

2016 South 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
A2078627	Single	No	No	THE MOORINGS	\$5,900,000	9,481	\$622.30	3505 S MOORINGS WY	7	7	1	1931	216	\$4,770,000	\$503.11	2/16/2016
A2192353	Single	No	No	28 54 41 ENTRADA	\$3,999,000	5,252	\$761.42	3579 STEWART AV	5	5	1	1986	50	\$4,120,000	\$784.46	2/2/2016
A10047048	Single	No	No	J W Ewans Sub	\$4,900,000	7,253	\$675.58	3812 Park Ave	5	6	1	2013	50	\$4,100,000	\$565.28	6/30/2016
A10046494	Single	No	No	Hughes Cove	\$3,850,000	6,355	\$605.82	3320 Devon Rd	6	6	1	2007	112	\$3,557,068	\$559.73	7/20/2016
A10088520	Single	No	No	Justison & Frantz	\$4,900,000	7,194	\$681.12	3635 Saint Gaudens Rd	9	7	1	1924	120	\$3,500,000	\$486.52	11/28/2016
A10078584	Single	No	No	Cleveland Park	\$4,220,000	7,040	\$599.43	4060 Kiaora St	5	5	1	1980	103	\$3,457,080	\$491.06	9/30/2016
A10013921	Single	No	No	Moorings	\$3,820,000	5,495	\$695.18	3333 S Moorings Way	5	5	1	1982	93	\$3,300,000	\$600.55	6/16/2016
A2194312	Single	No	No	DENNIS SUB	\$3,500,000	5,308	\$659.38	4160 LA PLAYA BL	6	6	2	2000	37	\$3,150,000	\$593.44	2/1/2016
A2189447	Single	No	No	THE MOORINGS	\$3,495,000	5,372	\$650.60	3431 N MOORINGS WY	5	4	1	1936	155	\$3,025,000	\$563.11	5/24/2016
A2088544	Single	No	No	Coconut Grove	\$3,400,000	6,241	\$544.78	3940 DOUGLAS RD	6	5	2	1925	165	\$2,880,000	\$461.46	2/22/2016
A10140592	Single	No	No	Ye Little Woods Amd	\$2,975,000	5,501	\$540.81	3976 Little Ave	6	5	0	1922	13	\$2,875,000	\$522.63	11/1/2016
A10055798	Single	No	No	Acreage	\$2,650,000	4,294	\$617.14	3720 Poinciana Ave	5	5	1	1937	19	\$2,600,000	\$605.50	5/25/2016
A2200535	Single	No	No	CANAL ESTATES	\$2,990,000	3,255	\$918.59	3830 CAROLE CT	3	2	0	1979	294	\$2,550,000	\$783.41	10/26/2016
A2099981	Single	No	No	28 54 41 .32 AC MOSS-PIS	\$2,699,000	5,300	\$509.25	3690 STEWART AV	6	6	1	1973	348	\$2,550,000	\$481.13	5/31/2016
A2179044	Single	No	No	UTOPIA	\$2,650,000	4,041	\$655.78	4150 MALAGA AV	4	5	1	1948	75	\$2,400,000	\$593.91	2/12/2016
A10029449	Single	No	No	Camner Gables Add 02	\$2,500,000	4,600	\$543.48	4223 Braganza Ave	5	6	1	2016	105	\$2,325,000	\$505.43	8/5/2016
A10024432	Single	No	No	El Dorado	\$2,295,000	4,489	\$511.25	3661 Bougainvillea Rd	6	5	0	1988	15	\$2,300,000	\$512.36	3/31/2016
A2198107	Single	No	No	UTOPIA	\$2,145,000	4,404	\$487.06	4080 ENSENADA AV	4	4	1	2015	41	\$2,145,000	\$487.06	1/5/2016
A10056278	Single	No	No	Ewans J W	\$2,300,000	4,095	\$561.66	4184 Ingraham Hwy	5	4	0	2006	67	\$2,100,000	\$512.82	6/28/2016
A2178679	Single	No	No	COCONUT GROVE ESTS	\$2,295,000	5,153	\$445.37	3667 PARK LN	5	5	1	1982	211	\$2,100,000	\$407.53	6/17/2016
A10170618	Single	No	No	Camner Gables 2nd Add	\$1,999,000	3,900	\$512.56	4061 Matheson Ave	4	4	1	2016	19	\$1,950,000	\$500.00	11/29/2016
A10139394	Single	No	No	Klebba Bay Estates	\$1,950,000	4,863	\$400.99	3575 Matheson Ave	5	6	1	1973	1	\$1,915,000	\$393.79	11/29/2016
A10148575	Single	No	No	Camner Gables 2nd Add	\$1,895,000	3,552	\$533.50	4090 Barbarossa Ave	4	4	0	2006	13	\$1,825,000	\$513.80	11/21/2016
A10003285	Single	No	No	28 54 41 THE JUSTISON & F	\$1,790,000	2,733	\$654.96	3529 ST GAUDENS RD	4	2	1	1924	156	\$1,552,000	\$567.87	3/17/2016
A10151190	Single	No	No	Coconut Grove Manor	\$1,695,000	3,424	\$495.04	4260 Braganza Ave	5	3	1	1964	23	\$1,550,000	\$452.69	12/5/2016
A2103935	Single	No	No	21-28 54 41	\$1,640,000	3,508	\$467.50	3614 BAYVIEW RD	3	2	1	1924	218	\$1,535,000	\$437.57	1/12/2016
A2170529	Single	No	No	ENTRADA	\$1,995,000	3,653	\$546.13	3650 STEWART AV	5	5	0	1950	105	\$1,525,000	\$417.47	1/14/2016
A10007652	Single	No	No	Braganza Park	\$1,600,000	3,386	\$472.53	3931 Park Ave	4	3	1	1967	7	\$1,450,000	\$428.23	2/29/2016
A10046741	Single	No	No	Camner Gables Add 02	\$1,595,000	3,908	\$408.14	4080 Barbarossa Ave	5	5	0	2007	230	\$1,450,000	\$371.03	12/5/2016
A10204147	Single	No	No	BAY HOMES SUB DB	\$1,475,000	2,985	\$494.14	3690 N BAYHOMES DR	4	3	1	1999	119	\$1,400,000	\$469.01	12/7/2016
A10129204	Single	No	No	El Dorado	\$1,275,000	3,183	\$400.57	3640 Poinciana Ave	4	3	0	1969	44	\$1,215,000	\$381.72	11/7/2016
A10071742	Single	No	No	Lennox Park	\$1,295,000	2,451	\$528.36	4324 Lennox Dr	3	3	1	1936	55	\$1,200,000	\$489.60	7/26/2016
A10123732	Single	No	No	Utopia	\$1,249,000	2,816	\$443.54	4040 Ventura Ave	3	3	0	1937	47	\$1,200,000	\$426.14	10/28/2016
A2189351	Single	No	No	3RD AMD COCONUT GR PK	\$1,450,000	3,892	\$372.56	3863 S DOUGLAS RD	4	5	0	1948	289	\$1,200,000	\$308.32	8/24/2016
A10022984	Single	No	No	Degarmo Estates	\$1,299,000	2,465	\$526.98	3721 De Garmo Ln	2	2	0	1922	92	\$1,175,000	\$476.67	5/25/2016
A2188091	Single	No	No	UTOPIA	\$1,180,000	2,908	\$405.78	3896 LA PLAYA BL	4	4	1	1987	210	\$1,000,000	\$343.88	6/17/2016
A10078646	Single	No	No	Woodridge Sub	\$999,000	1,786	\$559.35	4151 Woodridge Rd	3	2	0	1948	84	\$950,000	\$531.91	8/8/2016
A10104794	Single	No	No	Pincrest Manor	\$937,500	2,200	\$426.14	3840 Battersea Rd	4	3	1	1954	75	\$915,750	\$416.25	11/1/2016
A10162372	Single	No	No	Pincrest Manor	\$920,900	2,180	\$422.43	3920 Battersea Rd	3	2	0	1954	53	\$900,000	\$412.84	12/28/2016
A10029407	Single	No	No	Four Way Lodge Estates	\$899,000	1,807	\$497.51	3764 Carmen Ct	3	2	0	1954	83	\$875,000	\$484.23	5/18/2016
A10113482	Single	No	No	Lennox Park	\$875,000	1,991	\$439.48	4345 Lennox Dr	3	2	1	1949	8	\$865,000	\$434.46	9/8/2016
A10077366	Single	No	No	Bonita Park Amd	\$855,000	1,556	\$549.49	4084 Bonita Ave	3	2	0	1946	29	\$855,000	\$549.49	7/1/2016
A2210153	Single	No	No	A J DAINO RESUB	\$875,000	1,639	\$533.86	4067 PARK AV	3	2	0	1937	336	\$830,000	\$506.41	11/25/2016
R10241864	Single	No	No	3RD AMD COCONUT GR PK	\$799,000	1,384	\$577.31	3679 Bougainvillea Rd	3	2	0	1936	8	\$770,000	\$556.35	7/28/2016
A10072023	Single	No	No	Utopia	\$789,000	2,086	\$378.24	4183 Pamona Ave	3	2	1	1988	10	\$756,000	\$362.42	6/30/2016
A10137360	Single	No	No	A J DAINO RESUB	\$779,000	1,376	\$566.13	4038 PARK AVENUE	2	1	0	1936	16	\$750,000	\$545.06	10/24/2016
A2187831	Single	No	No	CAMNER GABLES 2ND ADDN	\$849,900	2,009	\$423.05	4081 MATHESON AV	3	3	0	1949	196	\$750,000	\$373.32	6/16/2016
A2127912	Single	No	No	THE TRIANGLE	\$699,000	2,198	\$318.02	3690 ST GAUDENS RD	3	1	0	1924	248	\$654,500	\$297.77	5/3/2016
A2161874	Single	No	No	29 54 41 UTOPIA	\$649,000	1,503	\$431.80	3840 LA PLAYA BL	3	2	0	1925	58	\$648,500	\$431.47	1/11/2016
A2171056	Single	No	Yes	BAY HOMES SUB DB	\$925,000	1,593	\$580.67	3610 N BAYHOMES DR	3	2	0	1958	36	\$635,000	\$398.62	6/28/2016
A10045331	Single	Yes	No	Utopia	\$545,000	1,195	\$456.07	3835 La Playa Blvd	2	1	0	1950	18	\$614,250	\$514.02	4/20/2016
A10040368	Single	No	No	29 54 41 UTOPIA	\$650,000	1,025	\$634.15	4124 VENTURA AV	2	1	0	1946	43	\$595,000	\$580.49	5/12/2016
A2149760	Single	No	No	29 54 41 AMENDED PL BONIT	\$640,000	1,472	\$434.78	4181 BONITA AV	3	1	0	1949	347	\$590,000	\$400.82	8/25/2016
A10008896	Single	No	No	Park Manor	\$595,000	1,432	\$415.50	3951 Park Dr	2	1	0	1939	75	\$567,500	\$396.30	3/24/2016
A2138614	Single	No	No	BONITA PARK	\$599,000	1,404	\$426.64	4063 HARDIE AV	2	2	0	1952	234	\$545,000	\$388.18	4/8/2016

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A10151940	Single	No	No	A J Daino Resub	\$550,000	1,280	\$429.69	4032 Park Ave	2	1	0	1940	1	\$505,000	\$394.53	8/5/2016

	LIST PRICE	LP\$/SqFt	DAYS ON MARKET	SALES PRICE	SP\$/SqFt	SALES PRICE %
AVERAGE	\$1,933,845	\$525.89	105	\$1,741,387	\$481.66	90.0% OF LIST
MEDIAN	\$1,597,500	\$519.77	75	\$1,450,000	\$485.38	90.8% OF LIST