

2020 WEST 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
A10645291	Townhouse	No	No	3275 PERCIVAL AVENUE COND	\$ 565,000	2,612		\$ 216.31	3273 Percival Ave Unit#2	4	3	0	2007	256	\$ 550,000	\$ 210.57	3/16/2020
F10201698	Condo	No	No	Indiana Grove Indiana Grove	\$ 569,000	1,290		\$ 441.09	3048 Indiana St Unit#B	2	2	1	1991	92	\$ 532,000	\$ 412.40	3/12/2020
A10848505	Single	No	No	FROW HOMESTEAD	\$ 575,000	1,665	5,300	\$ 345.35	3564 William Ave	4	3	0	1934	16	\$ 530,000	\$ 318.32	6/15/2020
A10923051	Townhouse	No	No	GROVE VILLAS CONDO	\$ 539,000	1,425		\$ 378.25	3204 Bird Ave Unit#111	3	3	1	2006	18	\$ 530,000	\$ 371.93	11/5/2020
A10890802	Condo	No	No	GROVE VILLAS CONDO	\$ 519,000	1,425		\$ 364.21	3204 Bird Ave Unit#107	3	2	2	2006	8	\$ 500,000	\$ 350.88	9/1/2020
A10855679	Single	No	No	DE HEDOUVILLES SUB	\$ 529,000	1,189	6,200	\$ 444.91	3365 William Ave	2	2	0	1950	65	\$ 500,000	\$ 420.52	8/11/2020
A10769455	Single	No	No	FROW HOMESTEAD	\$ 550,000	1,324	5,000	\$ 415.41	3280 Percival Ave	2	1	1	1944	255	\$ 500,000	\$ 377.64	10/9/2020
R10650427	Single	No	No	FROW HOMESTEAD	\$ 499,000	1,075		\$ 464.19	3630 Percival Avenue	3	2	0	1965	17	\$ 490,000	\$ 455.81	10/30/2020
A10562322	Single	No	No	De Hedouvilles	\$ 499,000	1,259	4,900	\$ 396.35	3271 Thomas Ave	2	2	0	1951	441	\$ 490,000	\$ 389.20	2/24/2020
A10684585	Single	No	No	DOUGLAS CIRCLE	\$ 480,000	1,055	6,000	\$ 454.98	3620 S Douglas Rd	2	1	0	1954	243	\$ 480,000	\$ 454.98	3/20/2020
A10899792	Single	No	No	SOUTH MIAMI GDN HEIGHTS 1	\$ 448,000	1,092	5,000	\$ 410.26	3605 Frow Ave	3	1	0	1973	58	\$ 458,000	\$ 419.41	10/27/2020
A10935932	Condo	No	No	Grove Garden Residences	\$ 499,500	1,131		\$ 441.64	3540 Main Hwy Unit#209	1	2	0	2006	35	\$ 445,000	\$ 393.46	12/23/2020
A10792380	Single	No	No	LOQUAT PARK VILLAS CONDO	\$ 449,900	689		\$ 652.98	3621 Loquat Ave	2	1	1	1967	237	\$ 435,000	\$ 631.35	10/7/2020
A10841834	Single	No	No	PALMHURST	\$ 475,000	1,081	6,250	\$ 439.41	3169 New York St	3	1	0	1925	17	\$ 430,000	\$ 397.78	10/5/2020
A10838666	Single	No	No	FROW HOMESTEAD	\$ 449,900	1,269	5,000	\$ 318.40	3439 Percival Ave	3	2	0	1952	83	\$ 420,000	\$ 297.24	7/15/2020
A10917447	Single	No	No	FROW HOMESTEAD	\$ 420,000	1,068	5,000	\$ 393.26	3371 Florida Ave	2	1	0	1956	7	\$ 400,000	\$ 374.53	10/30/2020
A10778166	Single	No	No	CARTERS ADDN TO C GR	\$ 395,000	936	5,400	\$ 422.01	3154 Carter St	3	1	0	1953	2	\$ 385,000	\$ 411.32	2/3/2020
A10706059	Townhouse	No	No	EWAN PEACOCK SUB Gemini	\$ 399,000	1,200		\$ 332.50	3213 Bird Ave Unit#7	2	1	1	1978	185	\$ 380,000	\$ 316.67	3/3/2020
A10905944	Single	No	No	MACFARLANE HOMESTEAD	\$ 379,000	1,200	4,500	\$ 315.83	3814 Florida Ave	3	2	0	1984	33	\$ 369,000	\$ 307.50	10/2/2020
A10874259	Single	No	No	FROW HOMESTEAD	\$ 399,000	1,008	5,000	\$ 395.83	3370 Frow Ave	3	1	0	1960	12	\$ 360,000	\$ 357.14	7/21/2020
A10874254	Single	No	No	FROW HOMESTEAD	\$ 399,000	936	5,000	\$ 426.28	3360 Frow Ave	3	1	0	1960	12	\$ 360,000	\$ 384.62	7/21/2020
A10814898	Single	No	No	PERCIVAL GARDENS 1ST ADDN	\$ 389,900	1,270	7,425	\$ 307.01	3760 Percival Ave	3	2	0	1981	87	\$ 354,000	\$ 278.74	8/14/2020
A10798932	Single	No	No	MUNDY SUB	\$ 305,000	1,092	5,350	\$ 279.30	3173 Mundy St	3	2	0	1926	2	\$ 290,000	\$ 265.57	1/27/2020
A10711373	Single	Yes	No	FROW HOMESTEAD	\$ 300,000	1,092	5,000	\$ 274.73	3525 Florida Ave	3	1	0	1966	85	\$ 280,000	\$ 256.41	2/28/2020
A10788401	Single	No	No	FROW HOMESTEAD	\$ 350,000	978	5,000	\$ 357.87	3440 Oak Ave	3	2	0	1941	45	\$ 275,000	\$ 281.19	3/2/2020
A10748095	Single	No	No	FROW HOMESTEAD	\$ 220,000	848	2,500	\$ 259.43	3603 Charles Ave	3	2	0	1928	184	\$ 200,000	\$ 235.85	10/28/2020
A10888521	Single	No	No	FROW HOMESTEAD	\$ 220,000	528	2,500	\$ 416.67	3516 Plaza St	2	1	0	1928	6	\$ 185,000	\$ 350.38	9/8/2020
A10876746	Condo	No	No	DOUGLAS OAKS CONDO	\$ 129,690	423		\$ 306.60	3680 Oak Ave Unit#9	1	1	0	1957	44	\$ 123,000	\$ 290.78	10/7/2020
A10955791	Condo	No	No	THOMAS GROVE CONDO	\$ 99,000	470		\$ 210.64	3615 Thomas Ave Unit#13	1	1	0	1953	13	\$ 85,000	\$ 180.85	12/7/2020
A10955780	Condo	No	No	THOMAS GROVE CONDO	\$ 99,000	470		\$ 210.64	3615 Thomas Ave Unit#11	1	1	0	1953	13	\$ 85,000	\$ 180.85	12/7/2020

	LIST PRICE	LP\$/SqFt	DAYS ON MARKET	SALES PRICE	SP\$/SqFt	SALES PRICE %
AVERAGE	\$ 913,367	\$ 423.90	98	\$ 862,709	\$ 402.47	94.4% OF LIST
MEDIAN	\$ 787,500	\$ 410.71	53	\$ 760,000	\$ 388.44	96.5% OF LIST