

## 2015 South Coconut Grove Real Estate Sales

MLS#	PROP TYPE	REO	SSL	SUBDIVISION	LIST PRICE	SQ/FT	LP\$/SqFt	ADDRESS	BEDS	BATHS	1/2 BATHS	BUILT	DAYS ON MARKET	SALES PRICE	SP\$/SqFt	CLOSING DATE
A1764875	RE1	N	N	THE MOORINGS PB 31-52	\$ 8,900,000	12,702	\$ 700.68	3305 S MOORINGS WY	7	7	2	2009	761	\$ 8,650,000	\$ 681.00	6/17/2015
A2028579	RE1	N	N	CANAL ESTATES	\$ 4,950,000	7,966	\$ 621.39	3835 CAROLE CT	6	6	2	2010	166	\$ 4,850,000	\$ 608.84	6/22/2015
A2063533	RE1	N	N	FOUR WAY LODGE ESTS 3RD A	\$ 5,275,000	11,243	\$ 469.18	3410 POINCIANA AV	8	7	2	2008	283	\$ 4,500,000	\$ 400.25	12/7/2015
A2109498	RE1	N	N	HARDIE ROAD ESTATES	\$ 3,500,000	7,864	\$ 445.07	3930 HARDIE AV	7	8	1	2004	68	\$ 3,250,000	\$ 413.28	10/1/2015
A1905634	RE1	N	N	LENNOX PARK	\$ 3,250,000	6,354	\$ 511.49	3925 PARK DR	6	6	1	2006	444	\$ 3,043,000	\$ 478.91	7/7/2015
A2079017	RE1	N	N	LEAFY WAY	\$ 3,345,000	5,041	\$ 663.56	3925 LEAFY WY	5	5	1	2014	115	\$ 2,840,000	\$ 563.38	6/29/2015
A2069020	RE1	N	N	DEGARMO ESTATES	\$ 2,500,000	4,394	\$ 568.96	3730 DE GARMO LN	5	5	1	1997	34	\$ 2,375,000	\$ 540.51	6/2/2015
F1282599	RE1	N	N	SUNSHINE VILLAS	\$ 2,800,000	4,270	\$ 655.74	3782 MATHESON AV	4	3	1	1919	281	\$ 2,265,000	\$ 530.45	1/30/2015
A1932624	RE1	N	N	29 54 41 BRAGANZA PARK	\$ 2,199,000	4,220	\$ 521.09	3875 PARK AV	5	6	0	2007	445	\$ 2,150,000	\$ 509.48	7/7/2015
A2010302	RE1	N	N	LEAFY WAY	\$ 2,200,000	3,443	\$ 638.98	3965 LEAFY WY	3	3	1	1938	208	\$ 2,120,000	\$ 615.74	1/15/2015
A2069411	RE1	N	N	ENTRADA	\$ 2,150,000	3,820	\$ 562.83	3600 STEWART AV	6	4	0	1953	45	\$ 2,050,000	\$ 536.65	5/14/2015
A2125082	RE1	N	N	J W EWANS SUB	\$ 1,890,000	3,618	\$ 522.39	3701 PARK AV	4	3	1	1916	81	\$ 1,835,000	\$ 507.19	9/1/2015
A2189579	RE1	N	N	UTOPIA	\$ 1,850,000	4,224	\$ 437.97	4047 ENSENADA AV	5	5	1	2006	5	\$ 1,780,000	\$ 421.40	12/3/2015
A1979739	RE1	N	N	YE LITTLE WOODS 1ST ADD	\$ 1,749,000	3,214	\$ 544.18	3810 WOOD AV	4	4	0	1940	177	\$ 1,749,000	\$ 544.18	3/20/2015
A1935850	RE1	N	Y	DWIGHT CUTLER PROPERTY	\$ 1,999,000	5,994	\$ 333.50	3765 STEWART AV	7	5	1	1986	111	\$ 1,741,000	\$ 290.46	3/10/2015
A2001963	RE1	N	N	CAMNER GABLES 2ND ADDN	\$ 1,870,000	3,552	\$ 526.46	4090 BARBAROSSA AVE	5	4	0	2006	176	\$ 1,737,500	\$ 489.16	3/19/2015
A1913006	RE1	N	N	WOODRIDGE SUB	\$ 1,900,000	4,297	\$ 442.17	4131 WOODRIDGE RD	5	4	1	2008	310	\$ 1,730,000	\$ 402.61	3/9/2015
A2091374	RE1	N	N	ROWELL SUBDIVISION	\$ 1,795,000	2,753	\$ 652.02	4011 KIAORA ST	3	2	1	1971	24	\$ 1,725,000	\$ 626.59	5/20/2015
A2067005	RE1	N	N	LAVIGNE ESTATES	\$ 1,899,000	4,218	\$ 450.21	3655 ST GAUDENS RD	5	4	1	1990	60	\$ 1,715,000	\$ 406.59	7/7/2015
A2017517	RE1	N	N	29 54 41 CAMNER GABLES 2N	\$ 1,750,000	4,200	\$ 416.67	4080 BARBAROSSA AV	4	5	0	2007	101	\$ 1,695,000	\$ 403.57	2/25/2015
A2061597	RE1	N	N	CAMNER GABLES 2ND ADDN	\$ 1,690,000	4,010	\$ 421.45	4030 MATHESON AV	4	4	1	2012	98	\$ 1,625,000	\$ 405.24	5/22/2015
A2054927	RE1	N	N	COCONUT GROVE MANOR	\$ 1,800,000	3,581	\$ 502.65	4073 BATTERSEA RD	5	4	1	2004	118	\$ 1,625,000	\$ 453.78	6/8/2015
A2013121	RE1	N	N	ELEDA	\$ 1,690,000	4,100	\$ 412.20	4100 HARDIE AV	5	4	1	2014	157	\$ 1,600,000	\$ 390.24	3/20/2015
A2018123	RE1	N	N	FOUR-WAY LODGE ESTS	\$ 1,700,000	2,280	\$ 745.61	3757 CARMEN CT	2	2	0	1954	28	\$ 1,575,000	\$ 690.79	1/7/2015
A2050837	RE1	N	N	CANFIELD SUB	\$ 1,799,000	2,349	\$ 765.86	3818 POINCIANA AV	2	2	0	1958	17	\$ 1,552,000	\$ 660.71	3/31/2015
A1951915	RE1	N	N	EAST UTOPIA	\$ 1,495,000	2,407	\$ 621.11	3992 UTOPIA CT	5	5	0	1940	217	\$ 1,405,000	\$ 583.71	2/5/2015
A2087259	RE1	N	N	PINECREST MANOR	\$ 1,395,000	3,337	\$ 418.04	3701 BATTERSEA RD	4	4	0	1958	40	\$ 1,330,000	\$ 398.56	6/16/2015
A1942333	RE1	N	N	FOUR-WAY LODGE ESTS	\$ 1,499,000	3,870	\$ 387.34	3451 POINCIANA AV	2	2	1	1981	364	\$ 1,261,000	\$ 325.84	6/17/2015
A2019908	RE1	Y	N	Coconut Grove	\$ 1,445,000	3,786	\$ 381.67	4191 INGRAHAM HY	4	5	1	2005	91	\$ 1,249,500	\$ 330.03	1/30/2015
A2091315	RE1	N	N	PINECREST MANOR	\$ 1,249,000	3,381	\$ 369.42	4350 MAYFAIR DR	4	2	1	1971	83	\$ 1,200,000	\$ 354.92	7/30/2015
A2084443	RE1	N	N	PINECREST MANOR 1ST ADD	\$ 1,250,000	2,878	\$ 434.33	3655 BATTERSEA RD	4	3	0	1963	8	\$ 1,200,000	\$ 416.96	4/24/2015
A2014430	RE1	N	N	Utopia sub pb 9-94	\$ 1,297,000	2,816	\$ 460.58	4040 VENTURA AV	3	3	0	1937	218	\$ 1,200,000	\$ 426.14	6/12/2015

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A2106617	RE1	N	N	BAY HOMES SUB DB 338-23	\$ 1,149,000	2,300	\$ 499.57	3655 N BAYHOMES DR	3	3	0	1978	68	\$ 1,080,000	\$ 469.57	8/4/2015
A2039636	RE1	Y	N	UTOPIA	\$ 1,080,000	3,267	\$ 330.58	4086 EL PRADO BL	3	3	1	1988	26	\$ 1,060,000	\$ 324.46	1/27/2015
A2126058	RE1	N	N	29 54 41 UTOPIA	\$ 1,095,000	2,581	\$ 424.25	4066 EL PRADO BL	2	2	1	2002	66	\$ 1,010,000	\$ 391.32	9/25/2015
A2056462	RE1	N	N	Bay Homes	\$ 995,000	LAND	LAND	3524 N BAY HOMES DR	1	1	0	1953	14	\$ 985,000	LAND	2/13/2015
A2168332	RE1	N	N	UTOPIA	\$ 1,049,000	2,701	\$ 388.37	4131 EL PRADO BL	3	3	0	1924	28	\$ 960,000	\$ 355.42	12/22/2015
A1926456	RE1	N	Y	ENTRADA	\$ 780,000	3,653	\$ 213.52	3650 STEWART AV	5	5	0	1950	301	\$ 950,000	\$ 260.06	8/28/2015
A2158189	RE1	N	N	BAY HOMES SUB	\$ 890,000	2,392	\$ 372.07	3665 N BAYHOMES DR	2	2	1	1978	6	\$ 880,000	\$ 367.89	10/29/2015
A1930956	RE1	N	N	29 54 41 ELEDA	\$ 899,000	2,374	\$ 378.69	4120 HARDIE AV	3	2	0	1945	393	\$ 875,000	\$ 368.58	6/19/2015
A1988648	RE1	N	N	UTOPIA	\$ 899,000	2,063	\$ 435.77	3816 LA PLAYA BL	4	3	0	1920	117	\$ 875,000	\$ 424.14	1/30/2015
A2096637	RE1	N	Y	DABNEY'S AND DYLAN'S	\$ 650,000	2,951	\$ 220.26	3540 N BAYHOMES DR	5	3	0	1925	2	\$ 800,100	\$ 271.13	10/20/2015
A2128265	RE1	N	N	29 54 41 AMENDED PL BONIT	\$ 795,000	1,920	\$ 414.06	4094 BONITA AV	4	3	0	1946	42	\$ 795,000	\$ 414.06	8/27/2015
A2096229	RE1	N	N	PINECREST MANOR	\$ 795,000	1,770	\$ 449.15	3711 BATTERSEA RD	2	2	0	1957	63	\$ 770,000	\$ 435.03	6/8/2015
A2085228	RE1	N	N	29 54 41 UTOPIA	\$ 789,000	1,700	\$ 464.12	4130 POINCIANA AV	3	2	0	1949	106	\$ 742,500	\$ 436.77	8/7/2015
A2063039	RE1	N	N	29 54-41 AMENDED PL BONIT	\$ 729,000	1,338	\$ 544.84	4094 PARK AV	2	1	0	1937	5	\$ 729,000	\$ 544.84	4/9/2015
A2040577	RE1	N	N	AMENDED PL BONITA PARK	\$ 750,000	1,825	\$ 410.96	4045 BONITA AV	4	2	0	1946	66	\$ 720,000	\$ 394.52	4/1/2015
A2142684	RE1	N	N	CAMNER GABLES 2ND ADDN	\$ 729,000	1,495	\$ 487.63	4071 MATHESON AV	3	2	0	1949	42	\$ 695,000	\$ 464.88	9/15/2015
A2090365	RE1	N	N	BONITA PARK AMD	\$ 699,000	1,430	\$ 488.81	4081 HARDIE AV	3	2	0	1947	32	\$ 675,000	\$ 472.03	5/26/2015
A2140818	RE1	N	N	AMENDED PL BONITA PARK	\$ 675,000	1,409	\$ 479.06	4010 PARK AV	2	1	0	1951	6	\$ 665,000	\$ 471.97	8/14/2015
A2092002	RE1	N	Y	BONITA PARK AMD	\$ 695,000	2,224	\$ 312.50	4011 HARDIE AV	3	3	1	1952	28	\$ 660,000	\$ 296.76	8/31/2015
A2100364	RE1	N	N	LENNOX PARK	\$ 699,000	1,927	\$ 362.74	4345 LENNOX DR	3	2	1	1949	73	\$ 660,000	\$ 342.50	8/21/2015
A2089069	RE1	Y	N	29 54 41 UTOPIA	\$ 529,900	1,025	\$ 516.98	4124 VENTURA AV	2	1	0	1946	22	\$ 529,900	\$ 516.98	4/17/2015
A2105612	RE1	N	N	CAMNER GABLES 2ND ADDN	\$ 599,000	1,009	\$ 593.66	4020 MATHESON AV	2	1	0	1950	1	\$ 520,000	\$ 515.36	6/5/2015

	LIST PRICE	LP\$/SqFt	DAYS ON MARKET	SALES PRICE	SP\$/SqFt	SALES PRICE %
<b>AVERAGE</b>	\$ 1,741,665	\$ 479.10	127	\$ 1,634,435	\$ 451.80	93.8% OF LIST
<b>MEDIAN</b>	\$ 1,470,000	\$ 460.58	71	\$ 1,295,500	\$ 426.14	88.1% OF LIST