



## 2021 WEST Coconut Grove Real Estate Sales

MLS #	PROP TYPE	SUBDIVISION   BUILDING	List Price	SQ/FT	LOT SQ/FT	LPS/SqFt	Address	BEDS	BATHS	1/2 BATHS	BUILT	DAYS ON MARKET	Sale Price	SPS/SqFt	Closing Date
A10962287	Single	POMANA	\$ 1,075,000	3,113	12,513	\$ 345.33	3820 Kumquat Ave	5	4	0	1946	47	\$ 950,000	\$ 305.17	2/17/2021
A10958122	Single	Andrade Sub	\$ 999,990	2,767	7,260	\$ 361.40	3592 Main Hwy	4	4	0	1953	86	\$ 950,000	\$ 343.33	2/8/2021
A11031077	Single	IRVINGTON	\$ 995,000	1,473	7,500	\$ 675.49	3843 Irvington Ave	2	2	0	1950	1	\$ 950,000	\$ 644.94	6/11/2021
A10969049	Single	SUNSHINE VISTAS	\$ 979,888	2,506	7,011	\$ 391.02	3700 Justison Rd	3	2	1	1991	3	\$ 921,000	\$ 367.52	1/4/2021
F10305711	Single	None	\$ 919,900	2,400		\$ 383.29	3112 Ohio St	3	2	1	2006	10	\$ 919,900	\$ 383.29	12/14/2021
A10978505	Townhouse	PALMHURST Palmhurst	\$ 925,000	3,169		\$ 291.89	3176 Elizabeth St Unit#3174	3	4	0	2019	15	\$ 910,000	\$ 287.16	3/3/2021
A11026952	Single	PALMHURST	\$ 899,000	1,090	9,900	\$ 824.77	3141 Indiana St	3	2	0	1938	15	\$ 875,000	\$ 802.75	7/27/2021
A11043957	Townhouse	ENCHANTED GROVE VILLAS CO ENCHANTED GROVE VILLAS CO	\$ 899,000	2,291		\$ 392.41	3107 Hibiscus St Unit#3107	3	2	1	2011	22	\$ 875,000	\$ 381.93	7/23/2021
A11087557	Single	LUX AT THE GROVE CONDO BL	\$ 875,000	2,220		\$ 394.14	3079 Carter St	3	2	1	2020	1	\$ 875,000	\$ 394.14	8/20/2021
A11056041	Single	POMONA	\$ 809,500	1,149	7,200	\$ 704.53	3983 Kumquat Ave	2	2	0	1953	5	\$ 875,000	\$ 761.53	7/23/2021
A10952369	Townhouse	LUX AT THE GROVE CONDO BL Lux at the Grove	\$ 865,000	2,160		\$ 400.46	3063 Carter St Unit#3063	3	2	1	2018	126	\$ 855,000	\$ 395.83	4/30/2021
A11108403	Townhouse	MONTAGE TH PHASE 1 Montage	\$ 885,000	1,488		\$ 594.76	3202 Shipping Ave	2	2	1	1980	34	\$ 853,000	\$ 573.25	12/13/2021
A10994240	Single	SUNSHINE VISTAS	\$ 950,000	1,232	14,162	\$ 771.10	4150 Loquat Ave	3	2	0	1949	3	\$ 850,000	\$ 689.94	3/23/2021
A11064795	Single	COCO GVE PK 2 AMD	\$ 895,000	880	4,650	\$ 1,017.05	3686 Loquat Ave	2	2	0	1910	4	\$ 850,000	\$ 965.91	8/24/2021
A10963438	Single	coconut grove	\$ 925,000	2,204	5,912	\$ 419.69	3580 Main Hwy	2	2	2	1938	139	\$ 830,000	\$ 376.59	5/31/2021
A10968518	Single	Solana	\$ 889,000	1,680	6,500	\$ 529.17	3965 Crawford Ave	2	2	0	1946	38	\$ 830,000	\$ 494.05	2/25/2021
A11034071	Townhouse	New York Condo New York Condo	\$ 874,900	2,242		\$ 390.23	3186 New York St Unit#3186	3	2	1	2008	134	\$ 827,500	\$ 369.09	9/14/2021
A11018235	Condo	VILLAS AT 3111-3113 NEW Y VILLAS AT 3111	\$ 825,000	2,219		\$ 371.79	3111 New York St Unit#3111	3	2	1	2008	36	\$ 805,000	\$ 362.78	6/11/2021
A11038079	Townhouse	GROVE ENCLAVE CONDO GROVE ENCLAVE	\$ 835,000	2,006		\$ 416.25	3014 Mcdonald St Unit#20	3	2	1	2006	35	\$ 800,000	\$ 398.80	7/14/2021
A11058790	Single	PALMHURST	\$ 799,000	2,170	6,250	\$ 368.20	3132 Indiana St	5	4	0	1940	13	\$ 799,000	\$ 368.20	8/2/2021
A11029935	Single	FROW HOMESTEAD	\$ 790,000	1,100	5,000	\$ 718.18	3253 Percival Ave	3	2	0	1972	64	\$ 765,000	\$ 695.45	7/29/2021
A11079355	Townhouse	ELIZABETH GARDENS CONDO ELIZABETH GARDENS CONDO	\$ 775,000	1,724		\$ 449.54	3053 Elizabeth St Unit#3053	3	2	1	2003	62	\$ 752,500	\$ 436.48	11/15/2021
A10778869	Townhouse	3365 3367 DAY AVENUE CONDO	\$ 749,000	2,130		\$ 351.64	3365 Day Ave	3	2	1	2007	462	\$ 750,000	\$ 352.11	4/16/2021
A10726436	Townhouse	CARTERS ADDN TO COCO CARTERS ADDN TO COCO	\$ 749,000	1,260		\$ 594.44	3525 Day Ave Unit#3525	3	3		2020	678	\$ 749,000	\$ 594.44	12/6/2021
A10915068	Townhouse	3142 OHIO CONDO 3142 OHIO CONDO	\$ 765,000	2,400		\$ 318.75	3142 Ohio St Unit#3142B	3	2	1	2006	114	\$ 744,000	\$ 310.00	2/5/2021
A10778854	Townhouse	3365 3367 DAY AVENUE CONDO DAY AVENUE CONDO	\$ 749,000	2,130		\$ 351.64	3367 Day Ave	3	2	1	2007	427	\$ 721,000	\$ 338.50	4/15/2021
A10955951	Townhouse	GROVE ENCLAVE CONDO GROVE ENCLAVE	\$ 729,000	2,006		\$ 363.41	3008 Mcdonald St Unit#19	3	2	1	2006	66	\$ 714,000	\$ 355.93	3/29/2021
A10992831	Condo	GROVE GARDEN RESIDENCES C GROVE GARDEN RESIDENCES	\$ 725,000	1,541		\$ 470.47	3540 Main Hwy Unit#308	2	2	1	2006	42	\$ 700,000	\$ 454.25	4/20/2021
A10956190	Single	DOUGLAS CIRCLE	\$ 699,000	1,404	7,618	\$ 497.86	3843 Kumquat Ave	2	2	0	1922	63	\$ 690,000	\$ 491.45	3/16/2021
A11088062	Single	FROW HOMESTEAD	\$ 680,000	1,150	5,000	\$ 591.30	3469 Percival Ave	3	1	0	1952	1	\$ 680,000	\$ 591.30	9/13/2021
A11112250	Single	FROW HOMESTEAD	\$ 685,000	1,320	5,000	\$ 518.94	3547 William Ave	4	2	0	1953	7	\$ 665,000	\$ 503.79	11/29/2021
A11044156	Condo	STIRRUP GROVE SUB NO 1 Grove Royal	\$ 640,000	1,470		\$ 435.37	3339 Franklin Ave Unit#n/a	4	3	0	1980	29	\$ 655,000	\$ 445.58	8/2/2021
A10963955	Single	SAINT HUGH OAKS VILLAGE C	\$ 655,000	1,460		\$ 448.63	3631 SW 37th Ave	3	3	0	1994	3	\$ 630,000	\$ 431.51	1/28/2021
A10976673	Single	SAINT HUGH OAKS VILLAGE C	\$ 620,000	1,460		\$ 424.66	3629 SW 37th Ave	3	3	0	1994	6	\$ 605,000	\$ 414.38	2/17/2021
A11099282	Single	FROW HOMESTEAD	\$ 600,000	1,620	5,000	\$ 370.37	3390 Frow Ave	4	2	0	1960	5	\$ 600,000	\$ 370.37	10/27/2021
A11063072	Single	LOQUAT PARK VILLAS CONDO	\$ 599,000	820		\$ 730.49	3643 Loquat Ave	2	1	0	1967	27	\$ 585,000	\$ 713.41	8/13/2021
A10972414	Single	West Grove Park	\$ 570,000	1,460		\$ 390.41	3478 Day Ave	4	2	0	1967	49	\$ 585,000	\$ 400.68	3/29/2021
A11037839	Single	CARTERS ADDN TO C CR	\$ 600,000	1,090	7,200	\$ 550.46	3095 Carter St	2	1	0	1946	41	\$ 575,000	\$ 527.52	8/16/2021
A10933459	Townhouse	HIBISCUS GARDENS CONDO Hibiscus Gardens	\$ 579,998	1,572		\$ 368.96	3055 Hibiscus St Unit#3055	3	2	1	2005	108	\$ 555,000	\$ 353.05	3/15/2021
A11042680	Single	FROW HOMESTEAD	\$ 549,990	1,550	5,000	\$ 354.83	3311 Oak Ave	4	2	0	1951	14	\$ 549,990	\$ 354.83	6/9/2021
A10983510	Single	FROW HOMESTEAD	\$ 550,000	1,170	4,800	\$ 470.09	3208 Oak Ave	3	2	0	1985	1	\$ 540,000	\$ 461.54	1/15/2021
A11031372	Townhouse	GROVE VILLAS CONDO GROVE VILLAS	\$ 535,000	1,425		\$ 375.44	3204 Bird Ave Unit#109	3	2	2	2006	6	\$ 540,000	\$ 378.95	6/9/2021
A10983430	Condo	GROVE VILLAS CONDO GROVE VILLAS CONDO	\$ 535,000	1,425		\$ 375.44	3204 Bird Ave Unit#102	2	2	2	2006	19	\$ 520,000	\$ 364.91	3/19/2021
A11020222	Townhouse	STIRRUP GROVE SUB NO 2 STIRRUP GROVE SUB NO 2	\$ 499,500	951		\$ 525.24	3416 Franklin Ave	2	1	1	1978	72	\$ 470,000	\$ 494.22	7/13/2021
A11084584	Condo	GROVE PARADISE CONDO Grove Paradise	\$ 450,000	876		\$ 513.70	3218 W Trade Ave Unit#III3	2	2	1	1981	36	\$ 450,000	\$ 513.70	11/4/2021
A11103865	Condo	#57 Grove Paradise	\$ 430,000	876		\$ 490.87	3204 W Trade Unit#112	2	2	1	1981	15	\$ 430,000	\$ 490.87	12/3/2021
A10953823	Single	FROW HOMESTEAD	\$ 899,999	LAND	5,000	LAND	3650 Franklin Ave	4	4		2020	161	\$ 400,000	LAND	5/14/2021
A11061448	Condo	GROVE PARADISE CONDO GROVE PARADISE CONDO	\$ 399,000	876		\$ 455.48	3220 W Trade Ave Unit#III2	2	2	1	1981	8	\$ 399,000	\$ 455.48	8/16/2021
A10990386	Condo	GROVE PARADISE CONDO GROVE PARADISE CONDO	\$ 349,500	876		\$ 398.97	3232 W Trade Ave Unit#I5	2	2	1	1981	14	\$ 349,500	\$ 398.97	3/22/2021
A11031353	Condo	COCOSTYLE @ 3250 GRAND AV COCOSTYLE @ 3250 GRAND AV	\$ 369,000	915		\$ 403.28	3250 Grand Ave Unit#301	1	2		2006	89	\$ 342,500	\$ 374.32	9/3/2021
A11019157	Townhouse	STIRRUP GROVE SUB NO 2 STIRRUP GROVE	\$ 317,000	680		\$ 466.18	3408 Franklin Ave	1	1	0	1978	8	\$ 292,000	\$ 429.41	5/3/2021
A11027799	Condo	THOMAS GROVE CONDO THOMAS GROVE CONDO	\$ 125,000	466		\$ 268.24	3615 Thomas Ave Unit#2	1	1		1953	21	\$ 108,900	\$ 233.69	6/4/2021

	LIST PRICE	LPS/SqFt	DAYS ON MARKET	SALES PRICE	SPS/SqFt
AVERAGE	\$ 1,384,312	\$ 560.28	84	\$ 1,329,108	\$ 540.77
MEDIAN	\$ 1,200,000	\$ 519.53	34	\$ 1,140,000	\$ 494.14