

2017 West 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
A10350566	Single	No	No	HOMESTEAD	\$360,000	992	5,000	LAND SALE	3450 PERCIVAL AVE	2	1		1952	22	\$330,000	LAND SALE	11/21/2017
A10319390	Single	No	No	STIRRUP GROVE SUB NO 2	\$319,000	946	944	\$337.21	3416 Franklin Ave	2	1	0	1978	8	\$330,000	\$348.84	8/28/2017
A10192352	Townhouse	No	No	Ewan Peacock Sub I-195	\$339,900	1,200		\$283.25	3217 Bird Ave Unit#9	2	1	1	1978	420	\$325,000	\$270.83	8/29/2017
A10311391	Condo	No	No	GROVE PARADISE	\$299,999	876		\$342.46	3218 W Trade Ave Unit#III3	2	2	1	1981	36	\$289,000	\$329.91	9/25/2017
A10266215	Condo	No	No	Coco Style	\$285,000	915		\$311.48	3250 Grand Ave Unit#405	0	1	1	2006	223	\$265,000	\$289.62	7/14/2017
A10292879	Townhouse	No	No	Grove Paradise Condo	\$269,700	876		\$307.88	3236 W Trade Ave Unit#I3	2	2	1	1981	212	\$260,000	\$296.80	9/15/2017
A10243734	Single	No	No	Kingsway	\$279,000	880	6,000	\$317.05	3740 Charles Ter	2	1		1950	75	\$245,000	\$278.41	6/19/2017
A10256836	Condo	No	Yes	Cocostyle 3250 Grand Ave	\$235,000	945		\$248.68	3250 Grand Ave Unit#510	0	2	1	2006	85	\$235,000	\$248.68	7/3/2017
A10296454	Townhouse	No	No	StirrupGrove	\$235,000	687		\$342.07	3408 Franklin Ave Unit#3408	1	1	0	1978	110	\$218,500	\$318.05	11/22/2017
A10339658	Single	Yes	No	FROW HOMESTEAD	\$199,900	722	4,950	LAND SALE	3581 Hibiscus St	3	1	0	1940	19	\$206,000	LAND SALE	10/30/2017
A10195997	Condo	Yes	No	DOUGLAS OAKS	\$97,900	423		\$231.44	3680 Oak Ave Unit#3	1	1		1957	38	\$98,500	\$232.86	3/3/2017

	LIST PRICE	LP\$/SqFt	DAYS ON MARKET	SALES PRICE	SP\$/SqFt	SALES PRICE %
AVERAGE	\$860,228	\$387.77	156	\$799,298	\$364.16	92.9% OF LIST
MEDIAN	\$714,000	\$379.23	98	\$632,250	\$354.40	88.6% OF LIST