

## 2015 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
A2081376	RE1	N	N	SUNSHINE VISTAS	\$2,000,000	6,348	\$ 315.06	3630 JUSTISON RD	5	5	1	2003	54	\$ 1,775,000	\$ 279.62	7/21/2015
A2056148	RE1	N	N	COCONUT GROVE PARK 2ND AM	\$2,199,000	2,530	\$ 869.17	3763 S DOUGLAS RD	4	3	1	2014	137	\$ 1,750,000	\$ 691.70	7/21/2015
A1942399	RE1	N	N	COCONUT GROVE PARK 2ND AM	\$1,765,000	3,866	\$ 456.54	3659 ROYAL PALM AV	4	4	1	2007	321	\$ 1,697,500	\$ 439.08	5/29/2015
A2059736	RE1	N	N	20 54 41 IRVINGTON	\$1,680,000	3,248	\$ 517.24	3921 IRVINGTON AV	4	3	1	2008	49	\$ 1,562,500	\$ 481.07	4/16/2015
A2143454	RE1	N	N	20 54 41 COCO GROVE	\$1,598,000	2,735	\$ 584.28	3941 CRAWFORD AV	4	3	0	1950	27	\$ 1,540,000	\$ 563.07	9/15/2015
A1979917	RE1	N	N	SOLANA PARK ADDN	\$1,499,000	3,538	\$ 423.69	3745 SOLANA RD	4	4	0	2005	343	\$ 1,425,000	\$ 402.77	9/25/2015
A2161522	RE1	N	N	POMONA	\$1,199,522	3,434	\$ 349.31	3900 KUMQUAT AV	5	4	1	2003	78	\$ 1,100,000	\$ 320.33	11/23/2015
A2095878	RE2	N	N	-	\$1,150,000	4,088	\$ 281.31	3169 ELIZABETH ST # 0	6	4	2	2008	81	\$ 1,050,000	\$ 256.85	7/10/2015
A2147496	RE1	N	N	SUNSHINE VISTAS	\$1,199,000	2,667	\$ 449.57	4171 LYBYER AV	3	2	1	1950	108	\$ 1,050,000	\$ 393.70	12/18/2015
A2110127	RE1	N	N	21 54 41	\$1,100,000	LAND	LAND	3640 AVOCADO AV	4	4	0	1951	19	\$ 1,030,000	LAND	4/28/2015
A2066443	RE1	N	N	20 54 41 COCO GROVE SUB	\$1,100,000	2,286	\$ 481.19	3851 POINCIANA AV	3	2	0	1959	29	\$ 1,000,000	\$ 437.45	4/1/2015
A2126843	RE1	N	N	IRVINGTON	\$1,100,000	2,685	\$ 409.68	3863 IRVINGTON AV	4	3	1	1988	26	\$ 998,200	\$ 371.77	7/20/2015
A2151155	RE1	N	N	20 54 41 IRVINGTON	\$1,039,000	2,377	\$ 437.11	3744 IRVINGTON AV	3	3	0	1935	78	\$ 990,000	\$ 416.49	11/24/2015
A2081670	RE1	N	N	SUNSHINE VISTAS	\$1,049,000	2,493	\$ 420.78	3631 FRANTZ RD	3	3	0	1950	72	\$ 989,000	\$ 396.71	6/10/2015
A2115407	RE1	Y	N	DOUGLAS CIRCLE	\$ 999,900	4,014	\$ 249.10	3770 KUMQUAT AV	5	4	0	2000	84	\$ 982,000	\$ 244.64	9/8/2015
A2127155	RE1	N	N	20 54 41 COCO GROVE	\$ 975,000	2,346	\$ 415.60	3830 CRAWFORD AV	3	3	0	1953	17	\$ 965,000	\$ 411.34	7/13/2015
A2126467	RE1	N	N	SUNSHINE VISTAS	\$ 895,000	1,729	\$ 517.64	3635 JUSTISON RD	3	2	0	1945	103	\$ 845,000	\$ 488.72	9/29/2015
A1986115	RE1	N	N	IRVINGTON	\$ 895,000	2,994	\$ 298.93	3855 IRVINGTON AV	4	4	0	1988	130	\$ 840,000	\$ 280.56	1/26/2015
A2092682	RE1	N	N	EWAN PEACOCKS SUB	\$ 695,000	1,976	\$ 351.72	3265 BIRD AV	3	2	0	1950	5	\$ 815,000	\$ 412.45	5/29/2015
A2109922	RE1	N	N	SUNSHINE VISTAS	\$ 819,000	1,388	\$ 590.06	4160 RAYNOLDS AV	3	2	0	1950	76	\$ 810,000	\$ 583.57	9/14/2015
A2159232	RE1	N	N	0	\$ 829,000	2,133	\$ 388.65	3592 MAIN HY	3	3	0	1953	71	\$ 805,000	\$ 377.40	12/3/2015
A2019813	RE1	N	N	COCONUT GROVE PARK 2ND AM	\$ 895,000	2,350	\$ 380.85	3650 AVOCADO AV	3	2	0	1950	27	\$ 800,000	\$ 340.43	1/15/2015
A2181942	RE1	N	N	SUNSHINE VISTAS	\$ 825,000	2,162	\$ 381.59	3655 JUSTISON RD	3	3	0	1945	27	\$ 772,000	\$ 357.08	12/3/2015
A2056693	RE1	N	N	COCONUT GROVE PARK 2ND AM	\$ 825,000	1,788	\$ 461.41	3567 AVOCADO AV	4	3	0	1939	57	\$ 768,000	\$ 429.53	4/16/2015

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A2091116	RE2	N	N		\$ 799,000	2,464	\$ 324.27	3173 ELIZABETH ST # 3173	3	3	0	2015	126	\$ 759,000	\$ 308.04	9/18/2015
A2126591	RE1	N	N	FROW HOMESTEAD	\$ 799,900	2,596	\$ 308.13	3200 PERCIVAL AV	3	3	0	2003	21	\$ 756,000	\$ 291.22	9/30/2015
A2149024	RE2	N	N		\$ 799,000	2,300	\$ 347.39	3025 ELIZABETH ST # 3025	3	3	0	2015	19	\$ 750,000	\$ 326.09	8/14/2015
A2091289	RE2	N	N		\$ 799,000	2,464	\$ 324.27	3173 ELIZABETH ST # 3175	3	3	0	2015	136	\$ 750,000	\$ 304.38	11/13/2015
A2074641	RE2	N	N		\$ 739,900	2,300	\$ 321.70	3035 ELIZABETH ST # 3037	3	3	0	2015	1	\$ 729,000	\$ 316.96	5/29/2015
A1982135	RE2	N	N	GROVE PALMS VILLAS	\$ 729,000	3,354	\$ 217.35	3441 SHIPPING AV # 0	3	2	1	2015	320	\$ 729,000	\$ 217.35	11/16/2015
A2068714	RE2	N	N		\$ 729,900	2,300	\$ 317.35	3035 ELIZABETH ST # 3035	3	3	0	2015	1	\$ 720,000	\$ 313.04	6/11/2015
A2023772	RE2	N	N		\$ 719,900	2,300	\$ 313.00	3141 MCDONALD ST # 3143	3	3	0	2014	112	\$ 720,000	\$ 313.04	2/12/2015
A2098192	RE2	N	N	GROVE ENCLAVE	\$ 725,000	2,350	\$ 308.51	3069 INDIANA ST # 18	3	2	5	2006	29	\$ 715,000	\$ 304.26	6/19/2015
A1982168	RE2	N	N	GROVE PALMS VILLAS	\$ 725,000	3,354	\$ 216.16	3443 SHIPPING AV # 0	3	2	1	2015	245	\$ 710,000	\$ 211.69	11/10/2015
A2056030	RE2	N	N		\$ 719,900	2,300	\$ 313.00	3375 DAY AV # 3375	3	3	0	2014	1	\$ 707,000	\$ 307.39	2/26/2015
A1986287	RE2	N	N	URBAN VILLAS AT THE GROVE	\$ 710,000	3,800	\$ 186.84	3403 DAY AVE # 0	3	2	1	2014	48	\$ 700,000	\$ 184.21	7/1/2015
A2043627	RE2	N	N	GROVE GARDEN RESIDENCES	\$ 799,000	1,773	\$ 450.65	3540 MAIN HY # 401	2	2	1	2006	33	\$ 690,000	\$ 389.17	2/23/2015
A1986340	RE2	N	N	URBAN VILLAS AT THE GROVE	\$ 699,900	3,800	\$ 184.18	3405 DAY AVE # 0	3	2	1	2014	139	\$ 690,000	\$ 181.58	7/21/2015
A1940790	RE2	N	N	SANDPIPER MODEL	\$ 759,000	2,592	\$ 292.82	3243 PERCIVAL AV # 0	3	3	1	2015	322	\$ 689,000	\$ 265.82	11/13/2015
A2058227	RE1	N	N	COCONUT GROVE PARK 2ND AM	\$ 699,996	1,699	\$ 412.01	3645 LOQUAT AV	3	2	0	1976	41	\$ 677,500	\$ 398.76	4/9/2015
A2121080	RE2	N	N	Coconut Grove New York St	\$ 675,000	2,706	\$ 249.45	3092 NEW YORK ST # A1	4	3	1	2007	8	\$ 675,000	\$ 249.45	7/15/2015
A1969227	RE1	N	N	20 54 41 DOUGLAS CIRCLE	\$ 699,000	1,584	\$ 441.29	3752 KUMQUAT AV	3	2	0	1935	267	\$ 675,000	\$ 426.14	6/1/2015
A2139928	RE1	N	N	KUMQUAT VILLAGE	\$ 749,000	1,797	\$ 416.81	4003 KUMQUAT RD	3	3	0	1981	68	\$ 660,000	\$ 367.28	11/5/2015
A2159119	RE1	N	N	Andrade Subdivision	\$ 625,000	847	\$ 737.90	3588 MAIN HY	2	1	0	1945	20	\$ 640,000	\$ 755.61	10/12/2015
A2119101	RE1	N	N	DOUGLAS CIRCLE	\$ 649,000	1,479	\$ 438.81	3721 LOQUAT AV	2	2	0	1954	184	\$ 620,000	\$ 419.20	12/22/2015
A2086241	RE1	N	N	KUMQUAT VILLAGE	\$ 665,000	1,873	\$ 355.05	4002 KUMQUAT RD	3	3	0	1981	185	\$ 620,000	\$ 331.02	10/16/2015

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A2113802	RE1	N	N	DOUGLASS CIRCLE	\$ 637,000	639	\$ 996.87	3741 KUMQUAT AV	2	1	0	1939	29	\$ 609,000	\$ 953.05	8/18/2015
A2021264	RE1	N	N	20 54 41 POMONA	\$ 599,000	1,159	\$ 516.83	3983 KUMQUAT AV	2	3	0	1953	158	\$ 599,000	\$ 516.83	5/26/2015
A2053394	RE2	Y	N	Grove Enclave Condo	\$ 626,000	2,350	\$ 266.38	3024 MCDONALD ST # 1	3	2	1	2006	22	\$ 574,004	\$ 244.26	4/1/2015
A2086269	RE2	N	N	-	\$ 575,000	2,134	\$ 269.45	3062 NEW YORK ST # 3062	3	2	1	2007	133	\$ 560,000	\$ 262.42	8/12/2015
A2042145	RE2	N	N	ENCHANTED GROVE VILLAS	\$ 599,900	2,291	\$ 261.85	3115 HIBISCUS ST # 3115	3	2	1	2012	55	\$ 550,000	\$ 240.07	2/25/2015
A1963350	RE2	N	N	.	\$ 549,500	2,206	\$ 249.09	3150 OHIO ST # 3150	3	2	1	2007	186	\$ 545,000	\$ 247.05	3/17/2015
A1930819	RE1	N	N	FROW HOMESTEAD	\$ 560,000	2,475	\$ 226.26	3401 OAK AV	3	2	0	2007	403	\$ 543,000	\$ 219.39	6/19/2015
A1781448	RE2	N	N	x	\$ 545,000	2,134	\$ 255.39	3056 NEW YORK ST # -	3	2	1	2007	591	\$ 540,000	\$ 253.05	4/6/2015
A2188386	RE1	N	N	DOUGLAS CIRCLE	\$ 525,000	1,546	\$ 339.59	3573 LINDEN LN	3	2	0	1923	10	\$ 510,000	\$ 329.88	11/23/2015
A2119324	RE1	N	N	COCONUT GROVE PARK 2ND AM	\$ 569,000	925	\$ 615.14	3755 DOUGLAS RD	2	2	0	1968	41	\$ 500,000	\$ 540.54	7/31/2015
A1985071	RE2	N	N	Custom Townhouse	\$ 524,900	1,955	\$ 268.49	3447 PERCIVAL AV # 3447	3	2	1	2008	100	\$ 496,000	\$ 253.71	1/15/2015
A2076484	RE1	N	N	PALMHURST	\$ 525,000	1,291	\$ 406.66	3128 NEW YORK ST	3	2	0	1922	30	\$ 465,000	\$ 360.19	5/1/2015
A2112299	RE2	N	N	ENCHANTED GROVE VILLAS	\$ 490,000	1,604	\$ 305.49	3103 HIBISCUS ST # 3103	3	2	1	2011	112	\$ 450,000	\$ 280.55	10/26/2015
A2155016	RE2	N	N	Stirrup Grove	\$ 450,000	1,306	\$ 344.56	3353 FRANKLIN AV # 3353	3	2	0	1980	1	\$ 445,000	\$ 340.74	9/10/2015
A2097400	RE2	N	N	SAINT HUGH OAKS VILLAGE C	\$ 475,000	1,460	\$ 325.34	3629 SW 37 AV # 12	3	3	0	1994	62	\$ 445,000	\$ 304.80	6/29/2015
A1971880	RE1	N	N	Frow Homestead	\$ 425,000	1,352	\$ 314.35	3478 DAY AVE	4	2	0	2014	427	\$ 425,000	\$ 314.35	10/6/2015
A2129954	RE2	N	N	Indiana Grove Condo	\$ 425,000	1,290	\$ 329.46	3046 INDIANA ST # A	2	2	1	1991	40	\$ 421,500	\$ 326.74	8/26/2015
A2143069	RE2	N	N	VILLAS OF MAYDANA	\$ 445,000	1,180	\$ 377.12	3310 BIRD AV # 103	2	2	1	2003	34	\$ 417,500	\$ 353.81	9/15/2015
A2081027	RE2	N	N	VILLAS OF MAYDANA	\$ 450,000	1,180	\$ 381.36	3300 BIRD AV # 107	2	2	1	2003	52	\$ 410,000	\$ 347.46	6/1/2015
A2203146	RE2	Y	N	Grove Villas Condo	\$ 424,900	1,425	\$ 298.18	3204 BIRD AV # 101	2	2	0	2006	1	\$ 406,500	\$ 285.26	12/30/2015
A2096250	RE2	N	N	-	\$ 445,000	1,290	\$ 344.96	3564 FRANKLIN AV # 1 & 2	2	2	0	1936	32	\$ 400,000	\$ 310.08	6/17/2015
A2062393	RE1	N	N	PALMHURST	\$ 448,900	1,052	\$ 426.71	3000 ELIZABETH ST	2	1	0	1952	174	\$ 390,000	\$ 370.72	8/3/2015
A1996894	RE1	N	N	PALMHURST	\$ 475,000	716	\$ 663.41	3290 SHIPPING AV	2	1	0	1940	48	\$ 380,000	\$ 530.73	1/27/2015

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A2079285	RE1	N	N	FARMERS MARKET AT THE GRO	\$ 379,000	1,394	\$ 271.88	3260 FLORIDA AV	2	2	0	2002	2	\$ 370,000	\$ 265.42	5/14/2015
A2100743	RE1	N	N	21 54 41 FROW HOMESTEAD	\$ 375,000	1,335	\$ 280.90	3313 PERCIVAL AV	3	1	0	1947	24	\$ 350,000	\$ 262.17	5/7/2015
A2049273	RE1	N	N	FROW HOMESTEAD	\$ 355,000	1,197	\$ 296.58	3305 HIBISCUS ST	2	2	0	1952	96	\$ 350,000	\$ 292.40	4/8/2015
A2095385	RE2	N	N	COCO IBIZA	\$ 329,900	1,050	\$ 314.19	3356 BIRD AV # 11	2	2	1	1995	79	\$ 326,000	\$ 310.48	7/23/2015
A2193831	RE1	N	N	MAC FARLANE HOMESTEAD	\$ 347,500	1,321	\$ 263.06	130 OAK AV	4	2	0	1971	47	\$ 320,000	\$ 242.24	12/15/2015
A2035829	RE1	N	N	MAC FARLANE HOMESTEAD	\$ 329,900	1,252	\$ 263.50	125 FLORIDA AV	3	3	0	1938	69	\$ 320,000	\$ 255.59	2/23/2015
A2044338	RE1	N	N	FROW HOMESTEAD	\$ 330,000	1,408	\$ 234.38	3423 FROW AV	3	2	0	1999	116	\$ 320,000	\$ 227.27	5/8/2015
A2018179	RE2	N	N	Stirrup Grove	\$ 336,000	1,146	\$ 293.19	3412 FRANKLIN AV # 3412	3	2	1	1978	135	\$ 320,000	\$ 279.23	3/27/2015
A1998753	RE1	N	N	21 54 41 CARTERS ADDN TO	\$ 340,000	1,509	\$ 225.32	3150 PLAZA ST	3	1	0	1953	304	\$ 315,000	\$ 208.75	7/31/2015
A2109039	RE1	N	N	FROW HOMESTEAD	\$ 299,000	1,079	\$ 277.11	3637 OAK AV	4	2	0	1925	114	\$ 294,000	\$ 272.48	10/19/2015
A2038705	RE1	N	N	21 54 41 FROW HOMESTEAD	\$ 295,000	1,669	\$ 176.75	3490 WILLIAM AV	4	2	0	1964	205	\$ 260,000	\$ 155.78	7/24/2015
A2107410	RE1	N	N	CARTERS ADDN TO C GR	\$ 325,000	672	\$ 483.63	3150 HIBISCUS ST	2	1	0	1935	50	\$ 250,000	\$ 372.02	8/12/2015
A1973481	RE2	N	N	Coco Ibiza Villas	\$ 249,000	1,050	\$ 237.14	3356 BIRD AV # 16	2	2	1	1995	284	\$ 250,000	\$ 238.10	6/8/2015
A2085528	RE2	Y	N	THE GATES AT THE GROVE	\$ 234,900	1,121	\$ 209.55	3299 SW BIRD AV # 2	1	2	0	2005	11	\$ 240,000	\$ 214.10	5/4/2015
A2072005	RE2	N	N	GROVE PARADISE	\$ 239,500	876	\$ 273.40	3230 W TRADE AV # I-6	2	2	1	1981	79	\$ 230,000	\$ 262.56	5/20/2015
A2009363	RE2	N	N	GROVE PARADISE	\$ 240,000	876	\$ 273.97	3218 W TRADE AV # 3218	2	2	1	1981	71	\$ 212,000	\$ 242.01	1/14/2015
A2101766	RE2	N	N	Grove Paradise Condo	\$ 235,000	944	\$ 248.94	3231 BIRD AV # IV-6	2	2	1	1981	140	\$ 203,361	\$ 215.43	11/24/2015
A2078673	RE2	N	N	Coco Ibiza	\$ 220,000	530	\$ 415.09	3356 BIRD AV # 4	1	1	0	1995	10	\$ 198,000	\$ 373.59	4/13/2015
A2033066	RE1	N	N	MAC FARLANE HOMESTEAD	\$ 200,000	971	\$ 205.97	107 FROW AV	3	1	0	1958	12	\$ 195,000	\$ 200.82	9/15/2015
A1949963	RE1	N	Y	FROW HOMESTEAD	\$ 175,000	1,185	\$ 147.68	3655 OAK AV	3	1	0	1924	391	\$ 175,000	\$ 147.68	11/5/2015
A2020635	RE1	N	Y	FROW HOMESTEAD	\$ 100,000	994	\$ 100.60	3349 ELIZABETH ST	2	1	0	1963	7	\$ 117,800	\$ 118.51	3/20/2015
A1895191	RE1	Y	N	20 54 41 MAC FARLANE HOME	\$ 95,000	1,283	\$ 74.05	3750 FROW AV	3	1	0	1948	386	\$ 62,500	\$ 48.71	4/17/2015
A1886880	RE1	Y	N	COCONUT GROVE	\$ 60,300	1,422	\$ 42.41	3300 PLAZA ST	4	2	0	1977	568	\$ 61,000	\$ 42.90	9/8/2015

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<b>AVERAGE</b>	<b>\$ 676,358</b>	<b>\$ 350.55</b>	<b>112</b>	<b>\$ 636,542</b>	<b>\$ 329.58</b>	<b>94.1% OF LIST</b>
<b>MEDIAN</b>	<b>\$ 631,500</b>	<b>\$ 317.35</b>	<b>70</b>	<b>\$ 614,500</b>	<b>\$ 310.08</b>	<b>97.3% OF LIST</b>