

2018 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 |
|-----------|-----------|-----|-----|---------------------------|---------------|--------|-----------|-------------|-----------------------|------|-------|-----------|-------|----------------|---------------|-------------|--------------|
| A10387603 | Single | No | No | RECORD-BREAKING SALE | \$ 22,000,000 | 11,024 | 21,233 | \$ 1,995.65 | 3550 Matheson Ave | 5 | 5 | 7 | 2014 | 38 | \$ 19,750,000 | \$ 1,791.55 | 3/1/2018 |
| A10413607 | Single | No | No | FOUR WAY LODGE ESTS 2ND A | \$ 5,999,999 | 6,573 | 10,800 | \$ 912.83 | 3333 POINCIANA AVE | 4 | 5 | 1 | 1995 | 248 | \$ 5,770,000 | \$ 877.83 | 4/27/2018 |
| A10294930 | Single | No | No | THE MOORINGS | \$ 5,995,000 | 7,313 | 24,230 | \$ 819.77 | 3535 S Moorings Way | 6 | 7 | 1 | 1947 | 267 | \$ 5,200,000 | \$ 711.06 | 4/30/2018 |
| A10449007 | Single | No | No | | \$ 3,750,000 | 5,598 | 39,400 | \$ 669.88 | 4080 Douglas Rd | 4 | 4 | 2 | 2004 | 11 | \$ 3,659,275 | \$ 653.68 | 5/31/2018 |
| A10433981 | Single | No | No | THE JUSTISON & FRANTZ | \$ 3,700,000 | 5,456 | 18,200 | \$ 678.15 | 3551 St Gaudens Rd | 4 | 4 | 1 | 1940 | 7 | \$ 3,625,000 | \$ 664.41 | 4/23/2018 |
| A10379747 | Single | No | No | The Moorings | \$ 3,875,000 | 6,294 | 10,000 | \$ 615.67 | 3421 N Moorings Way | 5 | 5 | 1 | 2002 | 240 | \$ 3,225,000 | \$ 512.39 | 9/21/2018 |
| A10360351 | Single | No | No | CHERRY CROFT | \$ 3,250,000 | 5,753 | 14,750 | \$ 564.92 | 4050 Battersea Rd | 6 | 5 | 1 | 2006 | 272 | \$ 3,000,000 | \$ 521.47 | 9/19/2018 |
| A10499258 | Single | No | No | CANAL ESTATES | \$ 3,000,000 | 3,600 | 11,544 | \$ 833.33 | 3830 Carole Ct | 3 | 2 | 1 | 1979 | 87 | \$ 2,850,000 | \$ 791.67 | 10/18/2018 |
| A10339408 | Single | No | No | DENNIS SUB | \$ 3,100,000 | 5,308 | 14,012 | \$ 584.02 | 4160 La Playa Blvd | 6 | 6 | 2 | 2000 | 198 | \$ 2,800,000 | \$ 527.51 | 5/7/2018 |
| A10350108 | Single | No | No | DENNIS SUB | \$ 2,795,000 | 5,240 | 14,013 | \$ 533.40 | 4150 La Playa Blvd | 5 | 6 | 2 | 2001 | 218 | \$ 2,625,000 | \$ 500.95 | 6/18/2018 |
| A10377755 | Single | No | No | Battersea Woods | \$ 2,599,000 | 5,437 | 10,000 | \$ 478.02 | 4040 Battersea Road | 5 | 4 | 2 | 2017 | 145 | \$ 2,535,000 | \$ 466.25 | 8/20/2018 |
| A10405919 | Single | No | No | Battersea Woods | \$ 2,599,000 | 5,171 | 10,000 | \$ 502.61 | 4030 Battersea Rd | 5 | 5 | 2 | 2018 | 141 | \$ 2,535,000 | \$ 490.23 | 7/20/2018 |
| A10354460 | Single | No | No | The Moorings Resub | \$ 2,550,000 | 4,071 | 12,464 | \$ 626.38 | 3437 N Moorings Way | 4 | 5 | 1 | 1935 | 173 | \$ 2,525,000 | \$ 620.24 | 5/29/2018 |
| A10416881 | Single | No | No | COCONUT GROVE MANOR | \$ 2,595,000 | 3,518 | 33,948 | \$ 737.64 | 4360 Ingraham Hwy | 5 | 4 | 1 | 1935 | 116 | \$ 2,350,000 | \$ 667.99 | 8/14/2018 |
| A10384099 | Single | No | No | WOODRIDGE SUB | \$ 2,495,000 | 4,160 | 9,100 | \$ 599.76 | 4131 Woodridge Rd | 4 | 4 | 1 | 2008 | 48 | \$ 2,350,000 | \$ 564.90 | 3/12/2018 |
| A10395392 | Single | No | No | LEAFY WAY | \$ 2,325,000 | 3,186 | 25,800 | \$ 729.76 | 3938 Leafy Way | 3 | 4 | 1 | 1926 | 332 | \$ 2,285,000 | \$ 717.20 | 8/3/2018 |
| A10107506 | Single | No | No | Entrada | \$ 2,300,000 | 4,808 | 15,500 | \$ 478.37 | 3648 Matheson Ave | 6 | 5 | 1 | 1928 | 656 | \$ 2,200,000 | \$ 457.57 | 6/25/2018 |
| A10461915 | Single | No | No | Entrada Estates | \$ 2,649,000 | 4,532 | 12,488 | \$ 584.51 | 3695 STEWART AVENUE | 5 | 4 | 1 | 1988 | 135 | \$ 2,150,000 | \$ 474.40 | 10/29/2018 |
| A10442139 | Single | No | No | CAMNER GABLES 2ND ADDN | \$ 2,300,000 | 3,718 | 9,314 | \$ 618.61 | 4223 Braganza Ave | 5 | 6 | 1 | 2016 | 102 | \$ 2,150,000 | \$ 578.27 | 10/3/2018 |
| A10571799 | Single | No | No | UTOPIA | \$ 2,200,000 | 4,044 | 8,200 | \$ 544.02 | 4047 Ensenada Ave | 5 | 5 | 1 | 2006 | 1 | \$ 2,125,000 | \$ 525.47 | 11/15/2018 |
| A10232111 | Single | No | No | UTOPIA | \$ 2,250,000 | 3,811 | 6,150 | \$ 590.40 | 4048 Malaga St | 4 | 3 | 1 | 2015 | 329 | \$ 2,125,000 | \$ 557.60 | 2/26/2018 |
| A10088765 | Single | No | No | LENNOX PARK | \$ 2,140,000 | 5,437 | 12,320 | \$ 393.60 | 3990 HARDIE AV | 6 | 6 | 1 | 2003 | 584 | \$ 2,065,000 | \$ 379.81 | 2/14/2018 |
| A10431181 | Single | No | No | Degarmo Estates | \$ 2,300,000 | 4,670 | 11,378 | \$ 492.51 | 3720 De Garmo Ln | 4 | 4 | 1 | 2001 | 505 | \$ 2,060,000 | \$ 441.11 | 3/5/2018 |
| A10328238 | Single | No | No | WOODRIDGE SUB | \$ 2,249,000 | 4,690 | 9,380 | \$ 479.53 | 4051 Woodridge Rd | 6 | 6 | 1 | 2008 | 183 | \$ 2,000,000 | \$ 426.44 | 6/26/2018 |
| A10402795 | Single | No | No | Utopia | \$ 2,189,000 | 4,009 | 5,800 | \$ 546.02 | 4049 Ventura Ave | 4 | 4 | 1 | 2017 | 528 | \$ 2,000,000 | \$ 498.88 | 4/30/2018 |
| A10446123 | Single | No | No | AMD PL OF BONITA PARK | \$ 2,200,000 | 3,842 | 7,797 | \$ 572.62 | 4074 Bonita Ave | 5 | 5 | 1 | 2008 | 128 | \$ 1,983,000 | \$ 516.14 | 5/1/2018 |
| A10532907 | Single | No | No | ELEDA | \$ 2,095,000 | 3,692 | 6,500 | \$ 567.44 | 4150 Hardie Ave | 5 | 4 | 0 | 2013 | 484 | \$ 1,950,000 | \$ 528.17 | 12/20/2018 |
| R10449101 | Single | No | No | FOUR WAY LODGE ESTATES | \$ 1,875,000 | 3,514 | 13,740 | \$ 533.58 | 3480 Poinciana Avenue | 4 | 4 | 0 | 1956 | 92 | \$ 1,825,000 | \$ 519.35 | 11/15/2018 |
| A10498670 | Single | No | No | FOUR WAY LODGE ESTATES 1 | \$ 1,875,000 | 3,513 | 13,740 | \$ 533.73 | 3480 Poinciana Ave | 4 | 4 | 0 | 1956 | 120 | \$ 1,825,000 | \$ 519.50 | 11/14/2018 |
| A10346064 | Single | No | No | 2ND AMD MAP OF KENTFIELD | \$ 1,999,500 | 3,944 | 14,000 | \$ 506.97 | 3834 Kent Ct | 6 | 4 | 0 | 1951 | 162 | \$ 1,740,000 | \$ 441.18 | 5/9/2018 |
| A10483169 | Single | No | No | J W Ewans Sub | \$ 2,080,000 | 3,430 | 24,840 | \$ 606.41 | 3962 Park Ave | 4 | 4 | 0 | 1937 | 30 | \$ 1,700,000 | \$ 495.63 | 9/6/2018 |
| A10461346 | Single | No | No | YE LITTLE WOODS 1ST ADDN | \$ 1,799,000 | 3,538 | 14,585 | \$ 508.48 | 3860 Wood Ave | 5 | 5 | 0 | 1938 | 182 | \$ 1,660,000 | \$ 469.19 | 12/14/2018 |
| A10390299 | Single | No | No | EAST UTOPIA | \$ 1,750,000 | 2,655 | 17,700 | \$ 659.13 | 3910 Utopia Ct | 4 | 4 | 0 | 1937 | 70 | \$ 1,600,000 | \$ 602.64 | 4/30/2018 |
| A10402859 | Single | No | No | Bay Homes Sub | \$ 1,690,000 | 3,837 | 5,000 | \$ 440.45 | 3525 N Bay Homes Dr | 5 | 5 | 2 | 1992 | 259 | \$ 1,540,000 | \$ 401.36 | 5/16/2018 |
| A10502890 | Single | No | No | EWANTON HEIGHTS A | \$ 1,499,000 | 3,522 | 9,600 | \$ 425.61 | 3614 Bayview Rd | 5 | 3 | 1 | 1924 | 259 | \$ 1,480,000 | \$ 420.22 | 9/14/2018 |
| A10425923 | Single | No | No | PINECREST MANOR 1ST ADDN | \$ 1,595,000 | 3,078 | 10,500 | \$ 518.19 | 3625 Battersea Rd | 5 | 3 | 1 | 1961 | 76 | \$ 1,475,000 | \$ 479.21 | 7/19/2018 |
| A10492346 | Single | No | No | LEAFY WAY | \$ 1,499,000 | 3,997 | 11,625 | \$ 375.03 | 3900 S Douglas Rd | 5 | 4 | 1 | 1988 | 384 | \$ 1,430,000 | \$ 357.77 | 10/15/2018 |
| A10364372 | Single | No | No | 3RD AMD COCONUT GR PK | \$ 1,499,000 | 2,732 | 8,190 | \$ 548.68 | 3630 Bougainvillea Rd | 3 | 3 | 0 | 1925 | 181 | \$ 1,400,000 | \$ 512.45 | 4/25/2018 |
| A10259262 | Single | No | No | FOUR WAY LODGES ESTATES 3 | \$ 1,650,000 | 4,021 | 17,447 | \$ 410.35 | 3430 Poinciana Ave | 5 | 4 | 0 | 1977 | 171 | \$ 1,358,000 | \$ 337.73 | 4/13/2018 |
| A10319867 | Single | No | No | Ye Little Wood | \$ 1,499,000 | 1,273 | 21,600 | LAND SALE | 3778 Pine Ave | 2 | 2 | 0 | 1936 | 208 | \$ 1,340,000 | LAND SALE | 3/20/2018 |
| A10299261 | Single | No | No | EAST UTOPIA | \$ 1,498,888 | 3,896 | 7,800 | \$ 384.72 | 3782 El Prado Blvd | 3 | 3 | 1 | 1992 | 391 | \$ 1,320,000 | \$ 338.81 | 8/10/2018 |
| A10492121 | Single | No | No | LENNOX PARK | \$ 1,375,000 | 3,222 | 13,125 | \$ 592.16 | 4243 Lennox Dr | 3 | 2 | 1 | 1949 | 1 | \$ 1,312,500 | \$ 565.25 | 6/21/2018 |
| A10406020 | Single | No | No | UTOPIA | \$ 1,399,000 | 2,355 | 6,500 | \$ 594.06 | 4080 Ventura Ave | 4 | 3 | 1 | 1924 | 50 | \$ 1,300,000 | \$ 552.02 | 5/1/2018 |
| A10532973 | Single | No | No | Braganza Park | \$ 1,300,000 | 3,409 | 11,632 | \$ 381.34 | 3893 Park Av | 3 | 3 | 0 | 1968 | 58 | \$ 1,250,000 | \$ 366.68 | 12/10/2018 |
| A10406624 | Single | No | No | UTOPIA | \$ 1,250,000 | 3,448 | 6,000 | \$ 362.53 | 4180 Poinciana Ave | 4 | 3 | 1 | 1993 | 88 | \$ 1,225,000 | \$ 355.28 | 6/15/2018 |
| A10296666 | Single | No | No | CAMNER GABLES 2ND ADDN | \$ 1,297,000 | 2,556 | 6,540 | \$ 507.43 | 4040 Matheson Ave | 4 | 3 | 0 | 2007 | 226 | \$ 1,200,000 | \$ 469.48 | 3/1/2018 |
| A10280799 | Single | No | No | DABNEYS AND DYLANs | \$ 1,265,000 | 3,040 | 11,589 | \$ 416.12 | 3540 N Bay Homes Dr | 5 | 3 | 0 | 1925 | 203 | \$ 1,125,000 | \$ 370.07 | 2/28/2018 |
| A10529060 | Single | No | No | UTOPIA | \$ 1,200,000 | 2,958 | 5,800 | \$ 405.68 | 4181 EL PRADO BLVD | 3 | 2 | 1 | 1989 | 8 | \$ 1,105,000 | \$ 373.56 | 10/19/2018 |
| A10419114 | Single | No | No | PINECREST MANOR | \$ 1,139,000 | 2,636 | 9,311 | \$ 432.09 | 3700 Battersea Rd | 4 | 2 | 0 | 1959 | 90 | \$ 1,100,000 | \$ 417.30 | 5/30/2018 |
| A10401166 | Single | No | No | PINECREST MANOR | \$ 1,150,000 | 3,010 | 8,967 | \$ 382.06 | 3860 Stewart Ave | 4 | 3 | 1 | 1954 | 116 | \$ 1,025,000 | \$ 340.53 | 5/31/2018 |
| A10446452 | Single | No | No | Utopia | \$ 1,099,000 | 2,041 | 5,750 | \$ 538.46 | 4181 Pamona Ave | 4 | 3 | 1 | 1988 | 35 | \$ 1,025,000 | \$ 502.20 | 5/31/2018 |
| A10244295 | Single | No | No | Leafy Way | \$ 1,299,000 | 2,294 | 8,560 | \$ 566.26 | 3970 Leafy Way | 3 | 2 | 1 | 1959 | 227 | \$ 975,000 | \$ 425.02 | 2/5/2018 |
| A10416704 | Single | No | No | BAY HOMES SUB DB 338-23 | \$ 997,000 | 2,227 | 9,700 | \$ 447.69 | 3685 N Bay Homes Dr | 3 | 2 | 1 | 1960 | 68 | \$ 920,530 | \$ 413.35 | 6/20/2018 |
| A10492655 | Single | No | No | THE TRIANGLE | \$ 1,199,000 | 2,046 | 7,160 | \$ 586.02 | 3927 S Douglas Rd | 3 | 3 | 0 | 1923 | 67 | \$ 913,000 | \$ 446.24 | 10/2/2018 |
| A10503171 | Single | No | No | EAST UTOPIA | \$ 895,000 | 1,648 | 11,026 | \$ 543.08 | 3834 El Prado Blvd | 3 | 2 | 0 | 1935 | 4 | \$ 895,000 | \$ 543.08 | 8/10/2018 |
| A10353361 | Single | No | No | UTOPIA | \$ 890,000 | 3,051 | 6,000 | \$ 291.71 | 4011 Malaga Ave | 3 | 3 | 0 | 1953 | 448 | \$ 880,000 | \$ 288.43 | 3/5/2018 |
| A10291193 | Single | No | No | UTOPIA | \$ 899,000 | 2,134 | 5,550 | \$ 421.27 | 4128 Pamona Ave | 3 | 2 | 0 | 1969 | 218 | \$ 830,000 | \$ 388.94 | 2/28/2018 |
| A10388414 | Single | No | No | UTOPIA SUB | \$ 895,000 | 2,312 | 6,050 | \$ 387.11 | 4031 EL Prado Blvd | 3 | 2 | 1 | 1942 | 124 | \$ 827,500 | \$ 357.92 | 5/17/2018 |

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|-----------|--------|----|----|------------------------|------------|-------|-------|-----------|---------------------|---|---|---|------|-----|------------|-----------|-----------|
| A10418175 | Single | No | No | WOODRIDGE SUB | \$ 875,000 | 1,739 | 9,380 | \$ 503.16 | 4031 Woodridge Rd | 3 | 2 | 0 | 1947 | 209 | \$ 810,000 | \$ 465.78 | 3/23/2018 |
| A10342097 | Single | No | No | CAMNER GABLES 2ND ADDN | \$ 850,000 | 2,106 | 6,037 | \$ 403.61 | 4217 Anne Ct | 4 | 3 | 0 | 1950 | 209 | \$ 805,000 | \$ 382.24 | 6/4/2018 |
| A10370775 | Single | No | No | A J Daino Resub | \$ 875,000 | 1,539 | 6,879 | \$ 568.55 | 4067 Park Ave | 3 | 2 | | 1937 | 90 | \$ 805,000 | \$ 523.07 | 4/17/2018 |
| A10517782 | Single | No | No | Utopia | \$ 849,000 | 1,672 | 6,600 | \$ 507.78 | 4150 Ventura Avenue | 3 | 3 | 0 | 1945 | 71 | \$ 800,000 | \$ 478.47 | 12/7/2018 |
| A10397781 | Single | No | No | ELEDA | \$ 875,000 | 1,637 | 6,500 | \$ 534.51 | 4071 Barbarossa Ave | 3 | 2 | 0 | 1945 | 22 | \$ 800,000 | \$ 488.70 | 3/27/2018 |
| A10357876 | Single | No | No | PINECREST MANOR | \$ 775,000 | 1,655 | 7,900 | \$ 468.28 | 3921 Battersea Rd | 3 | 2 | 0 | 1962 | 78 | \$ 760,000 | \$ 459.21 | 2/20/2018 |
| A10362800 | Single | No | No | AMD PL OF BONITA PARK | \$ 789,000 | 1,534 | 8,475 | \$ 514.34 | 4150 Bonita Ave | 3 | 2 | 0 | 1949 | 100 | \$ 725,000 | \$ 472.62 | 4/2/2018 |
| A10500331 | Single | No | No | PINECREST MANOR | \$ 729,000 | 1,658 | 6,967 | \$ 439.69 | 3731 Battersea Road | 2 | 2 | 0 | 1956 | 41 | \$ 675,000 | \$ 407.12 | 8/30/2018 |
| A10359136 | Single | No | No | UTOPIA | \$ 619,900 | 1,400 | 6,350 | \$ 442.79 | 4131 Ventura Ave | 3 | 2 | 0 | 1952 | 256 | \$ 540,000 | \$ 385.71 | 8/17/2018 |

| | LIST PRICE | LP\$/SqFt | DAYS ON MARKET | SALES PRICE | SP\$/SqFt | SALES PRICE % |
|---------|--------------|-----------|----------------|--------------|-----------|---------------|
| AVERAGE | \$ 2,210,348 | \$ 552.10 | 177 | \$ 2,033,042 | \$ 509.04 | 92.0% OF LIST |
| MEDIAN | \$ 1,690,000 | \$ 533.49 | 141 | \$ 1,540,000 | \$ 478.84 | 91.1% OF LIST |