

## 2016 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
A10065801	Single	No	No	Sunshine Vistas	\$1,825,000	4,987	\$365.95	3679 Frantz Road	7	5	1	1926	104	\$1,780,000	\$356.93	9/26/2016
A10067371	Single	No	No	SOLANA PARK	\$1,948,000	4,271	\$456.10	4037 POINCIANA AV	5	4	0	2007	35	\$1,759,000	\$411.85	7/28/2016
A10102959	Single	No	No	Sunshine Vistas	\$1,575,000	3,698	\$425.91	3665 Justison Rd	5	5	1	2005	107	\$1,400,000	\$378.58	12/1/2016
A2180889	Single	No	No	COCONUT GROVE PARK 2ND AM	\$1,495,000	3,475	\$430.22	3628 ROYAL PALM AV	4	3	1	1990	207	\$1,389,915	\$399.98	7/6/2016
A2113524	Single	No	No	AVONSHIRE	\$1,495,000	3,447	\$433.71	3750 MAIN HY	3	3	1	1968	327	\$1,385,000	\$401.80	5/17/2016
A2194997	Single	No	No	COCONUT GROVE PK 2ND AMD	\$1,499,000	3,118	\$480.76	3553 PALMETTO AV	3	2	1	1985	10	\$1,375,750	\$441.23	2/1/2016
A10066032	Single	No	No	Coco Grove	\$1,499,000	3,554	\$421.78	3930 Crawford Ave	4	4	0	1995	47	\$1,300,000	\$365.79	7/28/2016
A2102737	Single	No	No	POMONA	\$1,400,000	1,917	\$730.31	3900 LOQUAT AV	3	3	0	1920	470	\$1,250,000	\$652.06	9/15/2016
A2186408	Single	No	No	21 54 41	\$1,400,000	2,568	\$545.17	3550 AVOCADO AV	2	2	0	1994	74	\$1,250,000	\$486.76	2/22/2016
A10034291	Single	No	No	Sunshine Vistas	\$1,290,000	3,280	\$393.29	4121 Crawford Ave	4	3	0	1956	12	\$1,115,000	\$339.94	3/22/2016
A10067235	Single	No	No	SUNSHINE VISTAS	\$1,198,000	2,989	\$400.80	4071 LYBYER AVE	4	3	1	1945	61	\$1,100,000	\$368.02	7/21/2016
A10035482	Single	No	No	SUNSHINE VISTAS PB 16-29	\$1,150,000	2,090	\$550.24	4130 Crawford ave	3	3	0	1948	168	\$1,004,000	\$480.38	9/29/2016
A2175447	Single	No	No	SOLANA PARK	\$1,050,000	2,182	\$481.21	4086 RAYNOLDS AV	3	3	0	1926	188	\$990,000	\$453.71	5/9/2016
A10018074	Single	No	No	Coconut Grove Park Amd 02	\$1,099,000	2,877	\$382.00	3545 Palmetto Ave	4	3	0	1982	29	\$925,000	\$321.52	5/17/2016
A2196335	Single	No	No	SUNSHINE VISTAS	\$980,000	1,750	\$560.00	4165 POINCIANA AV	3	2	0	1950	165	\$920,000	\$525.71	4/22/2016
A10046839	Single	No	No	Kentwood	\$950,000	2,564	\$370.51	3500 Solana Rd	4	3	0	1948	71	\$900,000	\$351.01	7/15/2016
A2207096	Single	No	No	COCO GROVE	\$875,000	3,300	\$265.15	3751 KENT CT	4	3	0	1951	4	\$900,000	\$272.73	1/25/2016
A10123091	Single	No	No	Coconut Grove Park Amd 02	\$899,000	2,531	\$355.20	3638 Palmetto Ave	4	2	1	1988	13	\$885,000	\$349.66	9/23/2016
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
A10109399	Single	No	No	Coconut Grove Park Amd 02	\$925,000	2,001	\$462.27	3690 Avocado Ave	3	3	1	1953	105	\$865,000	\$432.28	12/5/2016
A2141576	Townhouse	No	No		\$884,000	2,862	\$308.87	3274 DAY AV Unit#3274	3	2	1	2015	224	\$855,000	\$298.74	4/19/2016
A2141658	Townhouse	No	No		\$869,000	2,862	\$303.63	3276 DAY AVE Unit#3276	3	2	1	2015	235	\$855,000	\$298.74	5/24/2016
A10047694	Single	No	No	Sunshine Vistas	\$849,000	1,543	\$550.23	4161 Poinciana Ave	2	1	0	1952	1	\$849,000	\$550.23	4/8/2016
A2141486	Townhouse	No	No		\$859,000	2,529	\$339.66	3270 Day Avenue Unit#3270	3	3	0	2015	204	\$840,000	\$332.15	3/24/2016
A10081823	Single	No	No	Coconut Grove Park Amd 02	\$845,000	1,943	\$434.89	3625 Poinciana Ave	3	2	1	1986	84	\$837,700	\$431.14	10/28/2016
A2141507	Townhouse	No	No		\$854,000	2,529	\$337.68	3272 Day Avenue Unit#3272	3	3	0	2015	167	\$820,000	\$324.24	4/22/2016
A10072806	Single	No	No	Coco Grove	\$899,000	2,328	\$386.17	3780 Crawford Ave	3	2	0	1951	66	\$809,950	\$347.92	8/5/2016
A2088216	Single	No	No	20 54 41 KENTWOOD	\$860,000	2,584	\$332.82	3516 SOLANA RD	3	3	1	1940	554	\$804,000	\$311.15	11/18/2016
A10114176	Single	No	No	Douglas Circle	\$850,000	1,942	\$437.69	3839 Kumquat Ave	3	3	0	1925	9	\$800,000	\$411.95	9/23/2016
A10025405	Single	No	No	SUNSHINE VISTAS	\$799,000	1,878	\$425.45	3660 Justison Road	2	2	0	1955	67	\$765,000	\$407.35	5/18/2016
A10137774	Single	Yes	No	Frow Homestead	\$759,900	2,416	\$314.53	3299 Oak Ave	4	3	0	2007	17	\$760,000	\$314.57	11/14/2016
A2106051	Townhouse	No	No	SANDPIPER MODEL	\$779,000	2,592	\$300.54	3241 PERCIVAL AV Unit#0	3	3	1	2015	317	\$750,000	\$289.35	5/9/2016
A2113773	Single	No	No	FROW HOMESTEAD	\$849,900	2,858	\$297.38	3664 WILLIAM AV	3	3	0	2015	81	\$731,000	\$255.77	5/17/2016
A10019117	Single	Yes	No	Sunshine Vistas	\$864,900	2,309	\$374.58	3651 S Le Jeune Rd	3	2	0	1952	48	\$724,500	\$313.77	4/4/2016
A2137097	Single	No	No	Frow Homestead	\$739,000	2,631	\$280.88	3464 OAK AV	5	4	0	1975	317	\$715,000	\$271.76	6/22/2016
A10062354	Townhouse	No	No	VILLAS AT GREYSTOKE	\$690,000	2,554	\$270.16	3054 NEW YORK ST Unit#3054	3	2	1	2016	181	\$685,000	\$268.21	12/19/2016
A10094129	Single	No	No	DOUGLAS CIRCLE	\$749,000	1,354	\$553.18	3729 KUMQUAT AV	3	3	0	1926	39	\$680,000	\$502.22	7/22/2016
A10062338	Townhouse	No	No	VILLAS AT GREYSTOKE	\$690,000	2,554	\$270.16	3050 NEW YORK ST Unit#3050	3	2	1	2016	181	\$680,000	\$266.25	12/14/2016
A10157312	Townhouse	No	No	Margaret Street Villas	\$684,900	2,521	\$271.68	3227 Margaret St Unit#3227	3	2	1	2007	39	\$670,000	\$265.77	12/9/2016
A10007334	Condo	Yes	No	GROVE GARDENS RES	\$635,000	3,118	\$203.66	3540 Main Hwy Unit#V-02	3	3	0	2006	13	\$666,750	\$213.84	1/13/2016
A2212781	Single	No	No	20 54 41 DOUGLAS CIRCLE	\$699,900	1,668	\$419.60	3571 LINDEN LN	2	2	0	1921	65	\$650,000	\$389.69	3/11/2016
A10059831	Single	No	No	Frow Homestead	\$695,000	858	\$-	3280 Day Ave	2	1	0	1946	112	\$630,000	\$-	9/26/2016
A2202780	Single	Yes	No	KUMQUAT VILLAGE	\$619,900	1,985	\$312.29	4004 KUMQUAT RD	3	3	0	1981	62	\$600,000	\$302.27	3/28/2016
A10113408	Townhouse	No	No	MARLIN VILLAS OF COCONUT	\$645,000	2,082	\$309.80	3024 INDIANA ST Unit#3024	3	2	1	2006	60	\$600,000	\$288.18	12/7/2016
A10065345	Condo	No	No	CONDO UNIT 3060	\$599,000	2,134	\$280.69	3060 New York St Unit#3060	3	2	1	2007	6	\$592,000	\$277.41	6/1/2016
A10092933	Single	No	No	G W Andrade	\$585,000	1,056	\$553.98	3584 Main Hwy	2	1	0	1938	148	\$585,000	\$553.98	12/15/2016
A2207499	Townhouse	No	No	ENCHANTED GROVE VILLAS	\$599,000	1,972	\$303.75	3125 HIBISCUS ST Unit#3125	3	2	1	2012	93	\$585,000	\$296.65	5/4/2016
A10017028	Townhouse	No	No	INDIANA VILLAS CONDO	\$599,000	1,921	\$311.82	3142 Indiana St Unit#3142	3	2	1	2003	42	\$576,300	\$300.00	4/11/2016
A10079377	Townhouse	No	No	-	\$550,000	2,162	\$254.39	3146 McDonald St Unit#3146	3	2	1	2005	168	\$550,000	\$254.39	12/19/2016
A10032199	Single	No	No	Frow Homestead	\$639,000	2,745	\$232.79	3570 Frow Ave	3	2	1	1963	57	\$550,000	\$200.36	5/13/2016
A10136422	Condo	Yes	No	New York Condo	\$539,900	2,347	\$230.04	3078 New York St Unit#3078	3	2	1	2007	106	\$514,900	\$219.39	12/29/2016
A2000742	Townhouse	No	No	3275 PERCIVAL AVENUE COND	\$520,000	2,612	\$199.08	3275 PERCIVAL AV Unit#1	4	3	0	2007	512	\$510,000	\$195.25	3/9/2016
A10026099	Single	No	No	Frow Homestead	\$500,000	1,784	\$280.27	3211 Percival Ave	3	2	0	1952	63	\$492,500	\$276.07	7/28/2016
A10117255	Single	No	No	Frow Homestead	\$529,000	1,965	\$269.21	3653 Oak Ave	4	2	1	2007	56	\$470,000	\$239.19	10/4/2016
A10060811	Single	No	No	Palmhurst	\$530,000	1,220	\$434.43	3121 Elizabeth St	2	1	0	1955	45	\$460,000	\$377.05	5/27/2016

## 2016 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
A10148593	Condo	No	No	GROVE GARDEN	\$460,000	1,009	\$455.90	3540 Main Hwy Unit#306	1	2	0	2006	58	\$425,000	\$421.21	11/16/2016
A10145621	Townhouse	No	No	Grove Villas	\$425,000	1,425	\$298.25	3204 Bird Ave Unit#109	2	2	2	2006	1	\$418,000	\$293.33	10/11/2016
A10081665	Single	No	No	Frow Homestead	\$450,000	920	\$489.13	3250 Oak Ave	2	1	0	1941	23	\$415,000	\$451.09	8/4/2016
A10066315	Townhouse	No	No	Grove Villas	\$451,000	1,425	\$316.49	3204 Bird Ave Unit#107	2	2	2	2006	92	\$412,000	\$289.12	7/29/2016
A10093297	Townhouse	No	No	Villas of Maydana	\$415,000	1,180	\$351.69	3310 Bird Ave Unit#102	2	2	1	2003	131	\$410,000	\$347.46	11/28/2016
A10064553	Townhouse	No	No	MONTAGE	\$430,000	1,500	\$286.67	3110 Mcdonald St Unit#D	2	2	0	1981	212	\$405,000	\$270.00	11/15/2016
A10048265	Condo	No	No	Saint Hugh Oaks	\$414,900	1,460	\$284.18	3631 S Douglas Rd Unit#13	3	3	0	1994	134	\$395,000	\$270.55	9/6/2016
A10103205	Single	No	No	Frow Homestead	\$410,000	1,274	\$321.82	3441 Oak Ave	3	2	0	1957	122	\$392,000	\$307.69	11/22/2016
A10025116	Condo	No	No	THE GATES AT THE GROVE	\$419,900	1,225	\$342.78	3299 Bird Ave Unit#9	3	2	1	2005	18	\$390,000	\$318.37	3/31/2016
A10112685	Single	No	No	Frow Homestead	\$399,500	1,404	\$284.54	3300 Plaza St	4	2	0	1977	108	\$390,000	\$277.78	11/22/2016
A10084765	Single	No	No	Saint Hugh Oaks Village	\$429,000	1,550	\$276.77	3668 Franklin Ave	3	3	0	1994	62	\$390,000	\$251.61	9/1/2016
A10093012	Single	No	No	Frow Homestead Amd	\$375,000	1,309	\$286.48	3540 Oak Ave	3	1	0	1957	1	\$375,000	\$286.48	5/12/2016
A10080091	Single	No	No	Frow Homestead	\$415,000	1,699	\$244.26	3322 William Ave	3	2	0	1994	31	\$372,500	\$219.25	8/9/2016
A10024463	Single	No	No	De Hedouilles	\$399,000	1,259	\$316.92	3271 Thomas Ave	3	1	0	1951	59	\$360,000	\$285.94	5/10/2016
A2195378	Single	No	No	FROW HOMESTEAD	\$479,000	994	\$481.89	3349 ELIZABETH ST	3	1	0	1963	126	\$346,000	\$348.09	3/1/2016
A2173032	Townhouse	No	No	COCO IBIZA	\$360,000	1,050	\$342.86	3356 BIRD AV Unit#14	2	2	1	1995	194	\$340,000	\$323.81	6/29/2016
A2123857	Single	No	No	21 54 41 FROW HOMESTEAD	\$359,500	1,340	\$268.28	3636 OAK AV	3	2	0	1962	228	\$340,000	\$253.73	6/20/2016
A2104772	Single	No	No	FROW HOMESTEAD	\$359,979	1,430	\$251.73	3651 WILLIAM AV	3	2	0	1992	192	\$333,700	\$233.36	1/11/2016
A2191512	Single	No	No	FROW HOMESTEAD	\$350,000	1,389	\$251.98	3624 OAK AV	3	1	0	1960	34	\$326,000	\$234.70	1/8/2016
A10041191	Single	Yes	No	Frow Homestead Amd	\$329,900	1,568	\$210.40	3610 Oak Ave	3	2	0	1972	268	\$325,000	\$207.27	7/22/2016
A10004197	Single	No	No	Carters Add	\$350,000	1,304	\$268.40	3148 Carter St	3	2	0	1953	101	\$320,000	\$245.40	11/15/2016
A10116596	Single	Yes	No	Frow Homestead	\$314,900	950	\$331.47	3331 Florida Ave	3	1	0	1959	48	\$318,000	\$334.74	10/4/2016
F1376483	Townhouse	No	No	THE GATES AT THE GROVE	\$329,000	1,091	\$301.56	3299 Bird Ave Unit#8	2	2	0	2005	21	\$315,000	\$288.73	3/31/2016
A2157969	Townhouse	No	No	Grove Paradise Condo	\$305,000	876	\$348.17	3212 W TRADE AV Unit#III6	2	2	1	1981	64	\$303,000	\$345.89	1/7/2016
A10127903	Single	No	No	Mac Farlane Homestead	\$274,900	1,273	\$215.95	3800 Oak Ave	2	1	1	1950	12	\$276,000	\$216.81	10/31/2016
A10060041	Condo	No	No	Cocostyle	\$290,000	945	\$306.88	3250 Grand Ave Unit#310	1	2	0	2006	45	\$270,000	\$285.71	6/9/2016
A10035430	Single	Yes	No	Kingsway	\$260,000	1,549	\$167.85	3820 Charles Ter	4	2	0	1950	10	\$260,000	\$167.85	4/8/2016
A10030708	Single	No	No	Frow Homestead	\$278,000	1,185	\$234.60	3655 Oak Ave	3	2	0	1924	83	\$259,000	\$218.57	5/26/2016
A10095126	Condo	No	No	COCOSTYLE	\$269,000	875	\$307.43	3250 GRAND AV Unit#302	1	2	0	2006	100	\$237,500	\$271.43	10/21/2016
A10156521	Condo	No	No	COCO STYLE	\$254,000	841	\$302.02	3250 Grand Ave Unit#504	0	2	0	2006	32	\$235,000	\$279.43	12/7/2016
A2199168	Condo	No	No	Cocostyle	\$249,900	915	\$273.11	3250 GRAND AV Unit#301	1	2	0	2006	58	\$230,000	\$251.37	5/27/2016
A10066310	Single	No	No	FROW HOMESTEAD	\$249,000	986	\$252.54	3514 FROW AV	3	1	0	1936	54	\$230,000	\$233.27	4/11/2016
A10091863	Single	No	No	Frow Homestead	\$199,000	609	\$326.77	3639 William Ave	2	1	0	1925	137	\$188,750	\$309.93	11/1/2016
A10060256	Single	Yes	No	Kingsway	\$197,910	1,940	\$102.02	3710 Charles Ter	4	2	0	1950	20	\$185,000	\$95.36	9/6/2016
H929808	Single	No	No	ST ALBANS PARK	\$175,000	1,308	\$133.79	3719 THOMAS AV	3	1	0	1934	83	\$170,000	\$129.97	2/24/2016
R10235194	Single	No	No	FROW HOMESTEAD	\$175,000	1,008	\$173.61	3553 Charles Av	3	1	0	1920	46	\$166,000	\$164.68	7/28/2016
A10011797	Single	Yes	No	St Albans Park	\$145,000	880	\$164.77	3851 Thomas Ave	2	1	0	1962	32	\$150,100	\$170.57	3/11/2016
A10113576	Condo	No	No	Douglas Oaks Condominium	\$99,000	430	\$230.23	3680 Oak Ave Unit#8	1	1	0	1957	10	\$98,000	\$227.91	9/16/2016
A10028011	Condo	No	No	DOUGLAS OAKS	\$93,000	419	\$221.96	3680 Oak Ave Unit#7	1	1	0	1957	62	\$95,000	\$226.73	8/11/2016
A10087679	Single	No	No	St Albans Park	\$69,900	616	\$113.47	3746 Washington Ave	2	1	0	1937	10	\$71,000	\$115.26	6/15/2016

	LIST PRICE	LP\$/SqFt	DAYS ON MARKET	SALES PRICE	SP\$/SqFt	SALES PRICE %
AVERAGE	\$663,363	\$331.93	104	\$620,735	\$311.47	93.6% OF LIST
MEDIAN	\$599,000	\$309.80	65	\$576,300	\$296.65	96.2% OF LIST