

2019 SOUTH 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
A10410947	Single	No	No	FOUR WAY LODGE ESTS 2ND A	\$ 9,900,000	9,774	12,392	\$ 1,012.89	3811 Bayside Ct	5	5	3	2005	375	\$ 9,000,000	\$ 920.81	5/31/2019
A10723574	Single	No	No	FOUR WAY LODGES ESTATES 3	\$ 5,000,000	9,948	35,566	\$ 502.61	3410 Poinciana Ave	7	7	2	2008	10	\$ 4,850,000	\$ 487.54	8/15/2019
A10720198	Single	No	No	BAY HOMES SUB DB 338-23	\$ 3,595,000	5481	9,212	\$ 655.90	3630 N Bay Homes Dr	5	5	1	2019	1	\$ 3,300,000	\$ 602.08	9/12/2019
A10627302	Single	No	No	Hardie Grove	\$ 2,750,000	4,370	9,605	\$ 629.29	4121 Hardie Ave	4	4	1	2015	42	\$ 2,675,000	\$ 612.13	5/31/2019
A10740200	Single	No	No	UTOPIA	\$ 2,595,000	4,008	11,865	\$ 647.46	4150 Malaga Ave	4	5	1	1948	56	\$ 2,550,000	\$ 636.23	12/4/2019
A10692284	Single	No	No	WOODRIDGE SUB	\$ 2,650,000	4,615	9,380	\$ 574.21	4061 WOODRIDGE RD	4	4	1	2016	151	\$ 2,500,000	\$ 541.71	12/2/2019
A10514687	Single	No	No	FOUR WAY LODGE ESTS 2ND A	\$ 2,495,000	4,280	11,737	\$ 582.94	3350 Poinciana Ave	5	6	1	2004	323	\$ 2,250,000	\$ 525.70	6/28/2019
A10605367	Single	No	No	COCONUT GROVE MANOR	\$ 2,299,000	4,516	7,800	\$ 509.08	4181 Battersea Rd	5	5	0	2018	244	\$ 2,190,000	\$ 484.94	11/12/2019
A10644754	Single	No	No	UTOPIA	\$ 2,249,000	4,127	8,450	\$ 544.95	4160 El Prado Blvd	5	4	1	2004	32	\$ 2,070,000	\$ 501.58	5/15/2019
A10603984	Single	No	No	UTOPIA	\$ 2,299,000	4,338		\$ 529.97	3886 La Playa Blvd	6	4	2	2017	253	\$ 2,050,000	\$ 472.57	3/15/2019
A10689171	Single	No	No	PINECREST MANOR	\$ 2,099,000	4,942	8,369	\$ 424.73	3900 Battersea Rd	6	6	1	2004	383	\$ 2,010,000	\$ 406.72	11/1/2019
A10602702	Single	No	No	AMD PL OF BONITA PARK	\$ 2,249,000	3,871	11,813	\$ 580.99	4095 Park Ave	4	4	2	1923	237	\$ 1,950,000	\$ 503.75	10/11/2019
A10604625	Single	No	No	PINECREST MANOR	\$ 1,980,000	3,737	7,000	\$ 529.84	3911 Battersea Rd	4	4	1	2003	20	\$ 1,917,500	\$ 513.11	3/22/2019
A10564163	Single	No	No	SUNSHINE VILLAS	\$ 1,950,000	3,630	10,500	\$ 537.19	3773 Matheson Ave	4	4	0	1925	92	\$ 1,867,000	\$ 514.33	4/1/2019
A10689168	Single	No	No	UTOPIA	\$ 1,895,000	3,424	6,000	\$ 553.45	4085 Malaga Ave	4	4	1	2019	455	\$ 1,800,000	\$ 525.70	12/27/2019
A10639056	Single	No	No	COCONUT GROVE MANOR	\$ 1,575,000	3,923	7,586	\$ 401.48	4190 Battersea Rd	3	3	1	2007	321	\$ 1,500,000	\$ 382.36	7/18/2019
A10502856	Single	No	No	CAMNER GABLES 2ND ADDN	\$ 1,698,000	3,750	6,540	\$ 452.80	4080 Barbarossa Ave	4	5	0	2007	448	\$ 1,500,000	\$ 400.00	12/1/2019
A10566214	Single	No	No	LA PLAYA ESTATES	\$ 1,590,000	3,212	5,347	\$ 495.02	4030 La Playa Blvd	4	4	0	1996	98	\$ 1,500,000	\$ 467.00	3/25/2019
A10624632	Single	No	No	COCONUT GROVE MANOR	\$ 1,699,000	3,581	6,500	\$ 474.45	4073 Battersea Rd	5	4	1	2004	199	\$ 1,490,000	\$ 416.08	11/12/2019
A10763985	Single	No	No	LEE PARK	\$ 1,575,000	3,494	8,168	\$ 450.77	4208 Braganza Ave	4	3	1	1954	16	\$ 1,487,000	\$ 425.59	12/23/2019
A10735369	Single	No	No	3RD AMD COCONUT GR PK	\$ 1,519,000	2,480	7,950	\$ 612.50	3679 Bougainvillea Rd	3	2	1	1936	70	\$ 1,380,000	\$ 556.45	12/20/2019
A10597315	Single	No	No	PINECREST MANOR 1ST ADDN	\$ 1,495,000	2,238	10,500	\$ 668.01	3680 Battersea Rd	4	4	1	1958	35	\$ 1,375,000	\$ 614.39	3/28/2019
A10576511	Single	No	No	FOUR WAY LODGE ESTS 2ND A	\$ 1,350,000	3,117	9,560	\$ 433.11	3370 Poinciana Ave	4	3	0	1968	47	\$ 1,300,000	\$ 417.07	3/13/2019
A10574141	Single	No	No	UTOPIA	\$ 1,490,000	3,325	6,000	\$ 448.12	4190 Poinciana Ave	4	3	1	1993	92	\$ 1,275,000	\$ 383.46	4/4/2019
A10722214	Single	No	No	SANS SOUCI REV & AMD	\$ 1,291,000	4,102	11,270	\$ 314.72	3601 N Prospect Dr	4	3	0	1958	299	\$ 1,225,000	\$ 298.63	10/3/2019
A10610052	Single	No	No	UTOPIA	\$ 1,299,000	2,821	5,800	\$ 460.48	4175 El Prado Blvd	4	3	1	1989	83	\$ 1,212,500	\$ 429.81	7/10/2019
A10639175	Single	No	No	ELEDA	\$ 1,270,000	2,615	6,500	\$ 485.66	4070 Hardie Ave	4	3	0	1945	39	\$ 1,200,000	\$ 458.89	6/24/2019
A10571102	Single	No	No	PINECREST MANOR	\$ 1,200,000	3,047	7,133	\$ 393.83	4350 Mayfair Dr	4	3		1971	149	\$ 1,175,000	\$ 385.63	4/29/2019
A10721386	Single	No	No	3RD AMD COCONUT GR PK	\$ 1,299,000	1,936	9,350	\$ 670.97	3685 Saint Gaudens Rd	3	3	1	1928	35	\$ 1,135,000	\$ 586.26	10/31/2019
A10627267	Single	No	No	SANS SOUCI REV & AMD	\$ 1,249,000	2,573	11,270	\$ 485.43	3581 N Prospect Dr	4	3	0	1958	39	\$ 1,125,000	\$ 437.23	6/18/2019
A10665107	Single	No	No	YE LITTLE WOODS 1ST ADDN	\$ 1,299,000	2,919	14,100	\$ 445.02	3920 Wood Ave	4	3	0	1962	92	\$ 1,100,000	\$ 376.84	8/26/2019
A10640891	Single	No	No	WOODRIDGE SUB	\$ 1,249,000	2,527	9,380	\$ 494.26	4021 Woodridge Rd	3	2	0	1947	247	\$ 1,100,000	\$ 435.30	11/22/2019
A10645174	Single	No	No	COCONUT GROVE MANOR	\$ 1,169,000	3,087	6,500	\$ 378.68	4085 Battersea Road	4	3	0	1988	128	\$ 1,025,000	\$ 332.04	9/16/2019
A10724877	Single	No	No	UTOPIA	\$ 945,000	3,506	6,000	\$ 269.54	4146 Poinciana Ave	4	3	1	1981	124	\$ 935,000	\$ 266.69	9/30/2019
A10576486	Single	No	No	BAY HOMES SUB DB 338-23	\$ 995,000	2,435		\$ 408.62	3645 N BAYHOMES DR	2	3	0	1978	14	\$ 920,000	\$ 377.82	3/4/2019
A10710570	Single	No	No	UTOPIA	\$ 875,000	1,395	5,800	\$ 627.24	3840 La Playa Blvd	3	2	0	1925	5	\$ 875,000	\$ 627.24	8/29/2019
A10744398	Single	No	No	EL DORADO	\$ 899,000	1,746	10,062	\$ 514.89	3630 Poinciana Ave	3	2	0	1969	20	\$ 870,000	\$ 498.28	12/5/2019
A10627854	Single	No	No	SUNSHINE VILLAS	\$ 895,000	2,863	9,830	\$ 312.61	3813 Matheson Ave	4	2	0	1920	13	\$ 862,000	\$ 301.08	5/30/2019
A10668647	Single	No	No	UTOPIA	\$ 879,000	1,768	5,950	\$ 497.17	4135 Ventura Ave	3	3		1986	181	\$ 855,000	\$ 483.60	12/19/2019
A10647335	Single	No	No	PINECREST MANOR 1ST ADDN	\$ 990,000	2,855	10,500	\$ 346.76	3605 Battersea Rd	3	3	0	1958	37	\$ 850,000	\$ 297.72	5/28/2019
A10767487	Single	No	No	WOODRIDGE SUB	\$ 849,999	1,648	8,640	\$ 515.78	4010 Woodridge Rd	3	2	0	1947	27	\$ 825,000	\$ 500.61	12/27/2019
A10678926	Single	No	No	CAMNER GABLES 2ND ADDN	\$ 839,000	2,198	6,600	\$ 381.71	4070 Barbarossa Ave	5	3	1	1949	120	\$ 800,000	\$ 363.97	12/13/2019
A10753680	Single	No	No	LENNOX PARK	\$ 845,000	1,892	10,969	\$ 446.62	3850 Hardie Ave	3	3	0	1951	453	\$ 790,000	\$ 417.55	11/27/2019
A10635346	Single	No	No	HUME TRACT	\$ 799,000	2,196	5,028	\$ 363.84	4190 Ventura Ave	3	2	1	1989	77	\$ 750,000	\$ 341.53	7/5/2019
A10572522	Single	No	No	AMD PL OF BONITA PARK	\$ 790,000	1,701	8,023	\$ 464.43	4065 Bonita Ave	4	2	0	1946	6	\$ 727,500	\$ 427.69	1/31/2019
A10550459	Single	No	No	A J DAINO	\$ 739,000	1,700	7,000	\$ 434.71	4050 Park Ave	3	2	0	1935	103	\$ 702,500	\$ 413.24	2/22/2019
A10612267	Single	No	No	Pinecrest Manor	\$ 730,000	1,580	7,067	\$ 462.03	3711 Battersea Rd	2	2	0	1957	172	\$ 661,000	\$ 418.35	5/24/2019
A10559945	Single	No	No	Eleda	\$ 675,000	1,709	6,500	\$ 394.97	4161 Barbarossa Ave	2	3	0	1945	175	\$ 640,000	\$ 374.49	6/12/2019
A10663655	Single	No	No	Eleda	\$ 559,000	1,611		\$ 346.99	4141 Barbarossa Ave	2	3		1945	66	\$ 500,000	\$ 310.37	7/12/2019

	LIST PRICE	LP\$/SqFt	DAYS ON MARKET	SALES PRICE	SP\$/SqFt	SALES PRICE %
AVERAGE	\$ 1,727,041	\$ 493.24	137	\$ 1,605,041	\$ 458.62	92.9% OF LIST
MEDIAN	\$ 1,299,000	\$ 485.43	92	\$ 1,225,000	\$ 435.30	94.3% OF LIST