

Coral Gables Quarter 2 & 3

**Granda Country Club**

<b>Neighborhood/Address</b>	<b>#Beds</b>	<b>#FB</b>	<b>SQ FT</b>	<b>SP\$</b>	<b>SP\$/SQ FT</b>	<b>CD</b>
817 Alhambra Cir	5	3	4,239	\$1,370,000	\$323.19	5/23/16
1141 N GREENWAY DR	6	5	5,985	\$2,268,000	\$378.95	5/4/16
1119 CORAL WY	3	1	2,584	\$1,050,000	\$406.35	5/23/16
765 N Greenway Dr	3	3	2,677	\$1,309,500	\$489.17	7/11/16
520 Alhambra Cir	4	3	3,350	\$1,650,000	\$492.54	5/12/16
1235 N Greenway Dr	4	4	3,684	\$1,880,000	\$510.31	9/7/16
1015 Coral Way	3	3	2,349	\$1,257,000	\$535.12	4/14/16
ACTIVE LISTINGS:	7					
AVG DOM:	157					
AVG SALES TO LIST PRICE:	96%					
AVG SP\$/SQFT	\$448					

**The Biltmore**

<b>Neighborhood/Address</b>	<b>#Beds</b>	<b>#FB</b>	<b>SQ FT</b>	<b>SP\$</b>	<b>SP\$/SQ FT</b>	<b>CD</b>
711 University Dr	7	3	4,405	\$1,143,450	\$259.58	5/25/16
2900 DE SOTO BL	4	3	3,407	\$1,077,000	\$316.11	6/7/16
2806 GRANADA BLVD	5	4	3,689	\$1,187,475	\$321.90	6/1/16
718 Sevilla Ave	4	3	3,254	\$1,050,000	\$322.68	5/13/16
622 Velarde Ave	4	3	3,299	\$1,175,000	\$356.17	9/15/16
2912 Alhambra Cir	4	3	2,711	\$1,012,600	\$373.52	4/21/16
2711 SAN DOMINGO ST	3	3	2,721	\$1,150,000	\$422.64	8/29/16
641 Sevilla Ave	3	3	2,747	\$1,185,000	\$431.38	9/7/16
3911 Riviera Dr	3	3	2,771	\$1,250,000	\$451.10	9/16/16
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3801 Durango St	3	2	2,303	\$1,049,000	\$455.49	4/11/16
3238 RIVIERA DR	4	3	2,522	\$1,200,000	\$475.81	4/29/16
3401 Granada Blvd	4	4	2,834	\$1,400,000	\$494.00	8/30/16
1171 Tiara Ct	5	5	4,609	\$2,550,000	\$553.27	7/29/16
3613 Alhambra Cir	4	3	3,099	\$1,810,000	\$584.06	6/1/16
ACTIVE LISTINGS:	79					
AVG DOM:	185					
AVG SALES TO LIST PRICE:	98%					
AVG SP\$/SQFT	\$418					

**South Gables**

<b>Neighborhood/Address</b>	<b>#Beds</b>	<b>#FB</b>	<b>SQ FT</b>	<b>SP\$</b>	<b>SP\$/SQ FT</b>	<b>CD</b>
1011 Cotorro Ave	4	5	4,194	\$1,200,000	\$286.12	6/28/16
1130 S ALHAMBRA CR	4	3	3,603	\$1,110,000	\$308.08	6/3/16
1030 Cotorro Ave	3	2	2,953	\$1,050,000	\$355.57	9/1/16
6906 Pallazzo St	3	2	2,865	\$1,090,000	\$380.45	7/22/16
730 S Alhambra Cir	5	4	4,811	\$1,850,000	\$384.54	8/31/16

600 MILLER RD	4	4	2,867	\$1,125,000	\$392.40	4/15/16
6950 Granada Blvd	4	5	3,685	\$1,450,000	\$393.49	4/1/16
5221 Sunset Dr	6	6	4,430	\$1,800,000	\$406.32	4/27/16
6008 Leonardo Street	5	4	3,526	\$1,525,000	\$432.50	7/18/16
5915 Maggiore St	3	2	2,516	\$1,100,000	\$437.20	7/7/16
6716 San Vicente St	3	2	2,384	\$1,050,000	\$440.44	7/15/16
1014 Manati Ave	4	3	2,337	\$1,030,000	\$440.74	5/6/16
5612 Sardinia St	4	3	3,237	\$1,440,000	\$444.86	7/18/16
6925 Camarin St	4	4	3,885	\$1,732,000	\$445.82	5/17/16
6500 CABALLERO BL	6	4	4,734	\$2,350,000	\$496.41	5/4/16
940 Aduana Ave	3	2	2,474	\$1,255,000	\$507.28	7/18/16
1201 San Ignacio Ave	3	2	2,069	\$1,050,000	\$507.49	9/28/16
600 Hardee Rd	4	5	3,219	\$1,650,000	\$512.58	8/26/16
1021 Placetas Ave	4	4	3,015	\$1,575,000	\$522.39	7/27/16
1017 HARDEE RD	4	3	3,358	\$1,775,000	\$528.59	6/28/16
1000 S Alhambra Cir	4	3	2,347	\$1,250,000	\$532.59	6/28/16
1124 ANDORA AV	6	6	4,811	\$2,625,000	\$545.62	8/15/16
6500 LEONARDO ST	5	5	4,732	\$2,599,000	\$549.24	5/31/16
6870 GRANADA BL	5	4	5,207	\$3,100,000	\$595.35	8/18/16
5801 Granada Bl	5	4	4,209	\$2,900,000	\$689.00	8/5/16
5850 RIVIERA DR	6	6	5,646	\$4,100,000	\$726.18	8/16/16
6100 Riviera Dr	4	3	3,534	\$2,764,500	\$782.26	6/28/16
6001 Granada Blvd	4	4	3,855	\$3,188,000	\$826.98	5/23/16

ACTIVE LISTINGS: 86  
AVG DOM: 138  
AVG SALES TO LIST PRICE: 94%  
AVG SP\$/SQFT \$495

### Platinum Triangle

Neighborhood/Address	#Beds	#FB	SQ FT	SP\$	SP\$/SQ FT	CD
7677 PONCE DE LEON RD	6	5	4,115	\$1,990,000	\$483.60	5/31/16
4685 SW 74 St	5	5	6,325	\$3,485,000	\$550.99	7/11/16

ACTIVE LISTINGS: 23  
AVG DOM: 465  
AVG SALES TO LIST PRICE: 97%  
AVG SP\$/SQFT \$517

### Gated Communities

Neighborhood/Address	#Beds	#FB	SQ FT	SP\$	SP\$/SQ FT	CD
675 Sierra Cir	4	5	7,798	\$2,065,000	\$264.81	5/27/16
11525 Nogales St	5	3	3,423	\$1,000,000	\$292.14	6/15/16
6910 TULIPAN COURT	5	4	6,016	\$2,100,000	\$349.07	5/1/16
7195 E Lago Dr	4	4	4,904	\$2,010,000	\$409.87	4/7/16
560 REINANTE AV	5	6	4,613	\$1,940,000	\$420.55	6/16/16

11094 Parabela St	5	4	4,928	\$2,175,000	\$441.36	8/8/16
11036 Monfero St	5	4	4,119	\$1,940,000	\$470.99	7/8/16
279 Galeon Ct	4	3	3,583	\$1,810,000	\$505.16	5/20/16
6900 MIRA FLORES AV	6	5	7,306	\$3,750,000	\$513.28	9/7/16
355 COSTANERA RD	5	5	4,750	\$2,650,000	\$557.89	5/2/16
451 Costanera Road	5	6	6,637	\$3,770,000	\$568.03	4/21/16
7230 LAGO DR	5	5	5,248	\$3,150,000	\$600.23	5/2/16
9570 Journeys End Rd	5	5	11,132	\$7,500,000	\$673.73	8/17/16
139 ROSALES CT	6	6	5,813	\$4,100,000	\$705.32	8/31/16
300 LEUCADENDRA DR	4	7	10,164	\$7,450,000	\$732.98	4/22/16
475 CASUARINA CONCOUR	5	6	8,084	\$6,100,000	\$754.58	6/2/16
141 ROSALES CT	6	6	5,620	\$4,278,000	\$761.21	9/7/16
8950 ARVIDA DR	6	9	13,571	\$12,541,265	\$924.12	8/11/16
485 LEUCADENDRA DR	7	9	10,916	\$11,000,000	\$1,007.70	9/20/16
325 LEUCADENDRA DR	9	9	15,920	\$16,500,000	\$1,036.43	4/18/16
6995 Prado Blvd	5	5	4,318	\$4,750,000	\$1,100.05	9/12/16
9 Tahiti Beach Island Rd	7	6	12,303	\$23,460,000	\$1,906.85	7/15/16

ACTIVE LISTINGS: 136  
 AVG DOM: 209  
 AVG SALES TO LIST PRICE: 91%  
 AVG SP\$/SQFT \$682

<b>LOT SQ FT</b>	<b>SP\$/LP\$</b>	<b>YR</b>
13,953	87%	1925
15,000	93%	1928
17,500	105%	1926
16,900	101%	1939
10,000	97%	1928
15,000	99%	1949
17,500	93%	1960

<b>LOT SQ FT</b>	<b>SP\$/LP\$</b>	<b>YR</b>
15,100	114%	1925
11,000	90%	1951
11,500	140%	1937
9,500	88%	1941
7,875	98%	1924
13,200	100%	1947
12,800	91%	1948
6,350	91%	1971
12,540	93%	1949
12,540	93%	1949
7,760	100%	1940
11,532	92%	1941
14,007	93%	1940
12,500	96%	2006
17,729	96%	1941

<b>LOT SQ FT</b>	<b>SP\$/LP\$</b>	<b>YR</b>
10,000	93%	1991
12,400	93%	1950
5,000	88%	1975
10,000	94%	1958
16,544	93%	1948

9,038	95%	1953
15,000	94%	1981
8,749	97%	2015
11,000	95%	1952
10,000	92%	1976
15,750	88%	1930
10,317	94%	1950
12,000	91%	1952
12,500	96%	1925
25,734	85%	1951
12,902	97%	1968
20,000	88%	1951
11,450	93%	1967
13,316	100%	1952
5,000	96%	1925
12,307	96%	1955
12,500	94%	2015
12,000	100%	2015
15,163	100%	1985
15,000	97%	1953
18,750	96%	1971
11,625	92%	1971
16,000	100%	1948

<b>LOT SQ FT</b>	<b>SP\$/LP\$</b>	<b>YR</b>
48,803	100%	1952
36,155	94%	1980

<b>LOT SQ FT</b>	<b>SP\$/LP\$</b>	<b>YR</b>
43,347	90%	1973
21,170	80%	1975
16,300	84%	1982
21,300	88%	1988
16,684	92%	1967

19,896	95%	1966
18,918	93%	1962
16,926	100%	1988
24,500	85%	1983
15,950	95%	1990
22,050	92%	1986
15,000	94%	1983
86,786	100%	1990
15,750	84%	2015
42,000	93%	1982
39,441	94%	1987
15,000	89%	2015
84,540	105%	2015
47,155	79%	2002
57,017	98%	2015
15,361	90%	2016
35,704	84%	2001