

2016 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
A10068956	Condo	No	No	GROVENOR HOUSE	\$7,990,000	6,920	\$1,154.62	2627 S BAYSHORE DR Unit#3002	6	6	2	2006	143	\$7,622,000	\$1,101.45	11/30/2016
F10003333	Single	No	No	Tenzer	\$5,600,000	12,863	\$435.36	1840 S Bayshore Ln	6	5	3	2009	54	\$5,936,000	\$461.48	6/17/2016
A10007018	Condo	No	No	Beacon Harbor	\$3,890,000	3,812	\$1,020.46	1660 W Glencoe St Unit#PH-1	4	4	1	2004	35	\$3,750,000	\$983.74	2/29/2016
A10141911	Condo	No	No	Grovenor House	\$4,500,000	4,026	\$1,117.73	2627 S Bayshore Dr Unit#2501	4	5	1	2006	51	\$3,650,000	\$906.61	11/29/2016
A10096499	Single	No	No	FAIRHAVEN	\$4,295,000	2,962	\$1,450.03	1800 S Bayshore Lane	3	3	0	1998	69	\$3,550,000	\$1,198.51	9/12/2016
A10147575	Condo	No	No	Grove at grand Bay	\$3,900,000	3,532	\$1,104.19	2669 S Bayshore Drive Unit#1601-N	4	5	1	2016	48	\$3,475,000	\$983.86	12/9/2016
A10022406	Condo	No	No	RESIDENCES AT VIZCAYA	\$3,900,000	4,453	\$875.81	3535 Hiawatha Ave Unit#503	5	5	1	2011	144	\$3,400,000	\$763.53	6/21/2016
A10055827	Single	No	No	TREASURE TROVE	\$2,990,000	5,065	\$590.33	2495 S BAYSHORE DR	5	5	1	1998	50	\$2,720,000	\$537.02	6/20/2016
A2085510	Single	No	No	14 54 41 BAY HEIGHTS	\$2,550,000	4,700	\$542.55	58 BAY HEIGHTS DR	5	5	0	1969	374	\$2,500,000	\$531.91	12/12/2016
A2188580	Single	No	No	39-40 54 41 BRICKELLS FLA	\$2,800,000	4,665	\$600.21	2930 BRICKELL AV	3	3	2	1953	186	\$2,475,000	\$530.55	4/29/2016
A10080869	Single	No	No	Treasure Trove	\$2,500,000	5,224	\$478.56	3276 Treasure Trove Ln	5	6	1	1993	1	\$2,425,000	\$464.20	6/1/2016
A2190384	Condo	No	No	GROVENOR HOUSE	\$2,430,000	2,333	\$1,041.58	2627 S BAYSHORE DR Unit#1002	3	3	0	2005	82	\$2,380,000	\$1,020.15	2/11/2016
A10082304	Single	No	No	Natoma Manors Re Sub	\$2,599,000	3,400	\$764.41	1666 Tigertail Ave	5	6	1	1955	186	\$2,270,000	\$667.65	11/15/2016
A10125708	Single	No	No	Flagler	\$2,279,000	5,912	\$385.49	1621 S Bayshore Dr	4	5	2	2016	37	\$2,200,000	\$372.12	9/1/2016
A2086082	Single	No	No	ROCKER MAN HGTS	\$2,399,000	5,650	\$424.60	2125 S BAYSHORE DR	5	5	1	1999	267	\$2,190,000	\$387.61	2/29/2016
A2198708	Single	No	No	OCEAN VIEW HEIGHTS	\$2,399,000	4,312	\$556.35	2541 TRAPP AV	5	5	1	2015	100	\$2,100,000	\$487.01	4/19/2016
A10014447	Single	No	No	Sunshine Fruits Co	\$1,999,000	4,850	\$412.16	2800 Coacoochee St	6	4	1	2015	82	\$1,975,000	\$407.22	6/20/2016
A10015310	Condo	No	No	Grovenor House	\$1,675,000	2,333	\$717.96	2627 S Bayshore Dr Unit#502	3	3	0	2005	79	\$1,675,000	\$717.96	5/18/2016
A2075549	Condo	No	No	Grovenor House	\$1,719,000	1,756	\$978.93	2627 S BAYSHORE DR Unit#1606	2	2	1	2005	173	\$1,670,000	\$951.03	2/29/2016
A2212832	Single	No	No	VILLAS DE VIZCAYA	\$1,790,000	3,546	\$504.79	2790 BRICKELL CT	5	5	1	2002	68	\$1,650,000	\$465.31	3/30/2016
A10066461	Single	No	No	Longview Villas	\$1,850,000	3,799	\$486.97	2475 S Bayshore Dr #7	4	4	0	1980	121	\$1,650,000	\$434.32	9/12/2016
A10099477	Condo	No	No	GROVE HILL	\$1,640,000	2,240	\$732.14	2645 S Bayshore Dr Unit#803	3	3	1	1996	7	\$1,640,000	\$732.14	9/1/2016
A10056774	Single	No	No	SUNSHINE FRUITS CO	\$1,675,000	3,711	\$451.36	1801 MICANOPIY AV	4	3	1	1979	19	\$1,625,000	\$437.89	6/23/2016
A10084370	Condo	No	No	Grovenor House	\$1,658,000	1,756	\$944.19	2627 S Bayshore Dr Unit#606	2	2	1	2005	116	\$1,625,000	\$925.40	10/24/2016
A10050208	Condo	No	No	Grove Isle Condo	\$1,650,000	2,614	\$631.22	2 Grove Isle Dr Unit#B1201	3	2	1	1980	3	\$1,600,000	\$612.09	4/11/2016
A10061564	Condo	No	No	GROVENOR HOUSE	\$1,660,000	1,756	\$945.33	2627 S Bayshore Dr Unit#1105	2	2	1	2006	146	\$1,590,000	\$905.47	9/23/2016
A10110307	Condo	No	No	Grovenor House	\$1,649,900	1,756	\$939.58	2627 S Bayshore Dr Unit#905	2	2	1	2005	51	\$1,553,000	\$884.40	9/19/2016
A2211837	Condo	No	No	GROVE ISLE	\$1,575,000	2,614	\$602.52	3 GROVE ISLE DR Unit#C1001	3	2	1	1981	18	\$1,500,000	\$573.83	3/2/2016
A10084524	Condo	No	No	Grove Isle	\$1,550,000	2,614	\$592.96	3 GROVE ISLE DR Unit#C1101	3	2	1	1981	35	\$1,500,000	\$573.83	7/12/2016
A10029379	Single	No	No	Silver Bluff Estates	\$1,550,000	2,900	\$534.48	2280 Tequesta Way	4	3	0	2016	272	\$1,485,000	\$512.07	12/9/2016
A10007300	Single	No	No	Biscayne Park Terrace	\$1,500,000	2,492	\$601.93	3021 Emathla St	3	3	0	1947	7	\$1,475,000	\$591.89	4/20/2016
A2190046	Townhouse	No	No	L'HERMITAGE	\$1,600,000	4,029	\$397.12	2000 S BAYSHORE DR Unit#10	3	4	0	1982	90	\$1,450,000	\$359.89	1/29/2016
A10057144	Single	No	No	Natoma Manors	\$1,549,000	3,275	\$472.98	1601 Tigertail Av	4	4	0	1938	18	\$1,410,000	\$430.53	6/1/2016
A10013550	Single	No	No	SILVER BLUFF BUSINESS CEN	\$1,490,000	3,421	\$435.55	2405 TEQUESTA LN	4	4	1	2014	153	\$1,400,000	\$409.24	6/28/2016
A2188491	Single	No	Yes	SUNSHINE FRUITS CO	\$1,500,000	5,053	\$296.85	1825 MICANOPIY AV	5	4	2	1981	134	\$1,375,000	\$272.12	2/12/2016
A10144137	Townhouse	No	No	L HERMITAGE	\$1,395,000	4,029	\$346.24	2000 S Bayshore Dr Unit#22	4	3	1	1982	21	\$1,350,000	\$335.07	12/12/2016
A2162150	Single	No	No	BAY HEIGHTS	\$1,399,000	2,712	\$515.86	212 S SHORE DR	4	3	1	1953	185	\$1,340,000	\$494.10	4/26/2016
A10086954	Townhouse	No	No	L'Hermitage	\$1,500,000	3,490	\$429.80	2000 S Bayshore Dr Unit#54	4	4	0	1981	10	\$1,325,000	\$379.66	7/27/2016
A10070884	Single	No	No	Bay Heights	\$1,350,000	2,901	\$465.36	219 S Shore Dr	4	3	0	1953	121	\$1,310,000	\$451.57	10/7/2016
A2098603	Condo	No	No	GROVE ISLE	\$1,389,000	2,424	\$573.02	2 GROVE ISLE DR Unit#B1810	3	2	1	1980	189	\$1,300,000	\$536.30	2/8/2016
A10026769	Condo	No	No	Grove Isle	\$1,395,000	2,614	\$533.66	1 Grove Isle Dr Unit#A501	3	2	0	1979	1	\$1,300,000	\$497.32	4/19/2016
A10086066	Single	No	No	Biscayne Park Terrace	\$1,299,000	1,984	\$654.74	2789 SW 22nd Ave	3	2	1	1940	48	\$1,260,000	\$635.08	7/26/2016
A10061777	Condo	No	No	Grove Hill	\$1,290,000	1,910	\$675.39	2645 S Bayshore Dr Unit#1501	2	2	1	1996	23	\$1,250,000	\$654.45	5/24/2016
A10032591	Condo	No	No	GROVE ISLE CONDO	\$1,249,000	2,614	\$477.81	1 GROVE ISLE DR Unit#A1009	3	2	1	1979	14	\$1,200,000	\$459.07	3/31/2016
A2090869	Condo	No	No	GROVE HARBOUR	\$1,275,000	1,530	\$833.33	1690 S BAYSHORE LN Unit#4B	2	2	0	1990	315	\$1,197,000	\$782.35	4/22/2016
A10003293	Single	No	No	RHODES AMD PLAT OF NEW	\$1,250,000	2,341	\$533.96	2520 Lincoln Ave	3	3	1	1979	11	\$1,195,000	\$510.47	2/29/2016
A2152598	Single	No	No	BAY HEIGHTS	\$1,289,000	2,931	\$439.78	290 E SHORE DR	4	3	0	1954	90	\$1,180,000	\$402.59	2/8/2016
A10023641	Single	No	No	Natoma Manors Resub	\$1,249,000	2,109	\$592.22	1601 Onaway Dr	4	3	1	1939	6	\$1,175,000	\$557.14	2/29/2016
A10077473	Single	No	No	GLENCOE SUB	\$1,490,000	2,532	\$588.47	3531 E GLENCOE ST	3	2	0	1953	138	\$1,150,000	\$454.19	11/15/2016
A10108762	Single	No	No	Olympia Park	\$1,255,000	3,444	\$364.40	2300 Tigertail Ct	4	4	0	1956	110	\$1,150,000	\$333.91	11/21/2016
A10058508	Townhouse	No	No	L'HERMITAGE	\$1,299,000	4,029	\$322.41	2000 S Bayshore Dr Unit#9	4	4	1	1983	210	\$1,150,000	\$285.43	11/29/2016
A10092048	Single	No	No	Bay Heights	\$1,250,000	2,646	\$472.41	178 S Shore Dr	4	3	0	1955	66	\$1,140,000	\$430.84	9/20/2016
A10023899	Condo	No	No	Pelican Reef West Condo	\$1,125,000	1,712	\$657.13	1638 S Bayshore Ct Unit#301E	3	2	1	1984	2	\$1,125,000	\$657.13	3/28/2016
A10153551	Single	No	No	Norton Estates	\$1,275,000	3,401	\$374.89	3240 Emathla St	3	2	0	1938	52	\$1,125,000	\$330.79	11/30/2016
A2191415	Townhouse	No	No	L' Hermitage	\$1,295,000	4,029	\$321.42	2000 S Bayshore Dr Unit#0	4	4	0	1982	140	\$1,100,000	\$273.02	6/2/2016

2016 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
A10021198	Condo	No	No	PORT BY WATER CONDO	\$995,000	1,774	\$560.88	1700 S Bayshore Ln Unit#3B	2	2	0	1980	7	\$980,000	\$552.42	5/4/2016
A2212217	Single	No	No	14 54 41 BAY HEIGHTS	\$1,099,000	3,060	\$359.15	174 SHORE DR	4	2	0	1955	166	\$950,000	\$310.46	8/19/2016
A2193869	Condo	No	No	GROVE ISLE	\$995,000	2,614	\$380.64	2 GROVE ISLE DR Unit#B209	3	2	1	1980	159	\$895,000	\$342.39	5/11/2016
A10154965	Single	Yes	No	Garst Sub	\$795,000	2,806	\$283.32	1788 Opechee Dr	3	3	0	1990	22	\$863,300	\$307.66	11/14/2016
A10005750	Single	No	No	Glencoe A Sub	\$899,900	1,829	\$492.02	1610 S Bayshore Dr	3	2	0	1957	30	\$850,000	\$464.73	3/14/2016
A2141719	Condo	No	No	GROVE ISLE CONDO	\$890,000	1,882	\$472.90	1 GROVE ISLE DR Unit#A1105	2	2	0	1979	160	\$850,000	\$451.65	3/22/2016
A10015159	Single	No	No	John T Peacock	\$875,000	2,293	\$381.60	3111 SW 22 Ave	3	2	0	1955	13	\$850,000	\$370.69	5/12/2016
A2175215	Single	No	No	15 54 41 TOWN HALL COMM A	\$899,000	2,271	\$395.86	2200 OVERBROOK ST	3	2	0	1950	181	\$850,000	\$374.28	6/1/2016
A2063654	Condo	No	No	GROVE ISLE	\$939,000	2,398	\$391.58	3 GROVE ISLE DR Unit#C502	3	2	0	1981	272	\$840,000	\$350.29	1/8/2016
A10032803	Single	No	No	Natoma Manors Re Sub	\$860,000	2,225	\$386.52	1644 Onaway Dr	2	2	0	1926	20	\$840,000	\$377.53	4/29/2016
A10083843	Single	No	No	Brickell Flagler	\$925,000	2,521	\$366.92	3054 S Miami Avenue	3	3	0	1948	148	\$825,000	\$327.25	10/13/2016
A2190089	Single	No	No	BAY HEIGHTS	\$950,000	2,719	\$349.39	10 SAMANA DR	3	3	0	1955	243	\$815,000	\$299.74	10/12/2016
A10150361	Single	No	No	Ocean View Heights	\$849,000	1,684	\$504.16	2564 Trapp Ave	3	2	0	1987	8	\$812,500	\$482.48	11/14/2016
A10080824	Single	No	No	Brickell Flagler	\$895,000	2,415	\$370.60	61 SW 31st Rd	3	3	0	1950	80	\$810,000	\$335.40	10/12/2016
F1358627	Single	No	No	NATOMA PARK	\$849,000	2,313	\$367.06	2598 TALUGA DR	4	2	0	1925	447	\$800,000	\$345.87	12/14/2016
A10167099	Townhouse	No	No	AVIATION BAY VILLAS CONDO	\$849,000	2,550	\$332.94	3124 Aviation Ave Unit#3124	3	3	0	2004	20	\$800,000	\$313.73	12/23/2016
A10095407	Single	No	No	Glencoe	\$849,000	2,123	\$399.91	3550 E Glencoe St	3	2	1	1956	38	\$790,000	\$372.11	9/1/2016
A10004621	Single	No	No	Glencoe A Sub	\$799,000	2,429	\$328.94	1644 S Bayshore Dr	3	3	0	1938	117	\$780,000	\$321.12	5/18/2016
A2172373	Condo	No	No	PELICAN REEF	\$795,000	1,200	\$662.50	1632 S BAYSHORE CT Unit#203	2	1	1	1981	145	\$760,000	\$633.33	2/8/2016
A10020280	Condo	No	No	GROVE ISLE	\$799,000	1,882	\$424.55	3 GROVE ISLE DR Unit#C1805	2	2	0	1981	169	\$760,000	\$403.83	9/15/2016
A10006022	Condo	No	No	Grove Isle	\$799,000	1,882	\$424.55	1 GROVE ISLE DR Unit#A403	2	2	0	1979	69	\$750,000	\$398.51	4/4/2016
A10104395	Single	No	No	Glencoe	\$799,000	2,050	\$389.76	3545 W Glencoe St	4	2	0	1962	62	\$745,000	\$363.41	9/26/2016
A2151407	Townhouse	No	No	Coco Breeze	\$769,000	2,154	\$357.01	3064 BLAINE ST Unit#3064	3	2	1	2005	115	\$740,000	\$343.55	2/25/2016
A10129631	Condo	No	No	GROVE ISLE CONDO	\$750,000	1,642	\$456.76	1 GROVE ISLE DR Unit#A406	2	2	0	1979	28	\$735,000	\$447.62	9/23/2016
A10027640	Condo	No	No	GROVE ISLE CONDO	\$750,000	1,642	\$456.76	3 GROVE ISLE DR Unit#C908	2	2	0	1981	92	\$720,000	\$438.49	6/24/2016
A2189209	Condo	No	No	Grove Isle	\$735,000	1,642	\$447.62	2 GROVE ISLE DR Unit#B1108	2	2	0	1980	250	\$720,000	\$438.49	7/27/2016
F10015729	Single	No	No	Rhodes Amd	\$735,000	1,305	\$563.22	3040 Aviation Ave	3	2	0	1946	7	\$720,000	\$551.72	8/4/2016
A10076258	Single	No	No	Ocean View Heights	\$775,000	1,803	\$429.84	3070 Kirk St	2	2	0	1953	11	\$710,000	\$393.79	6/13/2016
A2180142	Condo	No	No	GROVE ISLE CONDO	\$789,000	1,882	\$419.23	3 GROVE ISLE DR Unit#C1005	2	2	0	1981	67	\$700,000	\$371.94	2/4/2016
A10027718	Single	No	No	Ocean View Heights	\$710,000	1,242	\$571.66	3012 Kirk St	3	1	0	1944	45	\$700,000	\$563.61	3/31/2016
A10043729	Condo	No	No	Grove Isle Condo	\$735,000	1,882	\$390.54	2 Grove Isle Dr Unit#B1704	2	2	0	1980	217	\$700,000	\$371.94	11/15/2016
F10027312	Single	No	No	MANNS SUB	\$720,000	2,183	\$329.82	2920 WASHINGTON ST	3	2	1	1940	98	\$700,000	\$320.66	12/28/2016
F1353637	Condo	No	No	Grove Isle	\$749,990	1,882	\$398.51	3 Grove Isle Dr Unit#C1107	2	2	0	1981	200	\$680,000	\$361.32	2/29/2016
A10015369	Condo	No	No	COCONUT GROVE BAYSHORE	\$695,000	1,805	\$385.04	2575 S Bayshore Dr Unit#3A	2	2	0	1982	111	\$680,000	\$376.73	6/1/2016
A10113319	Single	No	No	Natoma Manors	\$739,000	1,787	\$413.54	2721 SW 17 Ave	2	1	0	1946	101	\$680,000	\$380.53	11/21/2016
A10086568	Single	No	No	Silver Bluff Estates	\$699,000	1,438	\$486.09	2245 Overbrook St	2	1	1	1947	26	\$675,000	\$469.40	7/12/2016
A10110342	Condo	No	No	Grove Isle Condo	\$725,000	1,642	\$441.53	1 Grove Isle Dr Unit#A708	2	2	0	1979	41	\$675,000	\$411.08	9/20/2016
A10091004	Single	No	No	King Park	\$685,000	1,148	\$596.69	2472 Inagua Ave	3	2	0	1948	7	\$664,500	\$578.83	6/23/2016
A10021096	Single	No	No	SILVER BLUFFS ESTATE SEC	\$699,000	1,503	\$465.07	2792 SW 22nd Ave	3	3	0	1980	94	\$660,000	\$439.12	4/25/2016
A10100535	Single	No	No	Silver Bluff Bus Center	\$699,900	1,532	\$456.85	2427 Tequesta Ln	3	2	1	1982	41	\$659,500	\$430.48	8/26/2016
A10062629	Single	Yes	No	Joseph Manor	\$635,000	2,427	\$261.64	1728 Wa Kee Na Dr	3	2	0	1978	82	\$656,250	\$270.40	9/21/2016
A10055652	Condo	No	No	GROVE ISLE CONDO	\$689,000	1,882	\$366.10	2 GROVE ISLE DR Unit#B1407	2	2	0	1979	76	\$655,000	\$348.03	6/17/2016
A10035656	Condo	No	No	Grove Isle	\$650,000	1,642	\$395.86	3 Grove Isle Dr Unit#C1808	2	2	0	1981	57	\$650,000	\$395.86	6/24/2016
A2159441	Single	No	No	SILVER BLUFF ESTATES SEC-	\$664,000	1,541	\$430.89	2375 OVERBROOK ST	3	2	0	1948	131	\$640,000	\$415.31	2/4/2016
A2135174	Single	No	No	NATOMA MANORS	\$649,900	1,470	\$442.11	2721 SW 17 AV	2	1	0	1946	235	\$640,000	\$435.37	3/21/2016
A10078284	Single	No	No	W H Snipes Sub	\$725,000			2903 SW 22nd Ave	4	5	0	2016	27	\$635,000		6/24/2016
A10117333	Single	No	No	Ocean View Heights	\$650,000	1,115	\$582.96	2475 Lincoln Ave	3	1	0	1950	1	\$625,000	\$560.54	7/20/2016
A10039296	Single	No	No	Ocean View Heights	\$699,000	931	\$750.81	2536 Swanson Ave	3	1	0	1939	31	\$615,000	\$660.58	5/27/2016
A10000731	Single	No	No	Silver Bluff Estates	\$629,000	1,132	\$555.65	2345 Tequesta Ln	3	1	0	1948	4	\$600,000	\$530.04	1/29/2016
A2202965	Single	No	No	JEFFERSON GROVE	\$639,000	1,512	\$422.62	2480 TRAPP AV	3	2	0	1946	49	\$590,000	\$390.21	2/5/2016
A2209196	Condo	No	No	GROVE ISLE	\$599,000	1,882	\$318.28	3 GROVE ISLE DR Unit#C407	2	2	0	1981	46	\$580,000	\$308.18	3/4/2016
A10065811	Condo	No	No	Grove Isle Condo	\$605,000	1,882	\$321.47	1 Grove Isle Dr Unit#A203	2	2	0	1979	61	\$580,000	\$308.18	7/11/2016
A10087856	Condo	No	No	The Grove Club Condo	\$595,000	1,490	\$399.33	2699 Tigertail Ave Unit#32	2	2	1	2005	162	\$575,000	\$385.91	12/1/2016
A10128575	Townhouse	No	No	Lincoln Aviation	\$599,000	1,800	\$332.78	3084 Aviation Ave Unit#3084	3	2	1	2007	56	\$558,000	\$310.00	11/3/2016
A10025853	Condo	No	No	1600 s bayshore lane	\$615,000	1,060	\$580.19	1600 SE bayshore lane Unit#7c	2	2	0	1970	33	\$550,000	\$518.87	3/4/2016

2016 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
A2200180	Single	No	No	SILVER BLUFF ESTATES - SE	\$539,000	1,104	\$488.22	2385 TEQUESTA LN	3	2	0	1947	42	\$500,000	\$452.90	1/19/2016
A10144972	Townhouse	No	No	3022 Aviation Ave	\$465,000	1,254	\$370.81	3022 Aviation Ave Unit#0	2	2	1	1987	30	\$465,000	\$370.81	12/1/2016
A10038147	Condo	No	No	1600 South Bayshore Lane	\$466,000	1,025	\$454.63	1600 S Bayshore Ln Unit#5D	1	1	1	1970	65	\$424,000	\$413.66	5/24/2016
A2201594	Condo	No	No	South Two Seven Lofts	\$415,000	1,130	\$367.26	3001 SW 27 AV Unit#L401	2	1	1	2007	41	\$380,000	\$336.28	1/22/2016
A2209632	Condo	No	No	27 Lofts Condominium	\$350,000	1,058	\$330.81	3001 SW 27 AV Unit#L407	2	1	1	2007	126	\$350,500	\$331.29	4/29/2016
A10077367	Condo	No	No	SOUTH TWO SEVEN LOFTS CON	\$365,000	992	\$367.94	3001 SW 27th Ave Unit#L408	2	1	1	2007	39	\$349,000	\$351.81	7/20/2016
A10113080	Condo	No	No	South Two Seven Lofts	\$340,000	896	\$379.46	3001 SW 27th Ave Unit#204	2	2	0	2007	120	\$306,000	\$341.52	12/23/2016
A10024451	Condo	No	No	Bayshore park condo	\$300,000	543	\$552.49	2545 S BAYSHORE DR Unit#304	1	1	0	1964	39	\$277,500	\$511.05	3/31/2016
A10056949	Condo	No	No	BAYSHORE PARK CONDOMINIUM	\$290,000	543	\$534.07	2545 S Bayshore Dr Unit#303	1	1	0	1964	27	\$277,000	\$510.13	5/10/2016
A10123217	Condo	Yes	No	Lofts in the Grove	\$259,900	1,066	\$243.81	2694 Inagua Ave Unit#303	1	2	0	2006	12	\$261,100	\$244.93	9/1/2016
A2212725	Condo	No	No	South Two Seven Lofts	\$225,000	646	\$348.30	3001 SW 27 AV Unit#203	1	1	0	2007	10	\$220,000	\$340.56	1/29/2016
A10083056	Condo	No	No	Grand Palazzo Condo	\$217,999	708	\$307.91	3101 SW 27th Ave Unit#205	2	1	0	1963	56	\$212,000	\$299.44	8/12/2016
A10079810	Condo	No	No	Grove Palm	\$199,000	645	\$308.53	3051 SW 27th Ave Unit#106	2	2	0	1997	102	\$195,000	\$302.33	10/3/2016
A10122946	Condo	No	No	Dixie Grove Residences	\$199,000	652	\$305.21	2630 SW 28 St Unit#41	1	1	0	2004	1	\$190,000	\$291.41	9/22/2016
A10026024	Condo	No	No	Dixie Grove Residences	\$199,000	616	\$323.05	2630 SW 28th St Unit#32	1	1	0	2004	54	\$180,000	\$292.21	4/29/2016
A10047381	Condo	Yes	No	DIXIE GROVE RESIDENCES CO	\$124,900	482	\$259.13	2630 SW 28 ST Unit#25	0	1	0	2004	7	\$112,000	\$232.37	4/27/2016

	LIST PRICE	LP\$/SqFt	DAYS ON MARKET	SALES PRICE	SP\$/SqFt	SALES PRICE %
AVERAGE	\$1,283,971	\$508.70	88	\$1,201,557	\$477.62	93.6% OF LIST
MEDIAN	\$897,000	\$447.62	62	\$845,000	\$430.53	94.2% OF LIST