

## 2017 South Coconut Grove Real Estate Sales

MLS #	PROP TYPE	REO	SSL	SUBDIVISION   BUILDING	List Price	SQ/FT	LOT SQ/FT	LP\$/SqFt	Address	BEDS	BATHS	1/2 BATHS	BUILT	DAYS ON MARKET	Sale Price	SP\$/SqFt	Closing Date
A10114811	Single	No	No	Korth Estates	\$12,995,000	14,097	42,689	\$921.83	3575 Stewart Ave	8	8		1938	191	\$12,400,000	\$879.62	3/15/2017
A2178522	Single	No	No	28 54 41 ENTRADA	\$7,995,000	9,813	18,480	\$814.74	3604 MATHESON AV	6	6	1	2016	701	\$7,550,000	\$769.39	9/15/2017
A10315388	Single	No	No	CLEVELAND PARK	\$7,950,000	13,898	36,652	\$572.02	4020 Kiaora St	8	9	1	2004	444	\$7,500,000	\$539.65	9/20/2017
A10279615	Single	No	No	Moorings	\$6,988,888	9,481	25,000	\$737.15	3505 S Moorings Way	7	7	1	1931	196	\$5,245,000	\$553.21	12/18/2017
A2073941	Single	No	No	THE MOORINGS	\$5,450,000	5,640	13,200	\$966.31	3574 S MOORINGS WY	5	5	1	1930	791	\$4,512,000	\$800.00	4/27/2017
A10215877	Single	No	No	THE MOORINGS	\$4,690,000	6,313	12,454	\$742.91	3835 N MOORINGS CT	5	4	3	2012	65	\$4,185,000	\$662.92	5/17/2017
A10190843	Single	No	No	Lennox Park	\$3,495,000	6,560	14,000	\$532.77	4270 Lennox Dr	7	8	1	2006	48	\$3,425,000	\$522.10	3/30/2017
A10236911	Single	No	No	THE MOORINGS	\$3,395,000	4,498	9,500	\$754.78	3425 N Moorings Way	4	4	1	1992	59	\$3,350,000	\$744.78	6/30/2017
A10259610	Single	No	No	AMD PL OF BONITA PARK	\$3,250,000	5,510	12,744	\$589.84	4094 Park Ave	6	6	1	2017	48	\$3,000,000	\$544.46	8/25/2017
A10078577	Single	No	No	Leafy Way	\$4,700,000	6,102	65,681	\$770.24	3897 Leafy Way	8	6		1925	159	\$3,000,000	\$491.64	1/31/2017
A10155084	Single	No	No	Cleveland Park	\$3,150,000	5,582	36,714	\$564.31	4040 Kiaora St	6	6	2	1949	79	\$2,850,000	\$510.57	2/2/2017
A10213917	Single	No	No	Camner Gables 2nd Add	\$2,998,000	4,220	6,600	\$710.43	4214 Anne Ct	4	5	1	2017	150	\$2,840,000	\$672.99	7/12/2017
A10356363	Single	No	No	Moorings	\$2,975,000	1,553	25,500	LAND SALE	3833 N Moorings Ct	3	2	1	1937	337	\$2,650,000	LAND SALE	10/12/2017
A10200420	Single	No	No	Acreeage	\$2,700,000	5,432	32,706	\$497.05	3720 Poinciana Ave	5	5	1	1937	22	\$2,475,000	\$455.63	2/3/2017
A10112333	Single	No	No	Park Lane In Grove Inc	\$2,550,000	5,760	11,964	\$442.71	3639 Park Ln	5	6	1	1990	123	\$2,250,000	\$390.63	1/19/2017
A10148379	Single	No	No	Woodridge	\$2,295,000	4,393	8,704	\$522.42	4070 Woodridge Rd	5	5	1	2016	344	\$2,200,000	\$500.80	5/19/2017
F10043793	Single	No	No	UTOPIA	\$2,275,000	5,149	6,000	\$441.83	3886 La Playa Blvd	5	5	1	2017	476	\$2,200,000	\$427.27	11/17/2017
A10129857	Single	No	No	Ye Little Woods Add 01	\$2,295,000	4,266	16,530	\$537.97	3883 Wood Ave	6	5		1940	170	\$2,190,000	\$513.36	2/23/2017
A10154200	Single	No	No	Utopia	\$2,375,000	4,931	9,000	\$481.65	4035 Malaga Ave	6	5	1	2004	74	\$2,135,000	\$432.98	2/21/2017
A10143519	Single	No	No	EWANTON HEIGHTS	\$2,150,000	4,824	12,000	\$445.69	3659 BAYVIEW	5	5		1922	176	\$2,100,000	\$435.32	5/15/2017
A10241877	Single	No	No	AMD PL OF BONITA PARK	\$2,195,000	3,815	8,023	\$575.36	4045 Bonita Ave	4	3	1	2016	692	\$1,925,000	\$504.59	12/20/2017
A10089510	Single	No	No	Cleveland Park	\$1,950,000	3,127	21,187	\$623.60	4155 Kiaora St	4	3	1	1946	382	\$1,700,000	\$543.65	12/8/2017
A10178312	Single	No	No	Utopia	\$1,799,000	3,879	13,750	\$463.78	3940 Braganza Ave	4	3	1	1939	94	\$1,699,300	\$438.08	3/17/2017
A10106842	Single	No	No	Coconut Grove Manor Sub	\$1,695,000	3,666	6,500	\$462.36	4071 Battersea Rd	5	5		2005	126	\$1,655,000	\$451.45	3/14/2017
A10398673	Single	No	No	Pinecrest Manor	\$1,631,250	3,568	7,233	\$457.19	3810 Battersea Rd	5	4	1	1995	177	\$1,631,250	\$457.19	12/1/2017
A10227096	Single	No	No	Pinecrest Manor	\$1,650,000	3,511	7,000	\$469.95	3911 Battersea Rd	5	4	1	2003	21	\$1,620,000	\$461.41	4/13/2017
A10148168	Single	No	No	Moorings	\$1,790,000	3,699	12,000	\$483.91	3500 S Moorings Way	4	4	2	1926	122	\$1,500,000	\$405.52	6/2/2017
A10224197	Single	No	No	Pinecrest Manor	\$1,440,000	3,337	7,567	\$431.53	3701 Battersea Rd	5	4	0	1958	65	\$1,430,000	\$428.53	5/30/2017
A10205037	Single	No	No	Pinecrest Manor 1st Add	\$1,425,000	2,787	10,500	\$511.30	3645 Battersea Rd	3	3	0	1963	6	\$1,400,000	\$502.33	3/3/2017
A10080770	Single	No	No	El Dorado	\$1,499,000	3,612	10,062	\$415.01	3650 Poinciana Ave	4	3	1	1988	349	\$1,400,000	\$387.60	6/14/2017
A10209851	Single	No	No	Lee Park	\$1,375,000	2,564	10,710	\$536.27	4207 Braganza Ave	4	3	1	1955	13	\$1,360,000	\$530.42	3/13/2017
A10162728	Single	No	No	East Utopia	\$1,395,000	3,087	10,133	\$451.90	3975 UTOPIA CT.	3	3	1	1950	92	\$1,290,000	\$417.88	4/26/2017
A10222494	Single	No	No	Utopia	\$1,279,000	2,784	10,705	\$459.41	4100 El Prado Blvd	4	3		1935	5	\$1,220,000	\$438.22	4/5/2017
A10150708	Single	No	No	Four Way Lodge Estates Ad	\$1,295,000	2,487	10,580	\$520.71	3470 Poinciana Ave	3	3		1957	267	\$1,200,000	\$482.51	2/10/2017
A10281061	Single	No	No	A J DAINO	\$1,299,999	2,594	6,941	\$501.16	4045 Park Ave	4	4	1	2017	133	\$1,190,000	\$458.75	12/7/2017
R10373298	Single	No	No	J W EWANS SUB	\$1,199,000	1,713	11,537	\$699.94	3968 Park Avenue	4	2	1	1950	31	\$1,150,000	\$671.34	12/21/2017
A10264086	Single	No	No	Pinecrest Manor 1st Add	\$1,275,000	2,652	10,400	\$480.77	3620 Battersea Rd	3	3		1957	70	\$1,150,000	\$433.64	7/11/2017
A10200867	Single	No	No	Sans Souci Rev Amd	\$1,170,000	2,872	11,270	\$407.38	3611 N Prospect Dr	4	3	0	1959	41	\$1,000,000	\$348.19	4/20/2017
A10315944	Single	No	No	LENNOX PARK	\$990,000	1,926	7,125	\$514.02	4267 Lennox Dr	3	2	0	1939	37	\$960,000	\$498.44	10/6/2017
A10232691	Single	No	No	Martinez Utopia	\$1,099,000	2,625	6,683	\$418.67	4120 Malaga Ave	4	3		2000	72	\$950,000	\$361.90	7/14/2017
A10332119	Single	No	No	WOODRIDGE SUB	\$950,000	2,136	9,380	\$444.76	4091 Woodridge Rd	3	2	0	1947	9	\$930,000	\$435.39	10/16/2017
A10055939	Single	No	Yes	N/A	\$549,900	1,590	13,000	\$345.85	4180 S Douglas Rd	3	2		1952	40	\$882,000	\$554.72	2/6/2017
A10167543	Single	No	No	Bonita Park Amd	\$899,000	1,989	11,186	\$451.99	4115 Park Ave	3	2		1946	155	\$870,000	\$437.41	5/18/2017
A10219819	Single	No	No	Utopia	\$895,000	2,976	6,700	\$300.74	4160 Ventura Ave	4	3	1	1947	127	\$840,000	\$282.26	6/28/2017
A10335647	Single	No	No	UTOPIA SUB PB 8-94	\$849,000	1,956	5,600	\$434.05	4156 POMONA AV	3	2	0	1925	18	\$820,000	\$419.22	10/27/2017
A10115221	Single	No	No	Bay Homes Sub	\$820,000	1,593	5,188	\$514.75	3610 N Bay Homes Dr	3	2		1958	210	\$780,000	\$489.64	2/28/2017
A10107301	Single	No	No	Utopia	\$799,000	2,041	5,750	\$391.47	4181 Pamona Ave	3	2	1	1988	216	\$755,000	\$369.92	4/7/2017
A10206518	Single	No	No	Pinecrest Manor	\$650,000	1,377	7,800	LAND SALE	3910 Battersea Rd	3	2		1954	6	\$701,000	LAND SALE	2/28/2017
A10177770	Single	No	No	Bonita Park Amd	\$659,000	1,885	8,475	\$349.60	4149 Bonita Ave	3	2		1948	102	\$640,000	\$339.52	1/11/2017
A10288473	Single	No	No	THE TRIANGLE	\$799,500	2,279	10,660	\$350.81	3940 Main Hwy	5	4	0	1929	131	\$600,000	\$263.27	12/29/2017
A10194553	Single	No	No	Bay Homes	\$575,000	1,135	6,368	\$506.61	3695 N Bayhomes Dr	2	2	0	1960	188	\$520,000	\$458.15	8/10/2017

	LIST PRICE	LP\$/SqFt	DAYS ON MARKET	SALES PRICE	SP\$/SqFt	SALES PRICE %
AVERAGE	\$2,442,520	\$531.05	170	\$2,231,874	\$492.21	91.4% OF LIST
MEDIAN	\$1,650,000	\$497.05	123	\$1,620,000	\$458.75	98.2% OF LIST