLA ST	3	3	1	1951	24	\$ 1,750,000	\$ 526.63	6/26/2015
A2112437	RE1	N	N	CRYSTAL BLUFF	\$ 1,799,000	2,762	\$ 651.34	3321 CRYSTAL CT	3	2	1	1960	34	\$ 1,750,000	\$ 633.60	7/24/2015
A2067133	RE2	N	N	GROVENOR HOUSE	\$ 1,849,000	2,333	\$ 792.54	2627 S BAYSHORE DR # 702	3	3	0	2005	104	\$ 1,750,000	\$ 750.11	6/22/2015
A2061969	RE2	N	N	Residences at Vizcaya	\$ 1,975,000	2,710	\$ 728.78	3535 HIAWATHA AV # 305	2	2	1	2011	243	\$ 1,745,000	\$ 643.91	10/26/2015
A2023888	RE2	N	N	Grovenor HUse	\$ 1,780,000	1,756	\$1,013.67	2627 S BAYSHORE DR # 2605	2	2	1	2006	89	\$ 1,700,000	\$ 968.11	2/26/2015
A2111095	RE1	N	N	BAY HGTS 1ST ADD	\$ 1,790,000	3,840	\$ 466.15	51 W SHORE DR	5	4	0	2015	94	\$ 1,690,000	\$ 440.10	8/20/2015
A2184947	RE1	N	N	BISCAYNE PARK TERR	\$ 1,700,000	1,703	\$ 998.24	2910 EMATHLA ST	3	2	1	1922	1	\$ 1,650,000	\$ 968.88	10/1/2015
A2054426	RE2	N	N	GROVE HILL	\$ 1,600,000	2,240	\$ 714.29	2645 S BAYSHORE DR # 804	3	3	1	1996	3	\$ 1,580,000	\$ 705.36	1/15/2015
A2017511	RE1	N	N	14 54 41 BAY HEIGHTS	\$ 1,600,000	3,568	\$ 448.43	50 SAMANA DR	4	5	0	1953	73	\$ 1,555,000	\$ 435.82	2/3/2015
A1967099	RE2	N	N	GROVENOR HOUSE	\$ 1,600,000	2,333	\$ 685.81	2627 S BAYSHORE DR # 602	3	3	0	2005	185	\$ 1,540,000	\$ 660.09	3/19/2015

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A2050148	RE1	N	N	SILVER BLUFF ESTATES SEC	\$ 1,695,000	2,707	\$ 626.15	2265 TEQUESTA LN	4	4	0	2010	115	\$ 1,510,000	\$ 557.81	5/29/2015
A2105571	RE2	N	N	L'HERMITAGE	\$ 1,600,000	3,717	\$ 430.46	2000 S BAYSHORE DR # 71	5	4	0	1984	40	\$ 1,500,000	\$ 403.55	6/19/2015
A2046852	RE1	N	N	NATOMA MANORS RE SUB	\$ 1,599,000	3,809	\$ 419.80	1660 NOCATEE DR	5	4	1	1952	148	\$ 1,500,000	\$ 393.80	6/25/2015
A2037035	RE1	N	N	CRYSTAL BLUFF ADD TO SILV	\$ 1,650,000	4,390	\$ 375.85	1880 S BAYSHORE DR	4	4	1	1989	96	\$ 1,450,000	\$ 330.30	3/13/2015
A1989482	RE1	N	N	ESPANOLA HEIGHTS	\$ 1,495,000	3,842	\$ 389.12	1820 ESPANOLA DR	4	4	1	1990	173	\$ 1,425,000	\$ 370.90	3/24/2015
A2108228	RE1	N	N	BISCAYNE PARK TERR	\$ 1,560,000	2,076	\$ 751.45	1935 SECOFFEE ST	4	3	0	1950	65	\$ 1,405,000	\$ 676.78	7/29/2015
A2053024	RE1	N	N	NATOMA MANORS RE SUB	\$ 1,499,000	3,800	\$ 394.47	2600 HILOLA ST	3	3	0	1949	206	\$ 1,393,000	\$ 366.58	10/5/2015
A2115940	RE1	N	N	OCEAN VIEW HGTS	\$ 1,487,000	3,099	\$ 479.83	2850 FREEMAN ST	4	3	0	2015	97	\$ 1,375,000	\$ 443.69	9/24/2015
A2142728	RE1	N	N	CRYSTAL BLUFF	\$ 1,399,000	4,199	\$ 333.18	3302 CRYSTAL CT	3	4	1	1926	1	\$ 1,350,000	\$ 321.51	9/10/2015
A2041525	RE1	N	N	BAY HEIGHTS	\$ 1,450,000	2,472	\$ 586.57	54 BAY HEIGHTS DR	3	3	0	1953	15	\$ 1,350,000	\$ 546.12	4/1/2015
A2078938	RE2	N	N	L'Hermitage	\$ 1,400,000	3,717	\$ 376.65	2000 S BAYSHORE DR # 8	4	4	0	1982	46	\$ 1,350,000	\$ 363.20	4/15/2015
A2035443	RE1	N	N	TWO STALLIONS ESTATES	\$ 1,375,000	3,622	\$ 379.63	1735 TIGERTAIL AV	4	3	0	1995	20	\$ 1,325,000	\$ 365.82	2/13/2015
A2059245	RE2	N	N	Lincoln Residences	\$ 1,450,000	2,777	\$ 522.15	2624 LINCOLN AV # 2624	4	3	0	2007	8	\$ 1,315,000	\$ 473.53	3/16/2015
A2034910	RE1	N	N	BAYSHORE VIEW	\$ 1,399,000	3,085	\$ 453.49	2449 S BAYSHORE DR	4	4	0	1981	70	\$ 1,309,500	\$ 424.47	2/26/2015
A2078455	RE1	N	N	BISCAYNE PARK TERR	\$ 1,399,000	3,000	\$ 466.33	2925 SEMINOLE ST	3	2	0	1930	25	\$ 1,300,000	\$ 433.33	5/19/2015
A2089774	RE1	N	N	NATOMA MANORS RE SUB	\$ 1,349,999	2,725	\$ 495.41	1637 TIGERTAIL AV	4	4	0	1938	128	\$ 1,285,000	\$ 471.56	8/14/2015
A2124308	RE1	N	N	RICTERNAN HGTS	\$ 1,295,000	3,682	\$ 351.71	3211 SW MORRIS LN	5	4	0	2004	77	\$ 1,280,000	\$ 347.64	10/13/2015
A2162027	RE1	N	N	14 54 41 NATOMA MANORS	\$ 1,270,500	3,565	\$ 356.38	1675 MICANOPY AV	5	4	1	1936	1	\$ 1,270,500	\$ 356.38	8/19/2015
A1996162	RE2	N	N	-	\$ 1,299,000	3,717	\$ 349.48	2000 S BAYSHORE DR # 16	4	4	0	1982	78	\$ 1,250,000	\$ 336.29	1/29/2015
A2148991	RE1	N	N	BAYSHORE VIEW	\$ 1,399,000	3,085	\$ 453.49	2459 S BAYSHORE DR	4	4	0	1981	44	\$ 1,225,000	\$ 397.08	10/8/2015
A2056257	RE1	N	N	15 54 41 E M PATTISONS	\$ 1,350,000	3,635	\$ 371.39	1730 TIGERTAIL AV	5	4	0	1985	71	\$ 1,212,500	\$ 333.56	5/29/2015
A2186487	RE2	N	N	GROVE HILL	\$ 1,250,000	1,910	\$ 654.45	2645 S BAYSHORE DR # 1601	2	2	1	1996	15	\$ 1,200,000	\$ 628.27	11/30/2015
A2085179	RE2	N	N	Lincoln Park Residences	\$ 1,289,000	2,762	\$ 466.69	2629 LINCOLN AV # 2629	4	3	0	2015	58	\$ 1,200,000	\$ 434.47	6/22/2015
A1972843	RE1	N	N	KING PARK	\$ 1,295,000	3,281	\$ 394.70	2548 ABACO AV	4	3	1	1991	297	\$ 1,190,000	\$ 362.69	6/5/2015
A2029007	RE2	N	N	GROVE ISLE CONDO	\$ 1,385,000	2,614	\$ 529.84	1 GROVE ISLE DR # A301	3	2	1	1979	206	\$ 1,180,000	\$ 451.42	7/7/2015
A2057526	RE1	N	Y	14 54 41 NATOMA MANORS	\$ 1,150,000	3,565	\$ 322.58	1675 MICANOPY AV	5	4	1	1936	14	\$ 1,155,000	\$ 323.98	7/6/2015
A2082124	RE1	N	N	CRYSTAL BLUFF ADD TO SILV	\$ 1,199,000	3,049	\$ 393.24	3555 CRYSTAL CT	4	3	1	1925	109	\$ 1,150,001	\$ 377.17	7/15/2015
A1973428	RE2	N	N	L Hermitage	\$ 1,250,000	3,717	\$ 336.29	2000 S BAYSHORE DR # 18	4	4	0	1982	120	\$ 1,150,000	\$ 309.39	2/26/2015
A2048168	RE2	N	N	GROVE HARBOUR	\$ 1,275,000	1,530	\$ 833.33	1690 S BAYSHORE LN # 4A	2	2	0	1990	151	\$ 1,150,000	\$ 751.63	7/15/2015
A2100126	RE1	N	N	SILVER BLUFF ESTATES SEC	\$ 1,149,000	2,700	\$ 425.56	2315 TEQUESTA LN	4	4	0	1950	34	\$ 1,100,000	\$ 407.41	7/23/2015

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A2124721	RE1	N	N	KING PARK	\$ 1,149,000	2,500	\$ 459.60	2592 OVERBROOK ST	3	2	1	2015	64	\$ 1,090,000	\$ 436.00	9/9/2015
A2036697	RE1	N	N	15-22 54 41 OCEAN VIEW HE	\$ 1,150,000	2,606	\$ 441.29	2466 TRAPP AV	5	3	0	1925	68	\$ 1,083,750	\$ 415.87	1/22/2015
A2160569	RE2	N	N	GROVE HILL	\$ 1,100,000	1,910	\$ 575.92	2645 S BAYSHORE DR # 402	2	2	1	1996	6	\$ 1,075,000	\$ 562.83	11/2/2015
A2101113	RE1	N	N	BAY HGTS 1ST ADD	\$ 1,395,000	3,282	\$ 425.05	149 W SHORE DR	4	3	0	1966	45	\$ 1,075,000	\$ 327.54	6/30/2015
A2077216	RE1	N	N	BAY HEIGHTS	\$ 1,150,000	2,698	\$ 426.24	32 SHORE DR N	3	3	1	1956	95	\$ 1,075,000	\$ 398.44	6/26/2015
A2190907	RE1	N	N	BAY HEIGHTS	\$ 1,250,000	3,802	\$ 328.77	56 SAMANA DR	4	3	1	1954	30	\$ 1,065,000	\$ 280.12	12/29/2015
A2120987	RE1	N	N	KING PARK	\$ 1,089,000	2,800	\$ 388.93	2800 JEFFERSON ST	3	2	0	2015	135	\$ 1,050,000	\$ 375.00	11/6/2015
F1328108	RE1	N	N	ESPANOLA HEIGHTS	\$ 1,099,000	2,407	\$ 456.59	1740 ESPANOLA DR	3	2	1	1971	203	\$ 1,050,000	\$ 436.23	11/3/2015
A2189414	RE1	N	N	BAY HEIGHTS	\$ 999,000	2,901	\$ 344.36	219 S SHORE DR	4	3	0	1953	4	\$ 1,013,650	\$ 349.41	11/18/2015
A2108041	RE1	N	N	15 54 41 W H SNIPES SUB	\$ 1,149,000	3,257	\$ 352.78	2811 SW 22 AV	3	3	1	1991	104	\$ 1,004,000	\$ 308.26	8/28/2015
A2097175	RE1	N	N	SUNSHINE FRUITS CO	\$ 989,000	2,065	\$ 478.94	2750 COACOOCHEE ST	3	2	0	1950	23	\$ 989,000	\$ 478.94	6/30/2015
A2051037	RE1	N	N	BAY HGTS 1ST ADD	\$ 965,000	3,020	\$ 319.54	105 W SHORE DR	3	2	1	1950	16	\$ 975,000	\$ 322.85	1/30/2015
A2158199	RE2	N	N	GROVE HILL	\$ 995,000	1,910	\$ 520.94	2645 S BAYSHORE DR # 401	2	2	1	1996	38	\$ 975,000	\$ 510.47	11/18/2015
A2068661	RE2	N	N	COCONUT GROVE BAYSHORE	\$ 969,000	1,805	\$ 536.84	2575 S BAYSHORE DR # 9A	2	2	0	1982	22	\$ 950,000	\$ 526.32	4/23/2015
A1995930	RE1	N	N	CRYSTAL VIEW	\$ 975,000	2,200	\$ 443.18	3508 CRYSTAL VIEW COURT	3	2	1	1956	68	\$ 950,000	\$ 431.82	1/2/2015
A1974239	RE1	N	N	ROCK REEF	\$ 1,075,000	2,074	\$ 518.32	3221 CALUSA ST	3	2	1	1955	206	\$ 950,000	\$ 458.05	3/9/2015
H923082	RE2	N	N	L'HERMITAGE	\$ 1,050,000	3,490	\$ 300.86	2000 S BAYSHORE DR # 60	3	4	0	1981	30	\$ 945,000	\$ 270.77	3/3/2015
A2083482	RE2	N	N	GROVE ISLE	\$ 950,000	2,398	\$ 396.16	3 GROVE ISLE DR # C602	3	2	0	1981	46	\$ 925,000	\$ 385.74	6/26/2015
A2115221	RE1	N	N	NATOMA MANORS RE SUB	\$ 999,000	2,527	\$ 395.33	1620 NOCATEE DR # ***	2	3	0	1949	45	\$ 914,500	\$ 361.89	8/31/2015
A2039080	RE1	N	N	DIXIE GROVE RESIDENCES CO	\$ 955,000	2,388	\$ 399.92	2525 ANDROS AV # B	3	2	0	2004	67	\$ 900,000	\$ 376.88	3/13/2015
A2122415	RE1	N	N	BAY HGTS 1ST ADD	\$ 925,000	2,816	\$ 328.48	99 SHORE DR	4	3	0	1957	117	\$ 877,000	\$ 311.44	11/23/2015
A2082004	RE1	N	N	CRYSTAL BLUFF ADD TO SILV	\$ 899,000	2,008	\$ 447.71	3564 CRYSTAL CT	3	3	0	1950	6	\$ 875,000	\$ 435.76	5/15/2015
A2096072	RE1	N	N	OCEAN VIEW HGTS	\$ 925,000	1,999	\$ 462.73	2500 SWANSON AV	2	2	0	1945	62	\$ 865,000	\$ 432.72	6/22/2015
A2053220	RE2	N	N	-	\$ 895,000	1,774	\$ 504.51	1700 S BAYSHORE LN # 3A	2	2	0	1980	20	\$ 860,000	\$ 484.78	3/31/2015
A2180103	RE1	N	N	CRYSTAL VIEW	\$ 905,000	1,828	\$ 495.08	3551 CRYSTAL VIEW CT	3	2	0	1952	14	\$ 850,000	\$ 464.99	11/16/2015
A2052325	RE2	N	N	COCONUT GROVE BAYSHORE	\$ 920,000	1,759	\$ 523.02	2575 S BAYSHORE DR # 12B	3	2	0	1982	32	\$ 850,000	\$ 483.23	4/1/2015
A1900569	RE2	N	N	Grove Isle	\$ 989,000	2,398	\$ 412.43	2 GROVE ISLE DR # B502	3	2	0	1980	488	\$ 840,000	\$ 350.29	6/10/2015
A2140743	RE1	Y	N	BAY HGTS 1ST ADD	\$ 759,000	2,563	\$ 296.14	161 S SHORE DR	3	2	0	1954	12	\$ 820,000	\$ 319.94	8/31/2015
A2085915	RE2	N	N	GROVE ISLE	\$ 899,000	2,614	\$ 343.92	3 GROVE ISLE DR # C609	3	2	1	1981	52	\$ 810,000	\$ 309.87	6/30/2015
A2141015	RE1	N	N	NATOMA MANORS RE SUB	\$ 799,000	2,135	\$ 374.24	2610 HILOLA ST	3	3	0	1947	21	\$ 799,000	\$ 374.24	8/28/2015
A2093518	RE2	N	N	Grove Isle Condo	\$ 849,000	1,882	\$ 451.12	3 GROVE ISLE DR # C1507	2	2	0	1981	75	\$ 790,000	\$ 419.77	7/15/2015
A2132475	RE1	N	N	15 54 41	\$ 825,000	1,845	\$ 447.15	2500 TEQUESTA LN	3	3	0	1953	54	\$ 785,000	\$ 425.47	9/1/2015

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A2082820	RE2	N	N	GROVE ISLE CONDO	\$ 799,000	1,882	\$ 424.55	2 GROVE ISLE DR # B203	2	2	0	1980	55	\$ 785,000	\$ 417.11	8/10/2015
A2121695	RE1	N	N	BEGONIA VILLAS SEC 1	\$ 874,900	2,011	\$ 435.06	2751 SW 22 AV	2	2	0	1948	49	\$ 776,000	\$ 385.88	10/1/2015
A2173018	RE1	N	N	KING PARK	\$ 799,000	2,037	\$ 392.24	2462 INAGUA AV	3	2	0	1945	14	\$ 775,000	\$ 380.46	11/18/2015
A2062117	RE1	N	N	OCEAN VIEW HGTS	\$ 800,000	1,425	\$ 561.40	3051 LUCAYA ST	2	2	0	1954	37	\$ 775,000	\$ 543.86	3/26/2015
A1983705	RE2	N	N	GROVE ISLE	\$ 870,000	2,424	\$ 358.91	3 GROVE ISLE DR # C610	3	2	1	1981	477	\$ 775,000	\$ 319.72	12/15/2015
A2065046	RE1	N	N	OCEAN VIEW HGTS	\$ 795,000	1,752	\$ 453.77	2560 INAGUA AV	3	3	0	1952	15	\$ 770,000	\$ 439.50	4/23/2015
A2083987	RE1	N	N	OCEAN VIEW HEIGHTS	\$ 789,000	1,958	\$ 402.96	2430 TRAPP AV	3	2	0	1950	93	\$ 760,000	\$ 388.15	6/11/2015
A1971214	RE1	N	N	15 54 41 JOSEPH MANOR	\$ 899,000	4,273	\$ 210.39	1720 WAKEENA DR	7	6	0	1930	162	\$ 750,000	\$ 175.52	4/20/2015
A2041265	RE2	N	N	GROVE ISLE	\$ 775,000	1,882	\$ 411.80	2 GROVE ISLE DR # B803	2	2	0	1980	21	\$ 745,000	\$ 395.86	1/28/2015
A1850723	RE1	N	Y	14 54 41 BAY HEIGHTS	\$ 699,000	2,499	\$ 279.71	212 S SHORE DR	4	3	0	1953	166	\$ 740,000	\$ 296.12	1/28/2015
A2117938	RE2	N	N	Grove Isle	\$ 755,000	1,882	\$ 401.17	2 GROVE ISLE DR # 603	2	2	0	1980	29	\$ 730,000	\$ 387.89	7/24/2015
A2120094	RE1	N	N	NATOMA MANORS	\$ 799,000	1,904	\$ 419.64	2699 SW 17 AV	3	2	0	1950	33	\$ 730,000	\$ 383.40	7/6/2015
A2062947	RE2	N	N	The Grove Club	\$ 769,000	2,289	\$ 335.96	2699 TIGERTAIL AV # 34	3	2	1	2005	115	\$ 725,500	\$ 316.95	6/30/2015
A2048087	RE2	N	N	Grove Isle	\$ 799,000	1,882	\$ 424.55	2 GROVE ISLE DR # B1604	2	2	0	1980	68	\$ 717,800	\$ 381.40	4/2/2015
A2018281	RE1	N	N	SILVER BLUFF ESTATES SEC	\$ 880,000	1,487	\$ 591.80	2205 OVERBROOK ST	2	2	1	1989	187	\$ 700,000	\$ 470.75	5/1/2015
A2150721	RE1	N	N	15 54-41 KING PARK	\$ 699,000	1,587	\$ 440.45	2500 OVERBROOK ST	3	2	0	1951	5	\$ 699,000	\$ 440.45	9/23/2015
A2032714	RE1	N	N	COCONUT GROVE	\$ 699,000	1,844	\$ 379.07	3120 LUCAYA ST	3	3	0	1945	65	\$ 699,000	\$ 379.07	3/20/2015
A2133128	RE2	N	N	GROVE ISLE	\$ 755,000	1,882	\$ 401.17	2 GROVE ISLE DR # B1405	2	2	0	1980	50	\$ 695,000	\$ 369.29	9/8/2015
A2141910	RE2	N	N	GROVE ISLE	\$ 726,000	1,882	\$ 385.76	3 GROVE ISLE DR # C1204	2	2	0	1981	85	\$ 690,000	\$ 366.63	11/4/2015
A2086302	RE2	N	N	GROVE ISLE	\$ 725,000	1,882	\$ 385.23	3 GROVE ISLE DR # C1404	2	2	0	1981	140	\$ 690,000	\$ 366.63	8/14/2015
A2085863	RE1	Y	N	RHODES AMD NEW BISC	\$ 560,000	1,605	\$ 348.91	2231 TIGERTAIL AV	3	2	0	1955	11	\$ 680,594	\$ 424.05	4/16/2015
A2187918	RE2	N	N	GROVE ISLE	\$ 749,000	1,882	\$ 397.98	2 GROVE ISLE DR # B1805	2	2	0	1980	103	\$ 680,000	\$ 361.32	11/24/2015
A2059150	RE1	N	N	CRYSTAL HEIGHTS	\$ 725,000	1,503	\$ 482.37	2820 CRYSTAL CT	2	2	0	1926	51	\$ 679,000	\$ 451.76	4/17/2015
A2061073	RE2	N	N	Grove Isle	\$ 729,000	1,882	\$ 387.35	3 GROVE ISLE DR # C305	2	2	0	1981	149	\$ 675,000	\$ 358.66	7/15/2015
A1990052	RE2	N	N	Grove Isle	\$ 699,000	1,642	\$ 425.70	3 GROVE ISLE DR # C1006	2	2	0	1981	192	\$ 675,000	\$ 411.08	4/6/2015
A2169256	RE1	N	N	15 54 41 SILVER BLUFF EST	\$ 669,000	1,258	\$ 531.80	2777 CALUSA ST	3	2	0	1947	47	\$ 650,000	\$ 516.69	12/18/2015
A2035883	RE2	N	N	Grove Isle	\$ 675,000	1,642	\$ 411.08	2 GROVE ISLE DR # B1506	2	2	0	1980	133	\$ 650,000	\$ 395.86	5/11/2015
A2142716	RE2	N	N	Grove Isle	\$ 650,000	1,642	\$ 395.86	3 GROVE ISLE DR # 208	2	2	0	1981	1	\$ 625,000	\$ 380.63	9/17/2015
A2094396	RE2	N	N	Grove Isle	\$ 669,000	1,882	\$ 355.47	2 GROVE ISLE DR # B507	2	2	0	1980	234	\$ 625,000	\$ 332.09	12/11/2015
A2171973	RE2	Y	N	TRAPP AVENUE CONDO	\$ 583,000	2,119	\$ 275.13	2566 Trapp Ave # 1	3	2	1	2006	7	\$ 596,994	\$ 281.73	11/23/2015
A2044846	RE2	N	N	LINCOLN AVIATION	\$ 600,000	1,800	\$ 333.33	2563 LINCOLN AV # 3080	3	2	1	2007	283	\$ 585,000	\$ 325.00	10/1/2015
A2089142	RE2	N	N	Townhouse	\$ 636,000	1,800	\$ 353.33	2569 LINCOLN AV # 0	3	2	1	2007	189	\$ 582,000	\$ 323.33	9/25/2015

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A2181934	RE1	N	N	OCEAN VIEW HGTS	\$ 569,000	1,464	\$ 388.66	2401 SWANSON AV	2	1	1	1945	35	\$ 575,000	\$ 392.76	11/5/2015
A2068536	RE2	N	N	1600 South Bayshore Lane	\$ 585,000	1,310	\$ 446.56	1600 S BAYSHORE LN # 2-A	2	2	0	1970	70	\$ 570,000	\$ 435.11	6/3/2015
A2160172	RE1	N	N	OCEAN VIEW HGTS	\$ 625,000	1,142	\$ 547.29	2326 SWANSON AV	2	1	0	1922	22	\$ 550,000	\$ 481.61	9/4/2015
A2060293	RE1	N	N	KING PARK	\$ 575,000	1,228	\$ 468.24	2550 OVERBROOK ST	2	2	0	1950	3	\$ 530,000	\$ 431.60	4/7/2015
A2074871	RE2	N	N	Tigertail Townhouses	\$ 520,000	1,600	\$ 325.00	2575 TIGERTAIL AV # 0	2	2	1	1978	49	\$ 490,000	\$ 306.25	6/1/2015
A2006168	RE1	N	Y	SILVER BLUFF BUSINESS CTR	\$ 499,000	1,600	\$ 311.88	2491 TEQUESTA LN	3	2	0	1937	50	\$ 421,000	\$ 263.13	3/31/2015
A2022279	RE2	N	N	LOFTS AT MAYFAIR	\$ 415,000	1,053	\$ 394.11	3339 VIRGINIA ST # 203	2	2	0	2007	177	\$ 390,000	\$ 370.37	5/29/2015
A2058290	RE1	N	N	SILVER BLUFF ESTS - SEC C	\$ 399,900	1,472	\$ 271.67	2350 SECOFFEE TE	3	3	0	1948	14	\$ 375,000	\$ 254.76	2/23/2015
A2088415	RE1	N	N	SILVER BLUFF ESTATES SEC	\$ 399,999	1,074	\$ 372.44	2428 SECOFFEE TE	2	1	0	1947	175	\$ 375,000	\$ 349.16	10/23/2015
A2124349	RE2	N	N	South 27 Lofts	\$ 384,000	1,101	\$ 348.77	3001 SW 27 AV # L403	2	1	1	2007	79	\$ 358,750	\$ 325.84	9/14/2015
A2072271	RE2	N	N	South 27 Lofts	\$ 350,000	1,184	\$ 295.61	3001 SW 27 AV # L413	2	1	1	2007	6	\$ 345,000	\$ 291.39	3/31/2015
A2102218	RE2	N	N	SO 27 LOFT	\$ 355,000	992	\$ 357.86	3001 SW 27 AV # L408	2	1	1	2007	30	\$ 335,000	\$ 337.70	6/30/2015
A2045481	RE2	Y	N	Coconut	\$ 244,500	943	\$ 259.28	2666 TIGERTAIL AV # 103	1	2	0	1973	33	\$ 242,900	\$ 257.58	3/6/2015
A2083802	RE2	N	N	HARBOUR HILL	\$ 219,000	585	\$ 374.36	2539 S BAYSHORE DR # 222AR	1	1	0	1966	11	\$ 219,000	\$ 374.36	4/15/2015
A2040279	RE2	N	N	Bayshore park condo	\$ 199,000	543	\$ 366.48	2545 S BAYSHORE DR # 304	1	1	0	1964	75	\$ 215,500	\$ 396.87	3/12/2015
A2100674	RE2	N	N	Harbour Hill Club	\$ 218,000	585	\$ 372.65	2539 S BAYSHORE DR # 418AR	1	1	0	1966	8	\$ 215,000	\$ 367.52	6/9/2015
A2054376	RE2	N	N	Harbour Hill Club	\$ 225,000	647	\$ 347.76	2539 S BAYSHORE DR # 227K	1	1	0	1966	22	\$ 212,500	\$ 328.44	4/1/2015
A2091483	RE2	N	N	Harbour Hill Condo	\$ 199,000	585	\$ 340.17	2539 S BAYSHORE DR # 327A	1	1	0	1966	8	\$ 199,000	\$ 340.17	5/1/2015
A2155390	RE2	Y	N	LOFTS IN THE GROVE CONDO	\$ 166,400	1,026	\$ 162.18	2694 INAGUA AV # 301	1	2	0	2006	19	\$ 196,000	\$ 191.03	10/29/2015
A2081639	RE2	N	N	Gran Palazzo	\$ 200,000	630	\$ 317.46	3101 SW 27 AV # 301	1	1	0	1963	145	\$ 195,000	\$ 309.52	7/30/2015
A1768249	RE2	N	Y	Lofts in the Grove	\$ 129,000	1,070	\$ 120.56	2694 INAGUA AV # 305	1	2	0	2006	10	\$ 165,000	\$ 154.21	1/23/2015
F1313164	RE2	N	N	COCO PALM CONDO	\$ 129,900	507	\$ 256.21	3071 SW 27th Ave # 22	1	1	0	1964	108	\$ 127,000	\$ 250.49	2/20/2015
A2145473	RE2	Y	N	DIXIE GROVE RESIDENCES C	\$ 133,560	482	\$ 277.10	2630 SW 28 ST # 46	1	1	0	2004	62	\$ 126,744	\$ 262.95	11/25/2015
A2035076	RE2	N	N	Grove Palms II Condo	\$ 135,000	362	\$ 372.93	3051 SW 27 AV # 105	1	1	0	1997	39	\$ 125,000	\$ 345.30	1/22/2015
A2164982	RE2	N	N	COCO PALM CONDO	\$ 129,900	507	\$ 256.21	3071 SW 27 AV # 10	1	1	0	1964	14	\$ 120,000	\$ 236.69	9/24/2015
A2118326	RE2	Y	N	Grove Palms	\$ 104,000	348	\$ 298.85	3051 SW 27 AV # 103	1	1	0	1997	17	\$ 120,000	\$ 344.83	7/2/2015
A2035878	RE2	Y	N	COCO PALM CONDO	\$ 119,000	440	\$ 270.46	3071 SW 27 AV # 12	1	1	0	1964	106	\$ 114,500	\$ 260.23	5/13/2015
A2079410	RE2	Y	N	Coco Palm Condo	\$ 92,700	507	\$ 182.84	3071 SW 27 AV # 9	1	1	0	1964	13	\$ 88,000	\$ 173.57	4/24/2015

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					LIST PRICE		LP\$/SqFt						DAYS ON MARKET	SALES PRICE	SP\$/SqFt	SALES PRICE %
					AVERAGE	\$ 1,281,061	\$ 470.01						79	\$ 1,198,928	\$ 443.86	93.6% OF LIST
					MEDIAN	\$ 982,000	\$ 415.87						53	\$ 947,500	\$ 394.65	96.5% OF LIST