

## 2016 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
A2196092	Townhouse	No	No	CLOISTERS ON THE BAY	\$2,890,000	6,140	\$470.68	3471 MAIN HY Unit#1201	5	5	1	2005	71	\$2,675,000	\$435.67	1/29/2016
A2169938	Condo	No	No	RITZ CARLTON	\$2,100,000	2,859	\$734.52	3400 SW 27 AV Unit#2101	3	3	0	2001	129	\$2,100,000	\$734.52	3/10/2016
A10149263	Townhouse	No	No	Cloisters on the Bay	\$2,400,000	5,090	\$471.51	3471 Main Hwy Unit#931	4	4	0	2004	2	\$2,100,000	\$412.57	12/6/2016
A1879022	Condo	No	No	Mutiny Park Condo	\$1,500,000	1,937	\$774.39	2889 MCFARLANE RD Unit#2117	3	4	0	2001	893	\$1,250,000	\$645.33	7/26/2016
A10167805	Condo	No	No	RITZ CARLTON	\$1,300,000	2,227	\$583.74	3350 SW 27th Ave Unit#1602	3	3	0	2002	0	\$1,200,000	\$538.84	11/30/2016
A10103484	Townhouse	No	No	Key West in Coconut Grove	\$1,195,000	2,987	\$400.07	3183 Oak Ave Unit#3183	3	3	1	2007	91	\$1,150,000	\$385.00	10/26/2016
A2175036	Condo	No	No	GROVE TOWERS CONDO	\$1,100,000	1,460	\$753.42	2843 S BAYSHORE DR Unit#10D	2	2	0	1982	142	\$1,100,000	\$753.42	2/24/2016
A10021823	Townhouse	No	No	Abitare Condo	\$1,100,000	2,427	\$453.23	3495 Main Hwy Unit#21-3198	2	2	1	1978	99	\$1,090,000	\$449.11	6/13/2016
A10062754	Condo	No	No	Ritz Carlton	\$1,100,000	1,530	\$718.95	3400 SW 27th Ave Unit#901	2	2	1	2001	12	\$1,050,000	\$686.27	6/9/2016
A2165957	Condo	No	No	The Tower Residences	\$1,100,000	1,530	\$718.95	3400 SW 27 AV Unit#1201	2	2	1	2001	169	\$990,000	\$647.06	3/14/2016
A10146874	Townhouse	No	No	3167-69 Gifford Lane Cond	\$975,000	2,491	\$391.41	3167 Gifford Ln Unit#3167	3	4	0	2015	0	\$963,000	\$386.59	9/13/2016
A10043749	Condo	No	No	GROVE TOWERS	\$999,000	1,682	\$593.94	2843 S Bayshore Dr Unit#9F	3	3	0	1982	112	\$960,000	\$570.75	7/14/2016
A10065699	Condo	No	No	Yacht Harbour	\$999,950	2,407	\$415.43	2901 S Bayshore Dr Unit#15F	2	2	0	1975	49	\$945,000	\$392.60	7/25/2016
A2209693	Townhouse	No	No	Gifford Residences	\$969,000	2,440	\$397.13	3134 GIFFORD LN Unit#3134	3	2	1	2015	25	\$940,000	\$385.25	3/2/2016
A10107630	Townhouse	No	No	3167-69 Gifford Ln Condo	\$975,000	2,491	\$391.41	3169 Gifford Ln Unit#3169	3	4	0	2015	5	\$940,000	\$377.36	9/2/2016
A10087541	Condo	No	No	Yacht Harbour	\$935,000	2,407	\$388.45	2901 S Bayshore Dr Unit#8C	3	2	0	1975	98	\$935,000	\$388.45	10/5/2016
A10173522	Townhouse	No	No	Coconut Grove	\$899,000	2,430	\$369.96	2928 SW 30th Ct Unit#2928	3	3	1	2015	2	\$890,000	\$366.26	12/19/2016
A10009947	Townhouse	No	No	.	\$899,000	2,635	\$341.18	2938 Catalina St Unit#2938	3	2	1	2015	47	\$855,000	\$324.48	4/20/2016
A2156110	Condo	No	No	Ritz Carlton Residences	\$849,000	1,581	\$537.00	3400 SW 27 AV Unit#1904	2	2	1	2001	274	\$825,000	\$521.82	7/7/2016
A2111963	Condo	No	No	RITZ CARLTON	\$849,000	1,581	\$537.00	3400 SW 27 AV Unit#1806	2	2	1	2001	471	\$820,000	\$518.66	10/20/2016
A10071520	Condo	Yes	No	Tower Residences	\$875,000	1,530	\$571.90	3400 SW 27th Ave Unit#1003	2	2	0	2001	18	\$808,500	\$528.43	5/25/2016
A10036335	Condo	No	No	GROVE TOWERS CONDO	\$800,000	1,142	\$700.53	2843 S BAYSHORE DR Unit#17-A	2	2	0	1982	36	\$795,000	\$696.15	4/28/2016
A10121342	Condo	No	No	OAK PARK VILLAGE 1	\$895,000	2,500	\$358.00	3166 Oak Ave Unit#3166	4	4	0	2006	87	\$795,000	\$318.00	11/11/2016
A10052894	Townhouse	No	No	Gifford Lane	\$795,000	2,695	\$294.99	3123 Gifford Ln Unit#3123	3	2	1	2007	5	\$780,000	\$289.42	5/16/2016
A10096126	Townhouse	No	No	GIFFORD PLACE CONDO	\$799,900	2,570	\$311.25	3091 Gifford Ln Unit#E	3	2	1	2006	11	\$780,000	\$303.50	7/29/2016
A10034931	Condo	No	No	OAK PARK VILLAGE I CONDO	\$799,000	2,500	\$319.60	3162 Oak Ave Unit#3162	4	4	0	2006	32	\$770,000	\$308.00	5/27/2016
A10022816	Townhouse	No	No	Villas at Trade Avenue	\$779,000	2,056	\$378.89	2836 W Trade Ave Unit#2836	3	3	1	2012	88	\$755,000	\$367.22	6/15/2016
A10014354	Townhouse	No	No	SANDPIPER COVE	\$775,000	2,592	\$299.00	3243 PERCIVAL Unit#3243	3	3	1	2015	78	\$750,000	\$289.35	5/2/2016
A2150302	Condo	No	No	RICE 3333 CONDO	\$759,800	1,751	\$433.92	3333 RICE ST Unit#403	3	3	0	2006	360	\$731,000	\$417.48	8/4/2016
A10029252	Single	No	No	Lincoln Development	\$779,000	2,317	\$336.21	2842 Shipping Ave	3	2	1	2008	5	\$730,000	\$315.06	1/25/2016
A10134100	Townhouse	No	No	Orange Pounds	\$779,900	2,318	\$336.45	3049 Day Ave Unit#2	3	2	1	2000	27	\$730,000	\$314.93	10/15/2016
A10086207	Townhouse	No	No	3130-3132 GIFFORD	\$750,000	2,560	\$292.97	3132 Gifford Ln Unit#3132	3	2	1	2001	27	\$725,000	\$283.20	7/29/2016
A10032392	Townhouse	No	No	3232 Matilda	\$719,000	2,199	\$326.97	3232 Matilda St Unit#3232	3	2	1	1997	12	\$719,000	\$326.97	3/31/2016
A2183019	Condo	No	No	Mutiny Park Condo	\$790,000	1,342	\$588.67	2889 MCFARLANE RD Unit#916	3	3	0	2001	127	\$710,000	\$529.06	3/2/2016
A10092858	Condo	No	No	Ritz Carlton Residence	\$749,000	1,540	\$486.36	3400 SW 27th Ave Unit#705	2	2	1	2001	118	\$710,000	\$461.04	10/14/2016
A10107989	Condo	No	No	Legacy Cove	\$710,000	2,513	\$282.53	2949 Coconut Ave Unit#1	3	2	1	2016	2	\$710,000	\$282.53	11/4/2016
A10113727	Condo	No	No	SONESTA	\$775,000	963	\$804.78	2889 MCFARLANE RD Unit#1718	2	2	0	2001	106	\$702,000	\$728.97	11/7/2016
A10055661	Condo	No	No	Yacht Harbour	\$744,999	2,407	\$309.51	2901 S Bayshore Dr Unit#13F	3	2	0	1975	118	\$700,000	\$290.82	7/29/2016
A10108551	Condo	No	No	Munity Park Condo/Sonesta	\$765,000	963	\$794.39	2889 Mcfarlane Rd Unit#1418	2	2	0	2001	39	\$699,000	\$725.86	9/1/2016
A10079403	Townhouse	No	No	.	\$715,000	2,114	\$338.22	2965 Jackson Ave Unit#2965	3	2	1	2006	13	\$699,000	\$330.65	7/25/2016
A2188714	Condo	No	No	Yacht Harbour Condominium	\$695,000	2,407	\$288.74	2901 S BAYSHORE DR Unit#3-F	2	2	0	1975	11	\$695,000	\$288.74	1/11/2016
A2176717	Condo	No	No	YACHT HARBOR	\$749,000	2,407	\$311.18	2901 S BAYSHORE DR Unit#10F	2	2	0	1975	113	\$690,000	\$286.66	2/12/2016
A2212873	Townhouse	No	No	IPANEMA VILLAS	\$699,000	1,620	\$431.48	3258 VIRGINIA ST Unit#A-4	3	3	0	1993	17	\$681,500	\$420.68	1/15/2016
A10027289	Townhouse	No	No	McDonald St Condo	\$685,000	2,079	\$329.49	3121 McDonald St Unit#3121	3	2	1	2004	41	\$680,000	\$327.08	5/20/2016
A10119953	Townhouse	No	No	Bamboo	\$729,000	2,100	\$347.14	3120 Mary St Unit#3120	4	3	0	1980	93	\$680,000	\$323.81	10/31/2016
A2187900	Townhouse	No	No	Virginia Villas	\$699,000	2,360	\$296.19	2935 VIRGINIA ST Unit#2935	3	2	1	2009	9	\$675,000	\$286.02	1/19/2016
A10045388	Townhouse	No	No	Orange Parc Condo	\$685,000	2,040	\$335.78	3051 Orange St Unit#1	3	2	1	2001	51	\$675,000	\$330.88	5/11/2016
A2208152	Townhouse	No	No	.	\$699,000	2,211	\$316.15	2929 DAY AV Unit#2	3	2	1	2005	8	\$673,000	\$304.39	1/28/2016
A10035211	Townhouse	No	No	Ipanema Villas Condo	\$669,000	1,620	\$412.96	3266 VIRGINIA STREET Unit#B-3	2	3	0	1993	7	\$665,000	\$410.49	4/5/2016
A10093143	Condo	No	No	SHIPPING MATILDA CONDO	\$710,000	2,000	\$355.00	3083 Matilda St Unit#B	3	2	1	1997	49	\$662,500	\$331.25	9/9/2016
A10008691	Townhouse	No	No	Grove Matilda Condo	\$659,000	2,130	\$309.39	3263 MATILDA ST Unit#3263	3	2	1	2007	13	\$645,000	\$302.82	2/26/2016
A10121014	Townhouse	No	No	VILLAS AT MATILDA CONDO	\$650,000	1,985	\$327.46	3080 Shipping Ave Unit#3080	3	2	1	2005	63	\$640,000	\$322.42	10/12/2016
A10058477	Condo	No	No	ARBORETUM IN THE GROVE	\$650,000	1,650	\$393.94	3133 Paola Dr Unit#13	3	2	1	1992	49	\$640,000	\$387.88	6/30/2016
A10038087	Condo	No	No	Yacht Harbour	\$650,000	1,582	\$410.87	2901 S Bayshore Dr Unit#15E	2	2	0	1975	97	\$632,000	\$399.49	7/1/2016
R10212042	Condo	No	No	COCONUT KEY CONDO	\$650,000	2,580	\$251.93	3060 Orange St Unit#3060	3	2	1	1998	78	\$625,000	\$242.24	6/23/2016

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A10080706	Townhouse	No	No	HOME IN THE GROVE	\$638,000	1,975	\$323.04	3105 Gifford Ln Unit#A	2	2	1	1981	6	\$620,000	\$313.92	7/1/2016
A2169556	Townhouse	No	No	ALLAMANDA GARDENS	\$625,000	2,060	\$303.40	3269 ALLAMANDA ST Unit#0	3	2	1	1994	111	\$615,000	\$298.54	3/14/2016
A10158359	Townhouse	No	No	Atrium in the Grove	\$659,000	1,830	\$360.11	3047 Orange St Unit#A2	2	2	1	1996	7	\$615,000	\$336.07	11/10/2016
A10016262	Townhouse	No	No	Matilda Condo	\$625,000	2,130	\$293.43	3273 MATILDA ST Unit#3273	3	2	1	2007	17	\$610,000	\$286.39	3/31/2016
A10033556	Single	No	No	Pent Homestead	\$669,000	1,156	\$578.72	2975 Jackson Ave	2	1	0	1954	8	\$605,000	\$523.36	5/23/2016
A10042699	Townhouse	No	No	The Orange Grove Condo	\$629,000	1,845	\$340.92	3174 Virginia St Unit#10	3	2	1	1992	20	\$600,500	\$325.47	5/3/2016
A10124726	Single	No	No	Jackson Peacocks Sub	\$600,000	853	\$703.40	2919 Bridgeport Ave	3	1	0	1930	23	\$600,000	\$703.40	9/6/2016
A10058268	Townhouse	No	No	.	\$799,000	1,692	\$472.22	2933 Bridgeport Ave Unit#2933	4	2	0	1963	100	\$600,000	\$354.61	8/22/2016
A10047071	Townhouse	No	No	3143 Day Avenue Condo	\$599,000	2,070	\$289.37	3143 Day Ave Unit#A	3	2	1	1992	25	\$590,000	\$285.02	4/26/2016
A10104607	Condo	No	No	GROVE COURT VIEWS	\$599,000	2,460	\$243.50	3288 NE Gifford Ln Unit#3288	3	2	0	2001	6	\$579,090	\$235.40	8/15/2016
A10004163	Condo	No	No	Louise Grove Condo	\$575,000	2,000	\$287.50	2927 LOUISE ST Unit#2927	3	2	1	2007	64	\$575,000	\$287.50	3/1/2016
A10004159	Condo	No	No	Louise Grove Condo	\$575,000	2,000	\$287.50	2923 LOUISE ST Unit#2923	3	2	1	2007	127	\$575,000	\$287.50	4/26/2016
A10154297	Condo	No	No	The Mutiny	\$599,000	1,110	\$539.64	2951 S Bayshore Dr Unit#601	2	2	0	1998	7	\$575,000	\$518.02	10/19/2016
A10012294	Townhouse	No	No		\$589,000	2,460	\$239.43	3180 NEW YORK ST Unit#3180	3	2	1	2008	76	\$575,000	\$233.74	5/20/2016
A2209520	Townhouse	Yes	No	Center Coconut Grove	\$567,000	2,500	\$226.80	2916 CENTER ST Unit#2916	3	2	0	2000	70	\$570,000	\$228.00	3/29/2016
A10067664	Townhouse	No	No	Nantucket Cove Townhomes	\$595,000	1,895	\$313.98	3281 Gifford Ln Unit#3281	2	2	1	1996	18	\$570,000	\$300.79	8/22/2016
A10050222	Townhouse	No	No	Cocogrove Villas	\$579,000	1,810	\$319.89	3078 Bird Ave Unit#4	3	2	1	1998	99	\$568,000	\$313.81	8/1/2016
A10085173	Townhouse	No	No	Parisian Village	\$635,000	1,620	\$391.98	2909 Jackson Ave Unit#10	3	2	1	1996	43	\$560,000	\$345.68	8/1/2016
A10055402	Condo	No	No	GROVE PARC VILLAS	\$555,000	1,767	\$314.09	2901 Day Ave Unit#2D	3	2	1	1996	10	\$555,000	\$314.09	7/18/2016
A10056608	Townhouse	No	No	Grove Garden Residences	\$599,000	2,098	\$285.51	3540 Main HY Unit#Villa 4	2	3	0	2006	256	\$555,000	\$264.54	12/16/2016
A10132970	Townhouse	No	No	THE ORANGE GROVE	\$549,000	1,845	\$297.56	3164 VIRGINIA ST Unit#5	3	2	1	1992	269	\$535,000	\$289.97	10/13/2016
A2184212	Townhouse	No	No	Villagio In The Grove	\$549,000	2,375	\$231.16	2749 COCONUT AV Unit#-	3	3	1	2005	150	\$525,000	\$221.05	4/18/2016
A10167706	Townhouse	No	No	Virginia Grove	\$549,000	1,550	\$354.19	3140 Virginia St Unit#D	3	2	1	1994	8	\$522,700	\$337.23	12/19/2016
A2190116	Townhouse	No	No	THE ORANGE GROVE CONDO	\$519,000	1,845	\$281.30	3170 VIRGINIA ST Unit#8	3	2	0	1992	198	\$515,000	\$279.13	6/10/2016
A2212543	Townhouse	No	No	CENTER STREET CONDO	\$649,000	2,200	\$295.00	3070 CENTER ST Unit#3070	3	2	1	1996	39	\$500,000	\$227.27	2/16/2016
A10010597	Townhouse	No	No	CENTER STREET CONDO	\$629,000	2,200	\$285.91	3072 CENTER ST Unit#3072	3	2	1	1996	11	\$500,000	\$227.27	2/16/2016
A2174489	Condo	No	No	YACHT HARBOUR CONDO	\$490,000	1,105	\$443.44	2901 S BAYSHORE DR Unit#4H	1	1	1	1975	224	\$490,000	\$443.44	6/7/2016
A10072625	Townhouse	No	No	Grove Cove	\$475,000	1,470	\$323.13	3119 Mary Street Unit#4	3	2	1	1993	111	\$479,550	\$326.22	9/22/2016
A10062718	Townhouse	No	No	Maison Grove	\$499,000	1,380	\$361.59	3239 Mary St Unit#7	2	2	1	1981	43	\$475,000	\$344.20	6/30/2016
A10045642	Townhouse	No	No	Peppertree Village	\$515,000	1,275	\$403.92	2962 Day Ave Unit#3209	2	2	1	1978	15	\$473,000	\$370.98	5/16/2016
A10055320	Townhouse	No	No	Peppertree Village TH	\$485,000	1,275	\$380.39	2960 Day Ave Unit#3211	2	2	1	1978	16	\$472,500	\$370.59	5/27/2016
A10112073	Townhouse	No	No	Peppertree Village	\$480,000	1,275	\$376.47	2970 DAY AVE Unit#3201	2	2	1	1978	12	\$470,000	\$368.63	9/22/2016
A2175482	Townhouse	No	No	GROVE COVE CONDO	\$495,000	1,470	\$336.73	3123 MARY ST Unit#A	3	2	1	1993	253	\$465,000	\$316.33	7/21/2016
A10055625	Condo	No	No	Kettles Condo	\$479,000	1,100	\$435.45	3148 MARY ST Unit#1	2	2	0	1978	106	\$464,500	\$422.27	9/7/2016
A2211526	Townhouse	No	No	Maison Grove	\$489,000	1,380	\$354.35	3237 MARY ST Unit#6	2	2	1	1981	49	\$460,000	\$333.33	3/1/2016
A2212874	Townhouse	No	No	ATRIUM IN THE GROVE CONDO	\$498,500	1,580	\$315.51	3045 ORANGE ST Unit#B3	2	2	1	1996	33	\$459,600	\$290.89	2/2/2016
A2207700	Townhouse	No	No	n/a	\$475,000	1,500	\$316.67	3086 CENTER ST Unit#3086	2	2	1	1989	30	\$452,000	\$301.33	1/7/2016
A10059238	Townhouse	No	No	3040 Allamanda Condo	\$449,000	1,120	\$400.89	3040 Allamanda St Unit#A	2	2	0	1979	172	\$449,500	\$401.34	11/14/2016
A10020779	Townhouse	No	No	MEDITERRANEO IN THE GROVE	\$450,000	1,000	\$450.00	2910 CENTER ST Unit#2910	2	2	1	2004	34	\$440,000	\$440.00	4/12/2016
A10094919	Townhouse	No	No	GALAXY IN THE GROVE	\$495,000	1,275	\$388.24	3145 Virginia St Unit#4	2	3	0	1980	55	\$440,000	\$345.10	9/1/2016
A10065971	Townhouse	No	No	Maison Grove	\$459,000	1,380	\$332.61	3233 Mary St Unit#4	2	2	1	1981	6	\$437,000	\$316.67	5/31/2016
A10057330	Townhouse	No	No	VILLAS AT MATILDA CONDO	\$449,000	1,480	\$303.38	3111 Matilda ST Unit#3111	2	2	1	2005	114	\$435,000	\$293.92	8/31/2016
A2193326	Townhouse	No	No	Kohinoor I Condominium	\$456,000	1,130	\$403.54	3085 MCDONALD ST Unit#C	2	2	0	1981	32	\$430,000	\$380.53	2/16/2016
F1377610	Townhouse	No	No	CENTER GROVE VILLAS	\$420,000	1,220	\$344.26	3050 Center St Unit#3050	2	2	0	1989	11	\$430,000	\$352.46	4/25/2016
A2181923	Condo	No	No	Cocogrove Villas Condomin	\$435,000	1,510	\$288.08	3084 BIRD AV Unit#7	2	2	1	1998	202	\$420,000	\$278.15	6/6/2016
A10113008	Townhouse	No	No	3159 JACKSON	\$439,900	1,462	\$300.89	3159 Jackson Ave Unit#A	2	2	0	1974	122	\$410,000	\$280.44	12/2/2016
A10118061	Townhouse	No	No	2845 COCONUT CONDOMINIUM	\$418,000	1,100	\$380.00	2845 Coconut Ave Unit#1	2	2	0	2013	148	\$410,000	\$372.73	12/19/2016
A2194986	Townhouse	No	No	Pent	\$419,000	1,120	\$374.11	3144 MARY ST Unit#3	2	2	1	1975	49	\$405,000	\$361.61	2/10/2016
F1372986	Townhouse	No	No	GROVEDECO	\$425,000	1,047	\$405.92	2945 Bridgeport Ave Unit#E	2	2	1	1987	37	\$405,000	\$386.82	4/15/2016
A10098520	Condo	No	No	Commodore Centre	\$460,000	2,061	\$223.19	3162 Commodore Plz Unit#6B/602	2	2	0	1985	160	\$400,900	\$194.52	12/16/2016
A10142423	Condo	No	No	LOFTS OF MAYFAIR	\$419,900	1,044	\$402.20	3339 VIRGINIA ST. Unit#402	2	2	0	2007	64	\$400,000	\$383.14	10/28/2016
A10176518	Condo	No	No	Mutiny Park	\$420,000	756	\$555.56	2889 Mcfarlane Rd Unit#2006	1	2	0	2001	1	\$400,000	\$529.10	12/9/2016
A10038544	Townhouse	No	No	Coconut Ave	\$429,000	1,050	\$408.57	2919 Coconut Ave Unit#1	2	2	1	2004	53	\$400,000	\$380.95	4/21/2016
A2167669	Townhouse	No	No	RUE MARIE VILLAS	\$399,000	1,120	\$356.25	3146 MARY ST Unit#3N	2	2	1	1975	173	\$397,000	\$354.46	4/27/2016
A10054905	Townhouse	No	No	LEMONTREE	\$400,000	1,225	\$326.53	3248 VIRGINIA Unit#3248	2	2	0	1970	17	\$395,000	\$322.45	6/27/2016

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A10044958	Townhouse	No	No	Villagio In The Grove	\$399,000	1,997	\$199.80	2755 Coconut Ave Unit#2755	2	2	1	2005	0	\$394,000	\$197.30	5/9/2016
A10073997	Townhouse	No	No	Villa Del Sol in the Grov	\$399,950	1,070	\$373.79	2861 Coconut Ave Unit#2861	2	1	1	2002	29	\$391,000	\$365.42	6/30/2016
A10065739	Townhouse	No	No	GROVE TERRACE CONDO	\$395,900	977	\$405.22	3020 Center St Unit#3020	2	2	1	1979	94	\$385,000	\$394.06	8/19/2016
A10028953	Condo	No	No	MUTINY PARK/SONESTA	\$399,999	754	\$530.50	2889 Mcfarlane Rd Unit#1904	1	2	0	2001	74	\$375,000	\$497.35	5/16/2016
A10011307	Townhouse	No	No	Provence Village	\$378,000	850	\$444.71	3043 Center St Unit#5	2	1	1	1998	35	\$371,000	\$436.47	3/11/2016
A10147410	Condo	No	No	TIGERS TEN CONDO	\$377,000	1,033	\$364.96	2983 Bird Ave Unit#4	2	1	1	1978	37	\$370,000	\$358.18	12/1/2016
A2189781	Condo	No	No	PROVENCE VILLAGE	\$369,000	850	\$434.12	3067 CENTER ST Unit#17	2	1	1	1998	119	\$365,000	\$429.41	3/21/2016
A10121548	Townhouse	No	No	Mayfair Villas	\$375,000	1,000	\$375.00	3021 Oak Ave Unit#1	2	1	1	1983	63	\$365,000	\$365.00	11/2/2016
A2210941	Condo	No	No	YACHT HARBOUR CONDO	\$370,000	1,105	\$334.84	2901 S BAYSHORE DR Unit#1-H	1	1	1	1975	41	\$360,000	\$325.79	4/25/2016
A10036812	Condo	No	No	Mutiny Park Condo	\$359,000	693	\$518.04	2889 Mcfarlane Rd Unit#1514	1	1	1	2001	33	\$350,000	\$505.05	3/31/2016
A2186676	Townhouse	No	No	Barrister	\$339,900	1,210	\$280.91	3161 JACKSON ST Unit#1	2	1	0	1974	115	\$339,000	\$280.17	3/18/2016
A10117275	Townhouse	No	No	Tree House Townhomes	\$369,000	960	\$384.38	3034 SW 27th Ave Unit#4	2	2	0	1980	87	\$335,000	\$348.96	12/30/2016
A10075876	Condo	No	No	Marbella Villas	\$340,000	1,080	\$314.81	2850 Coconut Ave Unit#15	2	1	1	1998	56	\$330,000	\$305.56	8/12/2016
A10031217	Condo	No	No	Munity Park Sonesta	\$332,000	747	\$444.44	2889 Mcfarlane Rd Unit#2108	1	2	0	2001	14	\$327,500	\$438.42	4/4/2016
A10080638	Condo	No	No	Monarch	\$349,000	1,539	\$226.77	2977 Mcfarlane Rd Unit#11	2	1	1	1990	81	\$325,000	\$211.18	12/16/2016
A10131032	Townhouse	No	No	Gemini VII	\$337,500	1,032	\$327.03	3186 Bird Ave Unit#13	2	1	1	1979	35	\$325,000	\$314.92	10/25/2016
A10091706	Condo	No	No	mutiny Park Sonesta	\$359,000	756	\$474.87	2889 Mcfarlane Rd Unit#1206	1	2	0	2001	29	\$320,000	\$423.28	9/6/2016
A2196683	Condo	No	No	LOFTS AT MAYFAIR	\$329,000	790	\$416.46	3339 VIRGINIA ST Unit#306	1	1	1	2007	117	\$315,000	\$398.73	5/31/2016
A10076931	Townhouse	No	No	Lofts at Mayfair	\$340,000	790	\$430.38	3339 Virginia St Unit#339	1	1	1	2007	150	\$315,000	\$398.73	10/19/2016
A10111489	Condo	No	Yes	Chateau Grove	\$310,000	1,074	\$288.64	3265 Virginia St Unit#16	2	2	0	1963	46	\$310,000	\$288.64	12/16/2016
A10159636	Townhouse	No	No	THE OAKS	\$308,000	947	\$325.24	3130 Bird Ave Unit#7	2	2	1	1990	8	\$308,000	\$325.24	11/18/2016
A2210970	Townhouse	No	No	BRIDGEPORT VILLAS CONDO	\$299,900	988	\$303.54	2999 BRIDGEPORT AV Unit#2999	2	2	1	1982	76	\$299,900	\$303.54	4/8/2016
A10080208	Condo	No	No	The Mutiny	\$299,000	740	\$404.05	2951 S Bayshore Dr Unit#603	1	1	0	1998	125	\$299,000	\$404.05	6/24/2016
A10086492	Townhouse	No	No	BIRDGROVE TOWNHOUSES	\$309,500	895	\$345.81	2956 Bird Ave Unit#2	2	2	1	1982	47	\$297,000	\$331.84	8/1/2016
A10023867	Condo	No	No	THE LOFTS AT MAYFAIR	\$305,000	790	\$386.08	3339 VIRGINIA ST Unit#323	1	1	1	2007	27	\$295,000	\$373.42	4/26/2016
A10055256	Condo	No	No	Mission Place Condominium	\$299,900	1,092	\$274.63	3110 Bird Ave Unit#3110	2	1	1	1982	16	\$290,000	\$265.57	6/14/2016
A10076222	Townhouse	No	No	BRIDGEPORT VILLAS CONDO	\$289,000	988	\$292.51	2995 Bridgeport av Unit#2995	2	1	2	1982	46	\$284,000	\$287.45	7/29/2016
A2201977	Townhouse	No	No	coconut grove	\$289,983	965	\$300.50	3000 BIRD AV Unit#2B	2	1	1	1971	69	\$280,000	\$290.16	3/18/2016
A2102767	Condo	No	No	Tigertail Bay Condo	\$289,000	699	\$413.45	2715 TIGERTAIL AV Unit#404	2	1	0	1974	355	\$275,000	\$393.43	4/4/2016
A2180903	Townhouse	No	No	TRACY CONDO	\$295,000	965	\$305.70	3000 BIRD AV Unit#1A	2	1	1	1971	112	\$275,000	\$284.97	2/2/2016
A10160247	Condo	No	No	The Mutiny Condominium	\$288,000	810	\$355.56	2951 S Bayshore Dr Unit#314	1	1	0	1998	25	\$269,900	\$333.21	12/15/2016
A10000792	Condo	No	No	THE MUTINY CONDO	\$275,000	720	\$381.94	2951 S Bayshore Dr Unit#613	1	1	0	1998	159	\$244,000	\$338.89	6/16/2016
A10045827	Condo	No	No	CHATEAU GROVE	\$247,000	671	\$368.11	3265 Virginia St Unit#2	1	1	1	1963	92	\$240,000	\$357.68	7/26/2016
A10109096	Condo	No	No	Grove Square	\$239,000	668	\$357.78	2801 Florida Ave Unit#219	2	1	0	1987	5	\$239,000	\$357.78	8/3/2016
A2213145	Condo	No	No	Mutiny Park Condo	\$240,000	397	\$604.53	2889 MCFARLANE RD Unit#2107	0	1	0	2001	8	\$238,000	\$599.50	2/23/2016
A10060722	Condo	No	No	CHATEAU GROVE	\$250,000	679	\$368.19	3265 Virginia St Unit#21	2	1	0	1963	32	\$235,000	\$346.10	6/23/2016
A10118046	Condo	No	No	COURTYARDS OF THE GROVE	\$230,000	692	\$332.37	3242 Mary St Unit#S313	2	1	0	1966	7	\$230,000	\$332.37	9/9/2016
A10032616	Condo	No	No	VIRGINIA OAKS CONDO	\$229,000	616	\$371.75	3304 Virginia Unit#6A	1	1	0	1970	19	\$229,000	\$371.75	3/24/2016
A10164487	Condo	No	No	Grove Square	\$257,000	639	\$402.19	2801 Florida Ave Unit#229	1	1	1	1987	29	\$229,000	\$358.37	12/30/2016
A10002190	Condo	No	No	The Mutiny Hotel	\$239,000	560	\$426.79	2951 S BAYSHORE DR Unit#1115	1	1	0	1998	123	\$228,000	\$407.14	5/4/2016
A10081857	Condo	No	No	Chateau Grove	\$240,000	681	\$352.42	3265 Virginia St Unit#13	2	1	1	1963	5	\$227,500	\$334.07	7/12/2016
A10140273	Condo	No	No	VILLAGIO IN THE GROVE	\$235,000	843	\$278.77	2740 SW 28th Ter Unit#605	1	1	0	2006	4	\$225,000	\$266.90	11/3/2016
A10136285	Condo	No	No	The Mutiny	\$235,000	690	\$340.58	2951 S Bayshore Dr Unit#510	1	1	0	1998	35	\$225,000	\$326.09	11/11/2016
A10156924	Condo	No	No	Courtyards of the Grove	\$225,000	692	\$325.14	3240 Mary St Unit#S103	2	1	0	1966	19	\$225,000	\$325.14	11/30/2016
A10024945	Condo	No	No	Groves Edge	\$232,500	784	\$296.56	2920 SW 28th Ter Unit#405	2	2	0	1972	50	\$220,000	\$280.61	6/13/2016
A10105194	Condo	No	No	Mutiny Park Sonesta	\$220,000	365	\$602.74	2889 MCFARLANE RD Unit#1715	0	1	0	2001	123	\$220,000	\$602.74	11/7/2016
A10018915	Condo	No	No	Courtyards of the Grove	\$215,000	703	\$305.83	3240 Mary St Unit#S209	2	1	1	1966	56	\$215,000	\$305.83	3/21/2016
F10014233	Condo	No	No	COURTYARDS OF THE GROVE	\$229,000	692	\$330.92	3240 Mary St Unit#S204	2	1	0	1966	119	\$215,000	\$310.69	9/30/2016
A10044448	Condo	No	No	VILLAGIO IN THE GROVE	\$220,000	705	\$312.06	2740 SW 28th Ter Unit#405	1	1	0	2006	162	\$207,500	\$294.33	10/20/2016
A10021400	Condo	No	No	Mutiny Park Sonesta	\$223,500	365	\$612.33	2889 Mcfarlane Rd Unit#1015	0	1	0	2001	131	\$205,000	\$561.64	6/30/2016
A10122915	Condo	No	No	GROVE SQUARE	\$229,900	607	\$378.75	2801 Florida Ave Unit#223	1	1	0	1987	63	\$200,000	\$329.49	10/25/2016
F1374229	Condo	No	No	Virginia Pointe	\$199,900	664	\$301.05	3245 Virginia St Unit#31	2	1	0	1966	45	\$196,000	\$295.18	2/26/2016
A10055339	Condo	No	No	Courtyards of the Grove	\$209,000	602	\$347.18	2930 Day Ave Unit#N303	1	1	0	1966	72	\$195,000	\$323.92	7/15/2016
H10039823	Condo	No	No	Tigertail Bay Condo	\$198,000	593	\$333.90	2715 Tigertail Ave Unit#310	1	1	0	1974	7	\$191,000	\$322.09	4/13/2016
A10039525	Condo	No	No	Grove Townhouses	\$195,000	700	\$278.57	3025 Mary St Unit#4	1	1	1	1973	51	\$190,000	\$271.43	5/23/2016

## 2016 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
F1354133	Condo	No	No	Grove House Condo	\$198,500	490	\$405.10	2756 Day Ave Unit#101	1	1	0	1994	182	\$187,500	\$382.65	3/7/2016
A2211332	Condo	No	No	TIGERTAIL BAY	\$195,000	503	\$387.67	2715 TIGERTAIL AV Unit#105	1	1	0	1974	17	\$187,000	\$371.77	1/8/2016
A10071761	Condo	No	No	-	\$189,999	491	\$386.96	2734 Bird Ave Unit#206	1	1	0	2000	20	\$172,000	\$350.31	6/16/2016
A10129335	Condo	No	No	Courtyard of the Grove	\$175,000	694	\$252.16	2924 Day Ave Unit#NPH5	1	1	0	1966	0	\$170,000	\$244.96	9/13/2016
A10000575	Condo	No	No	Courtyards of Grove	\$180,000	602	\$299.00	2924 Day Ave Unit#N309	1	1	0	1966	22	\$169,000	\$280.73	1/15/2016
A10078621	Condo	No	No	Courtyards of the Grove	\$169,000	574	\$294.43	2924 Day Ave Unit#N212	1	1	0	1966	29	\$166,500	\$290.07	7/21/2016
A10039459	Condo	No	No	Virginia Point	\$180,000	514	\$350.19	3245 Virginia St Unit#20	1	1	0	1966	41	\$165,000	\$321.01	4/18/2016
A10035712	Condo	No	No	COURTYARDS OF THE GROVE	\$169,900	602	\$282.23	2924 Day Ave Unit#N109	1	1	0	1966	22	\$163,710	\$271.94	3/10/2016
A10045568	Condo	No	No	Bird Grove	\$169,000	497	\$340.04	2734 Bird Ave Unit#207	1	1	0	2000	93	\$160,000	\$321.93	8/8/2016
A10005725	Condo	Yes	No	Virginia Pointe Condo	\$159,500	514	\$310.31	3245 Virginia St Unit#59	1	1	0	1966	69	\$159,500	\$310.31	3/25/2016
A10137912	Condo	Yes	No	MAYFAIR HOUSE CONDO	\$162,500	388	\$418.81	3000 Florida Ave Unit#407	1	1	0	1982	35	\$156,000	\$402.06	10/14/2016
A10129654	Condo	No	No	VIRGINIA POINT	\$162,900	514	\$316.93	3245 VIRGINIA ST Unit#18	1	1	0	1966	64	\$155,000	\$301.56	10/21/2016
A10121448	Condo	No	No	COURTYARDS OF THE GROVE	\$159,900	507	\$315.38	3240 Mary St Unit#S105	1	1	0	1966	44	\$152,500	\$300.79	11/23/2016
A10153984	Condo	No	No	Bird Grove Condo	\$159,000	629	\$252.78	2734 Bird Ave Unit#114	1	1	0	2000	29	\$151,000	\$240.06	12/22/2016
A10012186	Condo	Yes	No	Virginia Point	\$150,800	514	\$293.39	3245 Virginia St Unit#42	1	1	0	1966	21	\$150,800	\$293.39	2/12/2016
A10025315	Condo	No	No	Groves Edge Condo	\$149,900	554	\$270.58	2920 SW 28th Ter Unit#306	1	1	0	1972	36	\$150,000	\$270.76	4/14/2016
A10071841	Condo	Yes	No	Bird Grove Condo	\$154,900	586	\$264.33	2734 Bird Ave Unit#304	1	1	0	2000	14	\$148,500	\$253.41	7/11/2016
A10060034	Condo	No	No	Bird Grove	\$151,000	497	\$303.82	2734 Bird Ave Unit#211	1	1	0	2000	15	\$145,000	\$291.75	5/18/2016
A10122416	Condo	No	No	Courtyards of the Grove	\$159,900	507	\$315.38	3242 Mary St Unit#S111	1	1	0	1966	51	\$145,000	\$286.00	10/27/2016
A10154108	Condo	No	No	Groves Edge	\$154,900	542	\$285.79	2920 SW 28th Ter Unit#402	1	1	0	1972	3	\$145,000	\$267.53	11/10/2016
A2115464	Condo	Yes	No	Grove Edge Condo	\$144,900	542	\$267.34	2920 SW 28 TE Unit#403	1	1	0	1972	25	\$140,000	\$258.30	2/9/2016
A10053849	Condo	Yes	No	BIRD GROVE CONDO	\$130,000	536	\$242.54	2734 Bird Ave Unit#112	1	1	0	2000	22	\$138,500	\$258.40	6/10/2016
A10004743	Condo	Yes	No	COURTYARDS OF THE GR	\$165,000	602	\$274.09	2924 Day Ave Unit#N109	1	1	0	1966	17	\$128,100	\$212.79	2/1/2016
A2186104	Condo	No	Yes	Bird Grove	\$160,000	478	\$334.73	2734 BIRD AV Unit#208	1	1	0	2000	16	\$115,000	\$240.59	4/22/2016

	LIST PRICE	LP\$/SqFt	DAYS ON MARKET	SALES PRICE	SP\$/SqFt	SALES PRICE %
AVERAGE	\$528,617	\$377.92	70	\$503,393	\$360.37	95.2% OF LIST
MEDIAN	\$459,000	\$345.81	43	\$440,000	\$329.49	95.9% OF LIST