

2018 North 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
A10384852	Single	No	No	PRICE TERRACE	\$ 8,495,000	10,684	30,375	\$ 795.11	1641 S Bayshore Dr	6	7	2	2017	760	\$ 8,100,000	\$ 758.14	11/16/2018
A10147403	Condo	No	No	Grove at Grand Bay	\$ 5,500,000	5,692		\$ 966.27	2669 S Bayshore Drive Unit#1803-N	5	4	1	2016	584	\$ 5,000,000	\$ 878.43	5/18/2018
A10415741	Condo	No	No	Grove at Grand Bay	\$ 4,975,000	3,745		\$ 1,328.44	2675 S Bayshore Dr Unit#1202S	3	4	1	2016	117	\$ 4,515,000	\$ 1,205.61	7/6/2018
A10428233	Single	No	No	FAIRHAVEN	\$ 4,950,000	2,723	14,118	LAND SALE	1788 S Bayshore Ln	3	2	0	1967	159	\$ 4,250,000	LAND SALE	9/14/2018
A10437457	Condo	No	No	GROVENOR HOUSE CONDO GROVENOR	\$ 3,995,000	4,026		\$ 992.30	2627 S Bayshore Dr Unit#2301	5	5	1	2005	369	\$ 3,825,000	\$ 950.07	6/6/2018
A10516334	Single	No	No	Biscayne Park Terr	\$ 3,999,000	4,612		\$ 867.09	1921 S Bayshore Dr	3	3	1	1956	339	\$ 3,564,750	\$ 772.93	12/5/2018
A10415954	Single	No	No	KLOEBER BAY FRONTS SEC 2	\$ 3,999,999	4,384	20,000	\$ 912.41	1820 S Bayshore Drive	4	4	1	2017	192	\$ 3,395,000	\$ 774.41	8/31/2018
A10458501	Condo	No	No	GROVE AT GRAND BAY	\$ 3,400,000	2,404		\$ 1,414.31	2675 S BAYSHORE DR Unit#1103-S	2	3	1	2017	416	\$ 3,150,000	\$ 1,310.32	7/24/2018
A10382344	Condo	No	No	GROVE AT GRAND BAY GROVE AT GRAND	\$ 3,445,000	3,890		\$ 885.60	2675 S BAYSHORE DR Unit#601-S	3	4	1	2015	476	\$ 3,100,000	\$ 796.92	6/21/2018
A10402970	Condo	No	No	GROVE AT GRAND BAY GROVE AT GRAND	\$ 3,590,000	4,085		\$ 878.83	2675 S Bayshore Dr Unit#602-S	5	5	1	2016	375	\$ 3,053,200	\$ 747.42	4/23/2018
A10314528	Condo	No	No	GROVE AT GRAND BAY	\$ 3,295,000	3,005		\$ 1,096.51	2669 S Bayshore Dr Unit#601-N	4	4	1	2016	154	\$ 2,900,000	\$ 965.06	1/19/2018
A10347769	Condo	No	No	Grove at Grand Bay	\$ 3,400,000	4,217		\$ 806.26	2669 S Bayshore Drive Unit#503-N	4	5	1	2016	251	\$ 2,780,000	\$ 659.24	7/26/2018
A10459304	Condo	No	No	Grovenor House Grovenor House	\$ 2,995,000	2,640		\$ 1,134.47	2627 S Bayshore Dr Unit#2704	3	3	1	2006	174	\$ 2,775,000	\$ 1,051.14	8/9/2018
A10481037	Condo	No	No	GROVENOR HOUSE CONDO GROVENOR	\$ 2,850,000	2,640		\$ 1,079.55	2627 S Bayshore Dr Unit#2903	3	3	1	2006	1	\$ 2,760,000	\$ 1,045.45	6/4/2018
A10362361	Condo	No	No	GROVENOR HOUSE CONDO GROVENOR	\$ 2,995,000	2,640		\$ 1,134.47	2627 S Bayshore Dr Unit#1904	3	3	1	2005	228	\$ 2,700,000	\$ 1,022.73	7/16/2018
A10396936	Condo	No	No	Grove At Grand Bay Grove At Grand Bay	\$ 3,050,000	3,285		\$ 928.46	2675 S Bayshore Dr Unit#603S	3	3	1	2017	449	\$ 2,600,000	\$ 791.48	7/25/2018
A10536571	Single	No	No	BAY HEIGHTS	\$ 2,690,000	4,861	17,430	\$ 553.38	56 Samana Dr	5	5	2	2018	207	\$ 2,570,000	\$ 528.70	11/13/2018
A10436791	Condo	No	No	GROVENOR HOUSE CONDO Grovenor	\$ 2,699,000	2,640		\$ 1,022.35	2627 S Bayshore Dr Unit#1103	3	3	1	2005	45	\$ 2,500,000	\$ 946.97	5/11/2018
A10341577	Condo	No	No	Grove at Grand Bay	\$ 2,500,000	4,100		\$ 609.76	2669 S Bayshore Dr Unit#303N	5	5	1	2016	104	\$ 2,400,000	\$ 585.37	2/5/2018
A10365074	Condo	No	No	Grove Isle Condo	\$ 3,450,000	5,012		\$ 688.35	3 Grove Isle Dr Unit#CPH01	4	3	1	1981	64	\$ 2,376,500	\$ 474.16	6/11/2018
A10270524	Condo	No	No	GROVENOR HOUSE	\$ 2,499,000	2,640		\$ 946.59	2627 S BAYSHORE DR Unit#1203	3	3	1	2005	313	\$ 2,375,000	\$ 899.62	5/9/2018
A10023603	Single	No	No	VILLAS AT VIZCAYA	\$ 2,500,000	4,290	5,000	\$ 582.75	3530 W GLENCOE ST	4	4	0	2016	370	\$ 2,275,000	\$ 530.30	9/19/2018
A10254945	Single	No	No	BRICKELL FLAG	\$ 2,350,000	4,101	10,775	\$ 573.03	1621 S Bayshore Dr	4	5	2	2016	77	\$ 2,250,000	\$ 548.65	3/13/2018
A10473139	Condo	No	No	Grove at Grand Bay Grove at Grand Bay	\$ 2,349,000	1,763		\$ 1,332.39	2669 S Bayshore Dr Unit#1202N	3	3	1	2016	332	\$ 2,225,000	\$ 1,262.05	9/26/2018
A10474862	Single	No	No	BRICKELL FLAGLER	\$ 2,250,000	4,677	9,000	\$ 481.08	1617 S Bayshore Dr	7	6		1977	4	\$ 2,125,000	\$ 454.35	6/27/2018
A10300862	Single	No	No	BISCAYNE PARK TERR	\$ 2,250,000	3,461	20,000	\$ 650.10	2801 Seminole St	5	3	2	1949	227	\$ 2,075,000	\$ 599.54	5/10/2018
A10467211	Condo	No	No	GROVE AT GRAND BAY	\$ 2,250,000	1,829		\$ 1,230.18	2669 S BAYSHORE DR Unit#1602-N	3	3	1	2016	222	\$ 2,000,000	\$ 1,093.49	12/13/2018
A10360728	Condo	No	No	GROVENOR HOUSE CONDO Grovenor H	\$ 2,095,000	2,333		\$ 897.99	2627 S Bayshore Dr Unit#1401	3	3	0	2005	98	\$ 2,000,000	\$ 857.27	4/25/2018
A10364572	Single	No	No	BISCAYNE PARK TERR	\$ 2,195,000	3,649	13,000	\$ 601.53	3200 Ah We Wa St	5	5	1	1993	203	\$ 1,950,000	\$ 534.39	6/15/2018
A10357337	Single	No	No	FAIRVIEW	\$ 2,195,000	4,100	6,765	\$ 535.37	3529 W Fairview St	5	5	1	1987	198	\$ 1,950,000	\$ 475.61	5/30/2018
A10245048	Single	No	No	Ocean View Heights	\$ 1,990,000	4,348	6,214	\$ 457.68	2225 Trapp Ave	5	5		2015	546	\$ 1,925,000	\$ 442.73	10/15/2018
A10446445	Condo	No	No	GROVE ISLE CONDO Grove Isle	\$ 2,450,000	4,496		\$ 544.93	1 Grove Isle Dr Unit#PH 01/03	2	4	1	1979	19	\$ 1,925,000	\$ 428.16	6/9/2018
A10357552	Single	No	No	BISCAYNE PARK TERR	\$ 1,995,000	4,163	14,500	\$ 479.22	2045 Tigertail Ave	5	6	0	1938	265	\$ 1,910,000	\$ 458.80	4/19/2018
A10375727	Single	No	No	BISCAYNE PARK TERR	\$ 2,175,000	1,703	20,000	LAND SALE	2910 EMATHLA ST	3	2	1	1922	260	\$ 1,900,000	LAND SALE	5/10/2018
A10297338	Single	No	No	Natoma Manors	\$ 1,950,000	3,565	8,702	\$ 546.98	1675 Micanopy Ave	4	4	1	1936	525	\$ 1,875,000	\$ 525.95	2/14/2018
A10346206	Single	No	No	BRICKELL FLAGLER	\$ 1,899,900	4,437	7,500	\$ 428.19	1672 Micanopy Ave	5	5	1	2006	232	\$ 1,800,000	\$ 405.68	8/17/2018
A10446605	Single	No	No	CRYSTAL BLUFF	\$ 1,825,000	2,762	8,125	\$ 660.75	3321 Crystal Ct	3	2	1	1960	13	\$ 1,750,000	\$ 633.60	6/6/2018
A10434770	Condo	No	No	GROVENOR HOUSE GROVENOR HOUSE	\$ 1,750,000	1,756		\$ 996.58	2627 S Bayshore Drive Unit#2105	2	2	1	2005	139	\$ 1,700,000	\$ 968.11	6/14/2018
A10300852	Single	No	No	BISCAYNE PARK TERR	\$ 1,799,000	2,572	20,000	LAND SALE	1900 Secoffee St	4	3	1	1950	227	\$ 1,700,000	LAND SALE	5/10/2018
A10413239	Single	No	No	BISCAYNE PARK TERR	\$ 1,790,000	3,048	18,000	\$ 587.27	2810 Seminole St	3	3	0	1979	18	\$ 1,700,000	\$ 557.74	4/5/2018
A10386342	Single	No	No	BISCAYNE PARK TERR	\$ 1,975,000	3,789	20,000	LAND SALE	2891 Seminole St	5	4	0	1936	51	\$ 1,700,000	LAND SALE	3/5/2018
A10118362	Single	No	No	14 54 41 .46 AC CARTER-	\$ 1,900,000	4,322	23,005	\$ 439.61	1665 S BAYSHORE DR	4	3	0	1915	590	\$ 1,600,000	\$ 370.20	4/6/2018
A10326667	Condo	No	No	Grove Isle Condo	\$ 1,650,000	2,614		\$ 631.22	3 Grove Isle Dr Unit#C901	3	2	1	1981	73	\$ 1,525,000	\$ 583.40	2/2/2018
A10496694	Single	No	No	E M PATTISONS	\$ 1,575,000	4,276	16,020	\$ 368.33	1701 Micanopy Ave	4	4	1	1935	173	\$ 1,500,000	\$ 350.80	8/31/2018
A10367971	Single	No	No	NATOMA PARK	\$ 1,590,000	2,850	5,200	\$ 557.89	1781 Wa Kea Nn Dr	5	4	1	2017	351	\$ 1,405,000	\$ 492.98	12/17/2018
A10543098	Single	No	No	BAYSHORE VIEW	\$ 1,499,000	3,085	9,052	\$ 485.90	2449 S Bayshore Drive	4	4	0	1981	51	\$ 1,400,000	\$ 453.81	12/10/2018
A10380688	Single	No	No	RHODES AMD NEW BISC	\$ 1,485,000	2,371	7,291	\$ 626.32	2430 Lincoln Ave	4	4	0	1945	67	\$ 1,375,000	\$ 579.92	4/9/2018
A10432562	Condo	No	No	GROVE ISLE CONDO GROVE ISLE CONDO	\$ 1,499,000	2,398		\$ 625.10	1 Grove Isle Dr Unit#A902	3	2	0	1979	170	\$ 1,350,000	\$ 562.97	10/2/2018
A10326973	Single	No	No	ESPANOLA HEIGHTS	\$ 1,375,000	4,506	7,000	\$ 305.15	1762 Espanola Dr	4	3	1	1995	353	\$ 1,300,000	\$ 288.50	7/30/2018
A10470632	Single	No	No	BEGONIA VILLAS SEC 1	\$ 1,325,000	2,522	7,902	\$ 525.38	2765 SW 22nd Ave	4	3	0	1979	27	\$ 1,300,000	\$ 515.46	7/6/2018
A10414350	Condo	No	No	Grove Hill Tower	\$ 1,450,000	2,240		\$ 647.32	2645 S Bayshore Dr Unit#503	3	3	1	1996	52	\$ 1,300,000	\$ 580.36	4/27/2018
A10367029	Condo	No	No	GROVE ISLE CONDO GROVE ISLE	\$ 1,400,000	2,424		\$ 577.56	3 Grove Isle Dr Unit#C1710	3	2	1	1981	13	\$ 1,300,000	\$ 536.30	1/17/2018
A10405137	Townhouse	No	No	RHODES AMD NEW BISC Legacy Villas	\$ 1,325,000	2,953		\$ 448.70	2618 Trapp Ave Unit#0	3	3		2017	25	\$ 1,295,000	\$ 438.54	8/31/2018
A10405042	Townhouse	No	No	RHODES AMD NEW BISC Legacy Villas	\$ 1,349,000	2,759		\$ 488.95	2622 Trapp Ave	3	2	1	2017	192	\$ 1,295,000	\$ 469.37	8/24/2018
A10497180	Single	No	No	BAY HEIGHTS	\$ 1,375,000	3,088	9,375	\$ 445.27	42 Samana Dr	4	3	1	1954	77	\$ 1,255,000	\$ 406.41	11/15/2018
A10405793	Single	No	No	CRYSTAL HEIGHTS	\$ 1,299,000	3,181	4,950	\$ 408.36	2800 Crystal Ct	4	3	0	1985	21	\$ 1,250,000	\$ 392.96	4/3/2018
A10371542	Townhouse	No	No	L'Hermitage L'Hermitage	\$ 1,298,000	3,490		\$ 371.92	2000 S Bayshore Unit#59	4	4		1981	311	\$ 1,235,000	\$ 353.87	5/22/2018
A10356690	Single	No	No	BAY HEIGHTS	\$ 1,275,000	3,515	9,254	\$ 362.73	8 Pinta Rd	5	4		1955	66	\$ 1,225,000	\$ 348.51	1/29/2018

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A10281680	Condo	No	No	Grove Hill	\$ 1,400,000	2,240		\$ 625.00	2645 S Bayshore Dr Unit#403	3	3	1	1996	139	\$ 1,200,000	\$ 535.71	6/22/2018
A10387644	Single	No	No	BAY HEIGHTS 1ST ADDN	\$ 1,329,000	3,419	11,190	\$ 488.71	69 Shore Drive West	4	4	0	1976	115	\$ 1,190,000	\$ 348.06	6/15/2018
A10474808	Single	No	No	NATOMA MANORS RE SUB	\$ 1,247,500	2,556	11,025	\$ 488.07	1620 Nocatee Dr	3	3	0	1949	5	\$ 1,150,000	\$ 449.92	7/20/2018
A10378332	Single	No	No	OCEAN VIEW HEIGHTS	\$ 1,199,000	2,393	6,518	\$ 501.04	2481 Lincoln Ave	3	2	1	2003	155	\$ 1,100,000	\$ 459.67	6/14/2018
A10396544	Single	No	No	CRYSTAL HEIGHTS	\$ 1,100,000	2,456	7,875	\$ 447.88	2721 Natoma St	3	3	1	1956	189	\$ 1,050,000	\$ 427.52	8/21/2018
A10418084	Single	No	No	Natoma Park	\$ 1,149,000	2,378	6,960	\$ 483.18	1782 Opechee Dr	4	4		1926	110	\$ 1,050,000	\$ 441.55	8/2/2018
A10306249	Townhouse	No	No	L'Hermitage	\$ 1,100,000	3,493		\$ 314.92	2000 S Bayshore Dr Unit#48	4	3	1	1981	180	\$ 1,050,000	\$ 300.60	2/20/2018
A10321409	Single	No	No	BAY VIEW VILLAS	\$ 1,130,000	3,085	4,802	\$ 366.29	2459 S Bayshore Dr	4	4	0	1981	423	\$ 1,030,000	\$ 333.87	12/3/2018
A10490632	Single	No	No	SILVER BLUFF EST SEC C	\$ 1,050,000	1,905	5,500	\$ 551.18	2240 Tequesta Ln	4	3	0	1947	76	\$ 1,010,000	\$ 530.18	9/21/2018
A10404930	Condo	No	No	GROVENOR HOUSE CONDO GROVENOR	\$ 1,000,000	1,595		\$ 626.96	2627 S Bayshore Dr Unit#907	2	2	1	2005	28	\$ 1,000,000	\$ 626.96	3/1/2018
A10251277	Single	No	No	CRYSTAL BLUFF ADDN TO SIL	\$ 999,000	2,298	6,250	\$ 487.36	3550 Crystal Ct	3	4	0	1948	246	\$ 995,500	\$ 433.20	1/16/2018
A10370544	Single	No	No	SILVER BLUFF EST SEC C	\$ 990,000	2,092	5,500	\$ 473.23	2260 Tequesta Ln	3	3	0	1950	12	\$ 990,000	\$ 473.23	1/10/2018
A10524199	Single	No	No	BAY HEIGHTS	\$ 1,050,000	2,583	11,061	\$ 406.50	70 BAY HEIGHTS DRIVE	3	2	0	1953	145	\$ 975,000	\$ 377.47	11/15/2018
A10320093	Single	No	No	NATOMA PARK	\$ 979,000	2,442	6,890	\$ 400.90	1774 Opechee Dr	4	3	1	1924	107	\$ 950,000	\$ 389.03	1/10/2018
A10465510	Single	No	No	BAY HEIGHTS	\$ 980,000	2,444	9,750	\$ 400.98	281 SHORE DRIVE EAST	4	3	0	1956	9	\$ 938,000	\$ 383.80	8/1/2018
A10338697	Single	No	No	NATOMA MANORS RE SUB	\$ 999,999	2,376	8,250	\$ 420.88	2645 SW 17th Ave	4	3	0	1950	301	\$ 915,000	\$ 385.10	9/26/2018
A10401738	Single	No	No	CRYSTAL BLUFF	\$ 960,000	2,000	6,250	\$ 480.00	3375 Crystal Ct	3	2	0	1950	363	\$ 910,000	\$ 455.00	6/11/2018
A10506739	Single	No	No	SILVER BLUFF BUSINESS CEN	\$ 920,000	1,845	6,045	\$ 498.65	2500 Tequesta Ln	3	3	0	1953	37	\$ 875,000	\$ 474.25	9/19/2018
A10317329	Single	No	No	KING PARK	\$ 990,000	1,341	10,565	LAND SALE	2400 Overbrook St	4	2	0	1944	615	\$ 871,000	LAND SALE	3/6/2018
A10455899	Condo	No	No	Port by Water Condo	\$ 875,000	1,774		\$ 493.24	1700 S Bayshore Lane Unit#4A	2	2		1980	157	\$ 860,000	\$ 484.78	11/6/2018
A10330947	Condo	No	No	GROVE ISLE CONDO	\$ 895,000	2,398		\$ 373.23	3 GROVE ISLE DR Unit#C202	3	2	0	1981	159	\$ 825,000	\$ 344.04	2/28/2018
A10422517	Condo	No	No	GROVE ISLE Grove Isle	\$ 819,000	1,882		\$ 435.18	1 Grove Isle Dr Unit#A1004	2	2	0	1979	156	\$ 805,000	\$ 427.74	8/16/2018
A10522426	Condo	No	No	GROVE ISLE CONDO Grove Isle Condo	\$ 819,000	1,642		\$ 498.78	1 Grove Isle Dr Unit#A1706	2	2	0	1979	14	\$ 800,000	\$ 487.21	10/2/2018
A10478756	Condo	No	No	GROVE ISLE GROVE ISLE	\$ 859,000	1,882		\$ 456.43	1 Grove Isle Dr Unit#A1503	2	2	0	1979	6	\$ 800,000	\$ 425.08	6/15/2018
A10345615	Condo	No	No	GROVE ISLE CONDO	\$ 810,000	1,882		\$ 430.39	3 GROVE ISLE Unit#1203	2	2	0	1981	85	\$ 775,000	\$ 411.80	1/3/2018
A10383288	Single	No	No	GLENCOE A SUB	\$ 825,000	2,138	7,072	\$ 385.87	1631 S Bayshore Ct	4	2	0	1958	82	\$ 768,000	\$ 359.21	4/19/2018
A10350916	Single	No	No	RHODES AMD PLAT OF NEW BI	\$ 799,000	1,783	6,400	\$ 448.12	2240 Lincoln Ave	3	2	0	1952	99	\$ 765,000	\$ 429.05	3/21/2018
A10551983	Condo	No	No	THE COCONUT GROVE BAYSHOR The Co	\$ 799,000	1,805		\$ 442.66	2575 S Bayshore Dr Unit#3A	2	2	0	1982	219	\$ 760,000	\$ 421.05	12/14/2018
A10294266	Single	No	No	Natoma Park	\$ 799,000	1,883	6,900	\$ 424.32	1775 Nocatee Dr	3	2	0	1970	178	\$ 740,000	\$ 392.99	1/31/2018
A10506647	Single	No	No	SILVER BLUFF EST SEC C	\$ 739,000	2,215	7,500	\$ 333.63	2201 Tequesta Way	3	3	0	1949	519	\$ 735,000	\$ 331.83	8/31/2018
A10444639	Single	No	No	Natoma Park	\$ 779,000	1,983	12,960	\$ 392.84	1701 Wa Kee Na Dr	3	2		1950	151	\$ 727,500	\$ 366.87	10/5/2018
A10376901	Condo	No	No	GROVE ISLE CONDO Grove Isle	\$ 739,000	1,882		\$ 392.67	1 Grove Isle Dr Unit#A803	2	2	0	1979	127	\$ 710,000	\$ 377.26	5/29/2018
A10404990	Single	No	No	SUNSHINE FRUITS CO	\$ 768,920	1,171	6,500	\$ 656.64	1780 Chucunantah Rd	3	2	0	1950	101	\$ 700,000	\$ 597.78	6/7/2018
A10489676	Single	No	No	GLENCOE A SUB	\$ 705,000	1,538	6,125	\$ 458.39	3535 W Glencoe St	3	2	0	1953	397	\$ 690,000	\$ 448.63	10/19/2018
A10285606	Condo	No	No	GROVE ISLE CONDO	\$ 735,000	1,642		\$ 447.62	1 Grove Isle Dr Unit#A706	2	2	0	1979	184	\$ 680,000	\$ 414.13	1/9/2018
A10319544	Condo	No	No	Bayshore Lane Condo	\$ 715,000	1,310		\$ 545.80	1600 S Bayshore Ln Unit#7A	2	2	0	1970	135	\$ 679,000	\$ 518.32	5/15/2018
A10503448	Single	No	No	TOWN HALL COMM ADDN	\$ 720,000	1,063	5,700	\$ 677.33	2230 Overbrook St	2	2	0	1950	35	\$ 677,000	\$ 636.88	9/27/2018
A10483380	Single	No	No	OCEAN VIEW HEIGHTS	\$ 675,000	1,480	7,660	LAND SALE	2421 Swanson Ave	3	2	0	1945	25	\$ 662,000	LAND SALE	8/1/2018
A10144498	Condo	No	No	Pelican Reef Condo	\$ 700,000	1,139		\$ 614.57	1632 S Bayshore Ct Unit#501	1	2		1981	734	\$ 660,000	\$ 579.46	10/2/2018
A10404815	Single	No	No	OCEAN VIEW HEIGHTS	\$ 699,000	1,731	6,579	\$ 403.81	2495 Trapp Ave	3	2	0	1945	66	\$ 660,000	\$ 381.28	4/30/2018
A10376996	Single	No	No	OCEAN VIEW HEIGHTS	\$ 679,000	1,744		\$ 389.33	2553 Trapp Ave	3	2	1	1989	156	\$ 650,000	\$ 372.71	6/19/2018
A10338005	Condo	No	No	Grove Isle	\$ 675,000	1,882		\$ 358.66	3 Grove Isle Dr Unit#C604	2	2	0	1981	280	\$ 645,000	\$ 342.72	9/11/2018
A10383574	Single	No	No	SILVER BLUFF BUS CEN	\$ 650,000	1,534	5,115	\$ 423.73	2458 Tequesta Ln	3	2	0	1940	55	\$ 639,000	\$ 416.56	3/29/2018
A10458493	Single	No	No	SILVER BLUFF EST SEC C	\$ 649,900	1,359	7,500	LAND SALE	2780 SW 22nd Ave	3	1	0	1947	162	\$ 630,000	LAND SALE	11/16/2018
A10501105	Single	No	No	SILVER BLUFF EST SEC C	\$ 680,000	1,086	6,250	\$ 626.15	2360 Tequesta Ln	2	1	0	1952	24	\$ 625,000	\$ 575.51	10/11/2018
A10305116	Condo	No	No	GROVE ISLE CONDO	\$ 649,000	1,882		\$ 344.85	3 Grove Isle Dr Unit#C1105	2	2	0	1981	180	\$ 617,500	\$ 328.11	1/4/2018
A10400400	Single	No	No	SILVER BLUFF EST SEC C	\$ 599,900	1,942	4,800	\$ 308.91	2211 Secoffee Ter	3	2	0	1980	184	\$ 580,000	\$ 298.66	6/14/2018
A10426441	Single	No	No	SILVER BLUFF EST SEC C	\$ 539,000	1,068	5,000	\$ 504.68	2751 Kirk St	2	1	0	1950	9	\$ 571,000	\$ 534.64	3/27/2018
A10443874	Condo	No	No	GROVE ISLE CONDO GROVE ISLE CONDO	\$ 579,000	1,882		\$ 307.65	3 Grove Isle Dr Unit#C504	2	2	0	1981	28	\$ 565,000	\$ 300.21	5/31/2018
A10277876	Single	No	No	NATOMA MANORS RE SUB	\$ 610,000	1,529	7,700	\$ 398.95	2515 SW 17th Ave	3	2	0	1947	179	\$ 555,000	\$ 362.98	2/23/2018
A10485937	Condo	No	No	GROVE ISLE CONDO GROVE ISLE CONDO	\$ 580,000	1,642		\$ 353.23	2 Grove Isle Dr Unit#B608	2	2	0	1980	62	\$ 540,000	\$ 328.87	9/14/2018
A10414023	Townhouse	No	No	RHODES AMD NEW BISC Rhodes amdne	\$ 549,900	1,600		\$ 343.69	2575 Tigertail Ave Unit#2575	2	2	0	1978	171	\$ 530,000	\$ 331.25	4/24/2018
A10373483	Single	No	No	RHODES AMD NEW BISC	\$ 549,900	1,600	2,170	\$ 343.69	2575 Tigertail	2	2	0	1978	115	\$ 530,000	\$ 331.25	4/24/2018
A10528861	Condo	No	No	GROVE ISLE CONDO GROVE ISLE	\$ 565,000	1,882		\$ 300.21	1 Grove Isle DR Unit#A707	2	2	0	1979	264	\$ 520,000	\$ 276.30	12/27/2018
A10142345	Condo	No	No	GROVE ISLE	\$ 580,000	1,642		\$ 353.23	2 Grove Isle Dr Unit#B508	2	2	0	1980	504	\$ 517,500	\$ 315.16	3/22/2018
A10295264	Condo	No	No	Grove Isle	\$ 569,000	1,882		\$ 302.34	3 Grove Isle Dr Unit#C304	2	2	0	1981	263	\$ 510,000	\$ 270.99	4/13/2018
A10388505	Single	No	No	W H SNIPES SUB	\$ 525,000	1,050	5,000	\$ 500.00	2907 SW 22nd Ave	2	1	0	1937	143	\$ 475,000	\$ 452.38	6/29/2018
A10338942	Single	No	No	SILVER BLUFF ESTATES SEC	\$ 550,000	1,393	5,000	\$ 394.83	2288 Tequesta Way	2	2	0	1938	143	\$ 470,000	\$ 337.40	2/28/2018
A10361232	Townhouse	No	No	TIGERS TRAPP CONDO Tigers Trapp Cor	\$ 425,000	1,200		\$ 354.17	2597 Trapp Ave Unit#1	2	2	0	1977	6	\$ 407,400	\$ 339.50	1/4/2018
A10478047	Single	No	No	SILVER BLUFF EST SEC C	\$ 390,000	2,141	3,750	\$ 182.16	2247 Tequesta Ln	3	3	0	1981	1	\$ 390,000	\$ 182.16	6/12/2018

2018 North Coconut Grove Real Estate Sales

A10370991	Condo	No	No	COCONUT GROVE APT CONDO Tigertail	\$ 325,000	943		\$ 344.64	2666 Tigertail Ave Unit#101	1	2	0	1973	137	\$ 320,000	\$ 339.34	9/21/2018
A10298260	Condo	No	No	Harbour Hill Club Condo	\$ 287,000	585		\$ 490.60	2539 S Bayshore Dr Unit#421AR	1	1	0	1966	138	\$ 270,000	\$ 461.54	1/2/2018
A10436695	Condo	No	No	SOUTH TWO SEVEN LOFTS CON SOUTH	\$ 249,000	653		\$ 381.32	3001 SW 27th Ave Unit#310	1	1	0	2008	134	\$ 243,000	\$ 372.13	9/7/2018
A10484785	Condo	No	No	GROVE PALMS II CONDO GROVE PALMS	\$ 250,000	634		\$ 394.32	3051 SW 27th Ave Unit#506	2	2	0	1997	66	\$ 240,000	\$ 378.55	9/4/2018
A10529220	Condo	No	No	GRAND PALAZZO CONDO GRAND PALA	\$ 219,000	708		\$ 309.32	3101 SW 27th Ave Unit#305	2	1	0	1963	166	\$ 215,000	\$ 303.67	10/31/2018
A10288075	Condo	No	No	GRAND PALAZZO	\$ 184,900	630		\$ 293.49	3101 SW 27th Ave Unit#303	1	1		1963	316	\$ 179,000	\$ 284.13	2/9/2018
A10473669	Condo	No	No	COCO PALM CONDO COCO PALM CON	\$ 182,000	507		\$ 358.97	3071 SW 27th Ave Unit#30	1	1	0	1964	62	\$ 161,000	\$ 317.55	8/22/2018
A10423483	Condo	No	No	GROVE PALMS II CONDO Grove Palms	\$ 144,900	371		\$ 390.57	3051 SW 27th Ave Unit#104	1	1	0	1997	70	\$ 140,000	\$ 377.36	6/19/2018
A10367988	Condo	No	No	DIXIE GROVE RESIDENCES CO Dixie grov	\$ 155,000	482		\$ 321.58	2630 SW 28th St #45	0	1	0	2004	73	\$ 140,000	\$ 290.46	2/22/2018

	LIST PRICE	LP\$/SqFt	DAYS ON MARKET	SALES PRICE	SP\$/SqFt	SALES PRICE %
AVERAGE	\$ 1,542,612	\$ 558.26	184	\$ 1,416,833	\$ 517.90	91.8% OF LIST
MEDIAN	\$ 1,130,000	\$ 482.13	154	\$ 1,050,000	\$ 451.15	92.9% OF LIST