





## 2019 CENTER Coconut Grove Real Estate Sales

MLS #	PROP TYPE	REO	SS	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
A10476015	Condo	No	No	THE MUTINY CONDO The Mutiny Hotel	\$ 306,000	680		\$ 450.00	2951 S Bayshore Dr Unit#407	1	1	0	1998	245	\$ 289,000	\$ 425.00	4/5/2019
A10291774	Condo	No	No	Commodore Centre	\$ 279,000	716		\$ 389.66	3162 Commodore Plz Unit#4A/401	1	1	0	1985	820	\$ 279,000	\$ 389.66	9/10/2019
A10292490	Condo	No	No	Commodore Centre	\$ 279,000	716		\$ 389.66	3162 Commodore Plz Unit#4E/405	1	1	0	1985	819	\$ 279,000	\$ 389.66	9/10/2019
A10686467	Condo	No	No	GROVE SQUARE CONDO Grove Square	\$ 290,000	691		\$ 419.68	2801 FLORIDA AVE Unit#231	2	1	1	1987	25	\$ 276,500	\$ 400.14	7/31/2019
A10722236	Condo	No	No	THE MUTINY CONDO The Mutiny Condo	\$ 289,000	860		\$ 336.05	2951 S Bayshore Dr Unit#217	1	1	0	1998	31	\$ 275,000	\$ 319.77	10/11/2019
A10625045	Condo	No	No	LOFTS AT MAYFAIR CONDO Lofts at Mayfair	\$ 290,000	790		\$ 367.09	3339 Virginia St Unit#407	1	1	0	2007	56	\$ 270,000	\$ 341.77	5/21/2019
A10499774	Condo	No	No	THE MUTINY CONDO The Mutiny Hotel	\$ 299,000	810		\$ 369.14	2951 S Bayshore Dr Unit#514	1	1	0	1998	305	\$ 257,675	\$ 318.12	6/24/2019
A10609287	Condo	No	No	GROVELOFT CONDO Grove Loft	\$ 268,000	681		\$ 393.54	3062 Bird Ave Unit#D4	1	1	1	2006	223	\$ 255,000	\$ 374.45	10/21/2019
A10533242	Condo	No	No	TIGERTAIL BAY CONDO Tigertail Bay	\$ 275,000	699		\$ 393.42	2715 Tigertail Ave Unit#204	2	1	0	1974	158	\$ 250,000	\$ 357.65	3/7/2019
A10529570	Condo	No	No	LOFTS AT MAYFAIR CONDO Lofts at Mayfair	\$ 267,000	790		\$ 337.97	3339 Virginia St Unit#311	1	1	1	2007	437	\$ 250,000	\$ 316.46	7/25/2019
A10750315	Condo	No	No	COURTYARDS OF THE GROVE C COURTYARDS OF THE GROVE	\$ 259,000	879		\$ 294.65	2924 Day Ave Unit#N314	2	2	0	1966	50	\$ 250,000	\$ 284.41	12/19/2019
A10630895	Condo	No	No	GROVE HAUS CONDO Grove Haus Condo	\$ 255,000	730		\$ 349.32	2756 Day Ave Unit#303	2	2	0	1994	119	\$ 248,000	\$ 339.73	8/7/2019
A10420670	Condo	No	No	GROVE HAUS CONDO GROVE HAUS CONDO	\$ 260,000	730		\$ 356.16	2756 Day Ave Unit#403	2	2	0	1994	652	\$ 245,000	\$ 335.62	12/17/2019
A10686384	Condo	No	No	THE MUTINY CONDO The Mutiny Condo	\$ 280,000	680		\$ 411.76	2951 S BAYSHORE DRIVE Unit#207	1	1	0	1998	87	\$ 242,000	\$ 355.88	11/1/2019
A10565546	Condo	No	No	COURTYARDS OF THE GROVE C COURTYARDS OF THE GROVE	\$ 239,000	703		\$ 339.97	3240 Mary St Unit#S109	2	1	1	1966	88	\$ 235,000	\$ 334.28	2/15/2019
A10642971	Condo	No	No	THE MUTINY CONDO THE MUTINY CONDO	\$ 250,000	560		\$ 446.43	2951 S Bayshore Dr Unit#415	1	1	0	1998	83	\$ 232,000	\$ 414.29	8/9/2019
A10292792	Condo	No	No	Commodore Centre	\$ 219,000	716		\$ 305.87	3162 Commodore Plz Unit#5F/506	0	1		1985	819	\$ 219,000	\$ 305.87	9/10/2019
A10292787	Condo	No	No	Commodore Centre	\$ 219,000	716		\$ 305.87	3162 Commodore Plz Unit#5C/503	0	1		1985	799	\$ 219,000	\$ 305.87	9/10/2019
A10683987	Condo	No	No	GROVE SQUARE CONDO GROVE SQUARE CONDO	\$ 239,000	668		\$ 357.78	2801 Florida Ave Unit#215	1	1	0	1987	42	\$ 216,250	\$ 323.73	8/6/2019
A10584797	Condo	No	No	VILLAGGIO IN THE GROVE TO II Villaggio	\$ 229,500	629		\$ 364.86	2740 SW 28th Ter Unit#402	1	1	0	2006	281	\$ 212,000	\$ 337.04	10/2/2019
A2135181	Condo	No	No	LOFTS AT MAYFAIR	\$ 260,000	790		\$ 329.11	3339 VIRGINIA ST Unit#207	1	1	0	2007	631	\$ 210,000	\$ 265.82	2/13/2019
A10292499	Condo	No	No	Commodore Centre	\$ 209,000	716		\$ 291.90	3162 Commodore Plz Unit#4G/407	0	1		1985	819	\$ 209,000	\$ 291.90	9/10/2019
A10292494	Condo	No	No	Commodore Centre	\$ 209,000	716		\$ 291.90	3162 Commodore Plz Unit#4F/406	0	1		1985	819	\$ 209,000	\$ 291.90	9/10/2019
A10291862	Condo	No	No	Commodore Centre	\$ 209,000	716		\$ 291.90	3162 Commodore Plz Unit#4D/404	0	1	0	1985	819	\$ 209,000	\$ 291.90	9/10/2019
A10291793	Condo	No	No	Commodore Centre	\$ 209,000	716		\$ 291.90	3162 Commodore Plz Unit#4C/403	0	1	0	1985	819	\$ 209,000	\$ 291.90	9/10/2019
A10291785	Condo	No	No	Commodore Centre	\$ 209,000	716		\$ 291.90	3162 Commodore Plz Unit#4B/402	0	1	0	1985	819	\$ 209,000	\$ 291.90	9/10/2019
A10401674	Condo	No	No	Commodore Centre	\$ 209,000	716		\$ 291.90	3162 Commodore Plz Unit#4H/408	0	1		1985	818	\$ 209,000	\$ 291.90	9/10/2019
A10613482	Condo	No	No	TIGERTAIL BAY CONDO Tigertail Bay Condo	\$ 205,000	591		\$ 346.87	2715 Tigertail Ave Unit#101	1	1	0	1974	48	\$ 203,000	\$ 343.49	4/24/2019
A10603241	Condo	No	No	TIGERTAIL BAY CONDO Tigertail Bay Condo	\$ 212,000	610		\$ 347.54	2715 Tigertail Ave Unit#406	1	1	0	1974	56	\$ 201,000	\$ 329.51	4/25/2019
A10634780	Condo	No	No	VIRGINIA OAKS CONDO Virginia Oaks Condo	\$ 209,000	666		\$ 313.81	3304 Virginia St Unit#2C	1	1	1	1970	120	\$ 200,000	\$ 300.30	8/30/2019
A10595026	Condo	No	No	TIGERTAIL BAY CONDO Tigertail Bay	\$ 209,000	534		\$ 391.39	2715 Tigertail Ave Unit#109	1	1	0	1974	287	\$ 199,000	\$ 372.66	4/10/2019
A10605761	Condo	No	No	BIRD GROVE CONDO BIRD GROVE	\$ 219,000	534		\$ 410.11	2734 BIRD AVENUE Unit#204	1	1		2000	29	\$ 195,000	\$ 365.17	4/16/2019
A10628942	Condo	No	No	GROVELOFT CONDO GROVELOFT CONDO	\$ 208,000	514		\$ 404.67	3062 Bird Ave Unit#A	1	1	0	2006	41	\$ 193,000	\$ 375.49	5/20/2019
A10587833	Condo	No	No	GROVE LOFT	\$ 195,000	495		\$ 393.94	3062 BIRD AVE Unit#F	1	1	0	2006	14	\$ 190,000	\$ 383.84	2/4/2019
A10679312	Condo	No	No	Virginia Pointe Condo Virginia Pointe	\$ 195,000	664		\$ 293.67	3245 VIRGINIA Unit#5	2	1	0	1966	214	\$ 190,000	\$ 286.14	10/1/2019
A10464530	Condo	No	No	VIRGINIA POINTE CONDO Virginia Point	\$ 200,000	664		\$ 301.20	3245 Virginia St Unit#51	2	1	0	1966	745	\$ 182,500	\$ 274.85	7/18/2019
A10634700	Condo	No	No	BIRD GROVE CONDO Bird Grove Condo	\$ 192,000	467		\$ 411.13	2734 Bird Ave Unit#209	1	1	0	2000	21	\$ 182,000	\$ 389.72	5/2/2019
A10638335	Condo	Yes	No	CHATEAU GROVE CONDO CHATEAU GROVE CONDO	\$ 169,900	677		\$ 250.96	3265 Virginia St Unit#24	1	1	0	1963	13	\$ 180,500	\$ 266.62	5/3/2019
A10599762	Condo	No	No	BIRD GROVE CONDO BIRD GROVE	\$ 173,000	465		\$ 372.04	2734 Bird Ave Unit#201	1	1	0	2000	84	\$ 180,000	\$ 387.10	5/3/2019
A10548583	Condo	No	No	COURTYARDS OF THE GROVE C COURTYARDS OF THE GROVE	\$ 189,000	602		\$ 313.95	2924 Day Ave Unit#N109	1	1	0	1966	163	\$ 179,000	\$ 297.34	4/30/2019
A10547053	Condo	No	No	COURTYARDS OF THE GROVE C COURTYARDS OF THE GROVE	\$ 189,000	507		\$ 372.78	3242 Mary St Unit#S111	1	1	0	1966	28	\$ 170,000	\$ 335.31	1/3/2019
A10548607	Condo	No	No	COURTYARDS OF THE GROVE C COURTYARDS OF THE GROVE	\$ 189,000	574		\$ 329.27	2924 Day Ave Unit#N112	1	1	0	1966	136	\$ 170,000	\$ 296.17	4/5/2019
A10669261	Condo	No	No	VIRGINIA POINTE CONDO Virginia Pointe	\$ 159,000	514		\$ 309.34	3245 Virginia St Unit#16	1	1	0	1966	73	\$ 153,000	\$ 297.67	8/16/2019
A10557101	Condo	Yes	No	COURTYARDS OF THE GROVE C Courtyards of the Grove	\$ 150,000	507		\$ 295.86	3240 Mary St Unit#S205	1	1	0	1966	146	\$ 150,000	\$ 295.86	5/24/2019

	LIST PRICE	LP\$/SqFt	DAYS ON MARKET	SALES PRICE	SP\$/SqFt	SALES PRICE %
AVERAGE	\$ 638,003	\$ 428.15	199	\$ 598,390	\$ 404.42	93.8% OF LIST
MEDIAN	\$ 464,950	\$ 391.63	72	\$ 445,000	\$ 373.52	95.7% OF LIST