

## 2018 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
A10417617	Single	No	No	COCO GVE PK 2 AMD	\$ 4,750,000	5,746	10,500	\$ 826.66	3525 Royal Palm Ave	7	8	1	2017	232	\$ 4,250,000	\$ 739.65	2/12/2018
A10405089	Single	No	No	BALDWIN BLUFF	\$ 3,995,000	6,996	49,210	\$ 571.04	3737 Kent Rd	5	4	2	1912	43	\$ 3,577,000	\$ 511.29	6/5/2018
A10535985	Single	No	No	COCO GVE PK 2 AMD	\$ 2,100,000	4,194	7,000	\$ 500.72	3636 Hibiscus St	4	4	1	2002	92	\$ 1,920,000	\$ 457.80	12/28/2018
A10404136	Single	No	No	COCO GROVE	\$ 1,799,500	3,124	10,000	\$ 576.02	3855 Poinciana Ave	3	4	0	2012	108	\$ 1,762,500	\$ 564.18	7/25/2018
A10489808	Single	No	No	COCO GVE PK 2 AMD	\$ 1,599,000	3,000	7,000	\$ 533.00	3564 Avocado Ave	4	4	0	1936	21	\$ 1,526,300	\$ 508.77	8/10/2018
A10358228	Single	No	No	KENTWOOD	\$ 1,495,000	3,173	7,975	\$ 471.16	3609 Solana Rd	3	3	1	1939	221	\$ 1,475,000	\$ 464.86	7/27/2018
A10495011	Single	No	No	POMONA	\$ 1,499,000	1,972	21,450	\$ 760.14	3900 Loquat Ave	3	3	0	1920	27	\$ 1,400,000	\$ 709.94	8/22/2018
A10394178	Single	No	No	Coconut Grove Park Amd 02	\$ 1,399,000	2,478	14,000	\$ 564.57	3670 Palmetto Ave	3	3	0	1968	205	\$ 1,330,000	\$ 536.72	5/16/2018
A10409461	Single	No	No	POMONA	\$ 1,380,000	3,308	7,279	\$ 417.17	3990 Kumquat Ave	4	3	1	1925	261	\$ 1,300,000	\$ 392.99	12/3/2018
A10351878	Single	No	No	IRVINGTON	\$ 1,299,000	2,614	7,500	\$ 496.94	3855 Irvington Ave	4	4	0	1988	150	\$ 1,250,000	\$ 478.19	4/30/2018
A10384100	Single	No	No	IRVINGTON	\$ 1,299,000	3,472	6,850	\$ 374.14	3740 Irvington Ave	4	4	0	2007	117	\$ 1,250,000	\$ 360.02	6/8/2018
A10531787	Single	No	No	PEARL PROPERTY	\$ 1,299,000	2,573	7,500	\$ 504.86	3730 Solana Rd	4	2	1	1958	28	\$ 1,200,000	\$ 466.38	11/16/2018
A10488465	Single	No	No	Coconut Grove Park Amd 02	\$ 1,095,000	2,337	7,000	\$ 468.55	3638 Palmetto Av	3	2	1	1988	7	\$ 1,085,000	\$ 464.27	8/30/2018
A10395291	Single	No	No	COCO GVE PK 2 AMD	\$ 1,149,000	2,090	7,000	\$ 549.76	3537 Palmetto Ave	3	2	0	1921	27	\$ 1,050,000	\$ 502.39	4/2/2018
A10477884	Townhouse	No	No	PALMHURST 3072-3074 INDIANA	\$ 1,095,000	2,613		\$ 419.06	3072 Indiana St Unit#3072	4	4	0	2018	16	\$ 1,035,000	\$ 396.10	7/31/2018
A10373657	Single	No	No	COCO GROVE	\$ 1,050,000	2,346	7,800	\$ 447.57	3830 Crawford Ave	3	3	0	1953	16	\$ 1,025,000	\$ 436.91	1/16/2018
A10402578	Townhouse	No	No	palmhurst 3072-3074 INDIANA ST	\$ 1,095,000	2,613		\$ 419.06	3074 Indiana Unit#3074	4	4		2018	56	\$ 1,020,000	\$ 390.36	5/4/2018
A10360501	Townhouse	No	No	Grove Sky	\$ 949,000	3,342		\$ 283.96	3053 Ohio ST Unit#1	4	4		2017	1	\$ 930,000	\$ 278.28	6/29/2018
A10332069	Single	No	No	IRVINGTON	\$ 999,000	1,613	15,000	\$ 619.34	3656 S Douglas Rd	3	1	0	1948	164	\$ 900,000	\$ 557.97	3/1/2018
A10425853	Single	No	No	COCO GVE PK 2 AMD	\$ 899,000	2,021	10,500	\$ 444.83	3595 Loquat Ave	3	2	0	1955	13	\$ 878,000	\$ 434.44	4/3/2018
A10479328	Townhouse	No	No	PALM HURST PALM HURST	\$ 879,000	2,324		\$ 378.23	3186 Elizabeth St	3	3	1	2018	54	\$ 860,000	\$ 370.05	11/9/2018
A10485851	Condo	No	No	BOHEMIAN GROVE CONDO	\$ 839,000	2,590		\$ 323.94	3096 Indiana St Unit#3096	3	3	1	2007	172	\$ 820,000	\$ 316.60	10/10/2018
A10465152	Condo	No	No	Day Avenue	\$ 915,000	2,104		\$ 434.89	3379 Day Ave Unit#3379	3	3	0	2014	28	\$ 800,000	\$ 380.23	7/9/2018
A10482374	Townhouse	No	No	Coconut Grove	\$ 839,000	2,014		\$ 416.58	3375 Day Ave Unit#3375	3	3	0	2014	120	\$ 800,000	\$ 397.22	11/27/2018
A10367884	Townhouse	No	No	3373-75 DAY AVE	\$ 799,000	2,014		\$ 396.72	3373 Day Ave Unit#3373	3	3	0	2014	74	\$ 800,000	\$ 397.22	2/28/2018
A10369755	Townhouse	No	No	URBAN VILLAS AT THE GROVE	\$ 810,000	2,522		\$ 321.17	3409 Day Ave Unit#3409	3	2	1	2014	35	\$ 790,000	\$ 313.24	1/30/2018
A10443448	Townhouse	No	No	Lux at the Grove	\$ 779,000	2,273		\$ 342.72	3067 Carter St	3	2	1	2018	148	\$ 779,000	\$ 342.72	8/31/2018
A10382733	Single	No	No	Sunshine Vista	\$ 799,000	1,253	8,400	\$ 637.67	4161 Poinciana	2	1		1952	75	\$ 750,000	\$ 598.56	2/28/2018
A10484508	Single	No	No	IRVINGTON	\$ 799,000	1,473	7,500	\$ 542.43	3843 Irvington Ave	2	2	0	1950	19	\$ 725,000	\$ 492.19	7/31/2018
A10439855	Townhouse	No	No	GROVE ENCLAVE CONDO	\$ 778,000	2,350		\$ 331.06	3036 Mc Donald Street #4	3	2	1	2006	60	\$ 715,000	\$ 304.26	6/15/2018
A10391453	Single	No	No	FROW HOMESTEAD	\$ 789,000	1,924	5,000	\$ 410.08	3222 Percival Ave	3	3	0	2003	81	\$ 700,000	\$ 363.83	4/20/2018
A10448849	Townhouse	No	No	NEW INDIANA CONDO	\$ 699,000	2,160		\$ 323.61	3166 Indiana Street	3	2	1	2005	50	\$ 690,000	\$ 319.44	7/13/2018
A10305661	Townhouse	No	No	-	\$ 729,000	2,342		\$ 311.27	3110 Hibiscus St Unit#3110	3	2	1	2017	492	\$ 680,000	\$ 290.35	4/24/2018
A10441714	Single	No	No	KENTWOOD	\$ 715,000	1,648	7,975	LAND SALE	3615 Solana Rd	2	2	0	1966	35	\$ 675,000	LAND SALE	7/5/2018
A10187182	Single	No	No	Frow Homestead	\$ 687,500	2,281	5,000	\$ 301.40	3561 Charles Ave	4	3		2017	514	\$ 650,000	\$ 284.96	3/30/2018
A10414746	Condo	No	No	ENCHANTED GROVE VILLAS	\$ 675,000	2,291		\$ 294.63	3107 Hibiscus St Unit#3107	3	2	1	2011	84	\$ 647,500	\$ 282.63	7/2/2018
A10557602	Townhouse	No	No	ENCHANTED GROVE VILLAS	\$ 650,000	2,291		\$ 283.72	3117 Hibiscus St Unit#3117	3	2	1	2012	166	\$ 630,000	\$ 274.99	12/14/2018
A10187512	Townhouse	No	No	3480 DAY AVE	\$ 629,000	2,600		\$ 241.92	3480 Day Ave Unit#3480	4	3		2017	620	\$ 629,000	\$ 241.92	8/31/2018
A10561340	Townhouse	No	No	New York Condo	\$ 675,000	2,242		\$ 301.07	3186 New York St Unit#3186	3	2	1	2008	13	\$ 625,000	\$ 278.77	11/28/2018
A10522935	Townhouse	No	No	Day Ave & Hibiscus Condo	\$ 635,000	1,790		\$ 354.75	3501 Day Ave Unit#3501	3	2	1	2018	145	\$ 615,000	\$ 343.58	10/19/2018
A10522897	Townhouse	No	No	Day Ave & Hibiscus Condo	\$ 625,000	1,790		\$ 349.16	3503 Day Ave Unit#3503	3	2	1	2018	204	\$ 610,000	\$ 340.78	12/27/2018
R10402675	Townhouse	No	No	GROVE ENCLAVE CONDO	\$ 680,000	2,350		\$ 289.36	3041 Indiana Street	3	2	1	2006	89	\$ 610,000	\$ 259.57	7/18/2018
A10463091	Single	No	No	IRVINGTON SUB	\$ 599,000	1,084	6,880	LAND SALE	4001 IRVINGTON AVE	2	2		1937	34	\$ 599,000	LAND SALE	7/13/2018
A10252070	Single	No	No	COCO GROVE	\$ 675,000	936	7,800	LAND SALE	3860 Crawford Ave	2	1	0	1950	95	\$ 592,500	LAND SALE	3/16/2018
A10356641	Townhouse	No	No	CARTERS ADDN TO C GR Hibiscus	\$ 599,000	1,850		\$ 323.78	3150 Hibiscus St Unit#3150	3	2	1	2017	309	\$ 575,000	\$ 310.81	10/25/2018
A10272785	Townhouse	No	No	3211 Day Ave Condo	\$ 585,000	1,840		\$ 317.93	3211 Day Ave Unit#3211	3	2	1	2006	160	\$ 575,000	\$ 312.50	1/22/2018
A10299339	Single	No	No	DE HEDOUVILLES SUB	\$ 600,000	1,871	6,200	\$ 320.68	3249 William Ave	4	3	0	2009	166	\$ 570,000	\$ 304.65	1/22/2018
A10396824	Single	No	No	PEAIRS ESTS	\$ 550,000	1,052	5,449	\$ 522.81	3994 Kumquat Ave	2	2	0	1950	212	\$ 540,000	\$ 513.31	9/21/2018
A10429997	Townhouse	No	No	INDIANA GROVE CONDO	\$ 535,000	1,290		\$ 414.73	3046 Indiana Street Unit#A	2	2	1	1991	7	\$ 535,000	\$ 414.73	6/1/2018
A10465467	Townhouse	Yes	No	3167 INDIANA STREET CONDO	\$ 620,000	2,266		\$ 273.61	3169 Indiana St Unit#3169	3	2	1	2007	21	\$ 521,850	\$ 230.30	6/21/2018
A10351112	Single	No	No	DE HEDOUVILLES SUB	\$ 550,000	1,259	4,900	\$ 436.85	3271 Thomas Ave	3	2	0	1951	99	\$ 515,000	\$ 409.05	3/5/2018
A10377439	Single	No	No	DOUGLAS CIRCLE	\$ 545,000	1,026	7,618	LAND SALE	3835 Kumquat Ave	2	2	0	1968	31	\$ 510,000	LAND SALE	3/19/2018
A10366883	Townhouse	No	No	SAINT HUGH OAKS VILLAGE	\$ 560,000	1,460		\$ 383.56	3609 S Douglas Rd Unit#5	3	3		1994	109	\$ 500,000	\$ 342.47	3/29/2018
A10405632	Townhouse	No	No	GROVE VILLAS CONDO	\$ 500,000	1,711		\$ 292.23	3204 Bird Ave Unit#108	3	2	2	2006	14	\$ 483,500	\$ 282.58	3/8/2018
A10512160	Single	No	No	DOUGLAS CIRCLE	\$ 495,000	1,145	5,041	\$ 432.31	3701 Loquat Ave	3	2	0	1954	286	\$ 475,000	\$ 414.85	10/24/2018
A10521415	Single	No	No	FROW HOMESTEAD	\$ 499,000	1,134	5,000	\$ 440.04	3300 Charles Ave	3	2	0	1959	15	\$ 460,000	\$ 405.64	10/11/2018
A10418861	Single	No	No	SAINT HUGH OAKS VILLAGE C	\$ 440,000	1,460		\$ 301.37	3660 Franklin Ave	3	3	0	1994	40	\$ 440,000	\$ 301.37	4/23/2018
A10424772	Single	No	No	FROW HOMESTEAD	\$ 449,000	1,378	5,000	\$ 325.83	3637 Charles Ave	4	2	0	1957	44	\$ 427,000	\$ 309.87	5/18/2018

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A10407410	Single	No	No	FROW HOMESTEAD	\$ 449,000	840	5,750	\$ 534.52	3410 William Ave	3	1	0	1960	37	\$ 417,500	\$ 497.02	4/20/2018
A10355046	Condo	No	No	GROVE GARDEN RESIDENCES	\$ 429,000	983		\$ 436.42	3540 Main Hwy Unit#PH03	1	2	0	2006	111	\$ 415,000	\$ 422.18	3/1/2018
A10407697	Condo	No	No	THE GATES AT THE GROVE	\$ 420,000	1,225		\$ 342.86	3299 Bird Ave Unit#9	2	2	1	2005	5	\$ 414,000	\$ 337.96	4/9/2018
A10419229	Townhouse	No	No	Grove Villas Condo	\$ 440,000	1,380		\$ 318.84	3074 Mc Donald Unit#B	2	2	1	1980	183	\$ 410,000	\$ 297.10	9/25/2018
A10402469	Single	Yes	No	CARTERS ADDN TO C GR	\$ 399,900	936	5,400	\$ 427.24	3154 Carter St	3	1	0	1953	9	\$ 395,000	\$ 422.01	2/23/2018
A10399779	Single	No	No	FROW HOMESTEAD	\$ 450,000	2,232		\$ 201.61	3601 Oak Ave	8	4		1939	70	\$ 375,000	\$ 168.01	7/27/2018
A10531658	Single	No	No	CARTERS ADDN TO C GR	\$ 365,000	936	5,400	LAND SALE	3119 Plaza St	3	1	0	1953	113	\$ 350,000	LAND SALE	11/21/2018
A10506924	Single	No	No	Frow Homestead	\$ 350,000	910	4,500	LAND SALE	3310 Elizabeth St	2	2	0	1927	48	\$ 350,000	LAND SALE	12/5/2018
A10413522	Single	No	No	FROW HOMESTEAD	\$ 350,000	1,075	5,000	\$ 325.58	3630 Percival Ave	3	2	0	1965	31	\$ 342,500	\$ 318.60	5/25/2018
A10387097	Single	No	No	FROW HOMESTEAD	\$ 374,000	1,176	5,000	\$ 318.03	3411 Florida Ave	3	1	0	1973	33	\$ 335,000	\$ 284.86	1/31/2018
A10436683	Townhouse	No	No	COCO IBIZA VILLAS CONDO	\$ 342,000	1,050		\$ 325.71	3356 Bird Ave Unit#11	2	2	1	1995	85	\$ 333,000	\$ 317.14	7/20/2018
A10372556	Single	No	No	FROW HOMESTEAD	\$ 350,000	910	4,500	LAND SALE	3310 Elizabeth St	2	2	0	1927	60	\$ 325,000	LAND SALE	3/5/2018
A10508695	Single	No	No	FROW HOMESTEAD	\$ 310,000	1,241	5,000	LAND SALE	3441 Florida Ave	3	1	0	1955	32	\$ 325,000	LAND SALE	10/10/2018
A10419055	Single	No	No	MACFARLANE HOMESTEAD	\$ 340,000	1,165	5,000	LAND SALE	3710 Frow Ave	3	1	1	1947	30	\$ 315,000	LAND SALE	6/21/2018
A10440853	Condo	No	No	Grove Paradise Condo	\$ 310,000	876		\$ 353.88	3220 W Trade Unit#III-2	2	2	1	1981	6	\$ 305,000	\$ 348.17	6/18/2018
A10441386	Condo	No	No	COCOSTYLE @ 3250 GRAND Ave	\$ 287,500	999		\$ 287.79	3250 Grand Ave Unit#406	1	2	0	2006	67	\$ 280,000	\$ 280.28	7/20/2018
A10232472	Condo	No	No	Grove Paradise	\$ 270,000	912		\$ 296.05	3227 Bird Ave Unit#IV4	2	2		1981	304	\$ 270,000	\$ 296.05	5/1/2018
A10519762	Single	No	No	KINGSWAY	\$ 259,000	821	6,000	LAND SALE	3750 Charles Ter	2	1	0	1950	224	\$ 239,000	LAND SALE	11/28/2018
A10252230	Single	No	No	MACFARLANE HOMESTEAD	\$ 229,900	998	5,000	LAND SALE	3768 Frow Ave	2	1	0	1969	322	\$ 225,000	LAND SALE	3/26/2018
A10388242	Single	No	No	FROW HOMESTEAD	\$ 229,000	836	5,000	LAND SALE	3616 Thomas Ave	2	1	0	1923	27	\$ 220,000	LAND SALE	9/21/2018
A10421164	Condo	No	No	THOMAS GROVE CONDOMINIUM	\$ 95,000	466		\$ 203.86	3615 Thomas Ave Unit#8	1	1		1953	26	\$ 90,000	\$ 193.13	5/17/2018

	LIST PRICE	LP\$/SqFt	DAYS ON MARKET	SALES PRICE	SP\$/SqFt	SALES PRICE %
AVERAGE	\$ 816,700	\$ 402.88	108	\$ 769,799	\$ 381.78	94.3% OF LIST
MEDIAN	\$ 650,000	\$ 378.23	67	\$ 615,000	\$ 360.02	94.7% OF LIST