

Beverlywood

Year	Active Listings	Closed Sales	Closure Rate
2013	296	190	64.2%
2014	328	208	63.4%
2015	308	201	65.3%
2016	345	232	67.2%
2017	247	181	73.3%
2018	278	173	62.2%
2019	269	155	57.6%
2020	262	150	57.3%
2021	256	190	74.2%
2022	250	135	54.0%
2023	227	124	54.6%
2024	246	138	56.1%
2025	190	95	50.0%

2013

1812 S Roxbury Dr — \$3,182,400
 9616 Cresta Dr — \$2,795,000
 9742 Cresta Dr — \$2,600,000
 9719 Cresta Dr — \$2,515,000
 9551 Cresta Dr — \$2,365,000
 1524 Cardiff Ave — \$2,218,000
 9342 Cresta Dr — \$2,201,000
 1515 S Canfield Ave — \$2,050,000
 2238 Bagley Ave — \$2,000,000
 2217 S Canfield Ave — \$1,999,000
 1613 Rexford Dr — \$1,938,000
 2314 Castle Heights Ave — \$1,930,000
 1717 S Canfield Ave — \$1,784,105
 9604 Lockford St — \$1,700,000
 1547 Livonia Ave — \$1,675,000
 9604 Monte Mar Dr — \$1,655,000
 9327 Cresta Dr — \$1,625,000
 9413 Sawyer St — \$1,620,500
 1203 S Bedford Dr — \$1,600,000
 2423 S Beverly Dr — \$1,549,000

2014

9521 Cresta Dr — \$3,655,000
 2130 Guthrie Dr — \$2,680,000
 1137 S Camden Dr — \$2,570,000
 2151 Guthrie Dr — \$2,565,000
 1245 S Camden Dr — \$2,450,000
 1451 S Oakhurst Dr — \$2,325,000
 2322 Duxbury Cir — \$2,320,000
 1723 S Durango Ave — \$2,315,000
 1718 Roxbury Dr — \$2,250,000
 2216 Duxbury Cir — \$2,260,000
 2146 Guthrie Dr — \$2,064,768
 1225 S Bedford Dr — \$2,042,450
 2261 Bagley Ave — \$2,035,000
 2238 S Beverly Dr — \$1,950,000

Beverlywood

2310 Castle Heights Ave — \$1,950,000
1646 Hi Point St — \$1,850,000
9555 Kirkside Rd — \$1,850,000
2241 Guthrie Dr — \$1,785,000
2430 S Beverly Dr — \$1,725,000
9518 Duxbury Ln — \$1,722,000

2015

2021 Roxbury Dr — \$4,675,000
9625 Monte Mar Dr — \$3,618,000
9737 Cresta Dr — \$2,995,000
1133 S Camden Dr — \$2,890,000
2810 Castle Heights Ave — \$2,800,000
9407 Kirkside Rd — \$2,535,000
1537 Edir St — \$2,515,000
1199 Rodeo Dr — \$2,430,000
2301 Duxbury Circle — \$2,395,000
1105 S Crest Dr — \$2,299,000
9761 Castello Pl — \$2,065,000
2416 Bagley Ave — \$2,050,000
9503 Beverlywood St — \$2,025,000
9750 Castello Pl — \$2,000,000
2111 Duxbury Cir — \$1,985,000
9515 Cresta Dr — \$1,953,000
1712 S Sherbourne Dr — \$1,945,125
2250 Guthrie Dr — \$1,876,750
2524 Beverwil Dr — \$1,860,000
1106 S Crest Dr — \$1,850,000

2016

2333 Duxbury Cir — \$4,000,000
2325 Duxbury Cir — \$4,000,000
2217 Duxbury Cir — \$3,600,000
9720 Cashio St — \$3,395,000
9332 Oakmore Rd — \$3,200,000
1906 Roxbury Dr — \$3,100,000
2201 Beverley Green Dr — \$2,999,500
1445 S Oakhurst Dr — \$2,937,500
2810 Castle Heights Ave — \$2,870,000
9745 Saturn St — \$2,775,000
2120 Duxbury Cir — \$2,650,000
2301 Duxbury Cir — \$2,550,000
9435 Beverlywood St — \$2,390,000
9500 Sawyer St — \$2,215,000
9606 Cresta Dr — \$2,200,000
2269 Guthrie Cir — \$2,150,000
9752 Castello Pl — \$2,120,000
1612 S Durango Ave — \$2,067,000
1280 Beverley Green Dr — \$2,030,000
1800 Bagley Ave — \$2,025,000

2017

1109 S Swall Dr — \$5,752,000

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2000 Castle Heights Ave — \$4,350,000
9132 Monte Mar Dr — \$4,200,000
2426 Castle Heights Ave — \$3,995,000
9720 Cashio St — \$3,795,000
2235 S Beverly Dr — \$3,566,000
9303 Cresta Dr — \$3,559,000
1728 S Durango Ave — \$3,318,305
2232 Bagley Ave — \$3,088,000
9423 Kirkside Rd — \$3,080,000
1153 Beverwil Dr — \$2,800,000
1713 Rodeo Dr — \$2,800,000
9447 Kirkside Rd — \$2,785,000
1565 Roxbury Dr — \$2,750,000
1461 Glenville Dr — \$2,450,000
1760 Bagley Ave — \$2,425,000
1166 Beverwil Dr — \$2,400,000
2012 Castle Heights Ave — \$2,365,000
9534 Bolton Rd — \$2,340,000
2106 S Beverly Dr — \$2,325,000

2018

9704 Cashio Dr — \$3,950,000
9314 Oakmore Rd — \$3,800,000
9339 Oakmore Rd — \$3,800,000
1556 Glenville Dr — \$3,750,000
1960 S Durango Ave — \$3,600,000
9332 Monte Mar Dr — \$3,250,000
9161 Hillsboro Dr — \$3,125,000
9427 Sawyer St — \$3,100,000
1264 S Bedford Dr — \$2,975,000
1422 S Crest Dr — \$2,950,000
2717 S Beverly Dr — \$2,930,000
2411 Guthrie Dr — \$2,900,000
2235 Guthrie Cir — \$2,875,000
1545 Glenville Dr — \$2,850,000

2019 — Beverlywood (Vicinity)
2251 Guthrie Dr — \$5,500,000
9325 Bolton Rd — \$4,500,000
2107 Duxbury Cir — \$4,450,000
1461 S Castello Ave — \$4,050,000
9124 Larke Ellen Cir — \$3,860,000
9348 Cresta Dr — \$3,850,000
1900 S Crest Dr — \$3,750,000
9767 Monte Mar Dr — \$3,725,000
2125 S Beverly Dr — \$3,663,225
9545 Oakmore Rd — \$3,595,000
2200 Duxbury Cir — \$3,286,500
2306 Bagley Ave — \$3,210,000
1248 S Camden Dr — \$2,900,000
9306 Kirkside Rd — \$2,865,000
1245 S Camden Dr — \$2,791,243
1445 S Castello Ave — \$2,750,000
1750 S Canfield Ave — \$2,720,000

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1425 Glenville Dr – \$2,700,000
9439 Sawyer St – \$2,675,000
9500 Beverlywood St – \$2,650,000

2020 — Beverlywood (Vicinity)
2726 Castle Heights Pl – \$5,550,000
9435 Duxbury Rd – \$4,825,000
2401 S Beverly Dr – \$4,800,000
1706 Roxbury Dr – \$3,850,000
1960 S Durango Ave – \$3,800,000
9739 Monte Mar Dr – \$3,760,000
1821 Hillsboro Ave – \$3,700,000
9022 Monte Mar Dr – \$3,563,482
2439 S Beverly Dr – \$3,550,000
2306 Bagley Ave – \$3,495,000
1706 Roxbury Dr – \$3,475,000
1556 Cardiff Ave – \$3,345,000
2164 Guthrie Dr – \$3,200,000
1810 S Sherbourne Dr – \$3,100,000
9305 Duxbury Rd – \$3,000,000
2502 Castle Heights Ave – \$2,995,000
8837 Saturn St – \$2,962,000
1447 S Castello Ave – \$2,940,000
1039 S Sherbourne Dr – \$2,915,000
2719 Guthrie Dr – \$2,900,000

2021 — Beverlywood (Vicinity)
9615 Bolton Rd – \$5,930,000
2152 Guthrie Dr – \$5,400,000
3029 Castle Heights Ave – \$5,250,000
9714 Holcomb St – \$4,800,000
2125 S Beverly Dr – \$4,600,000
9124 Larke Ellen Cir – \$4,500,000
2123 Beverwil Dr – \$4,400,000
9332 Oakmore Rd – \$4,350,000
9704 Cashio St – \$4,230,575
1723 S Crest Dr – \$4,200,000
9600 Oakmore Rd – \$4,200,000
9625 Oakmore Rd – \$4,100,000
9500 Cresta Dr – \$4,100,000
9719 Cresta Dr – \$3,978,026
9767 Monte Mar Dr – \$3,900,000
9149 Cresta Dr – \$3,850,000
1470 S Canfield Ave – \$3,825,000
9510 Sawyer St – \$3,800,000
9306 Kirkside Rd – \$3,750,000
2719 Guthrie Dr – \$3,700,000

2022 — Beverlywood (Vicinity)
2726 Castle Heights Pl – \$6,800,000
2251 Guthrie Dr – \$6,800,000
2112 S Canfield Ave – \$6,200,000
2125 S Beverly Dr – \$4,900,000

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9410 Duxbury Rd – \$4,146,000
9135 Hillsboro Dr – \$4,134,000
2710 Castle Heights Pl – \$3,850,000
1612 S Durango Ave – \$3,822,500
9509 Cresta Dr – \$3,790,000
1629 S Shenandoah St – \$3,750,000
1773 Preuss Rd – \$3,750,000
9509 Sawyer St – \$3,710,600
9509 Cresta Dr – \$3,550,000
2502 Castle Heights Ave – \$3,515,000
9534 Sawyer St – \$3,500,000
1948 S Crest Dr – \$3,400,000
1270 S Bedford Dr – \$3,350,000
1810 S Sherbourne Dr – \$3,300,000
9331 Monte Mar Dr – \$3,295,000
1060 S Bedford Dr – \$3,200,000

2023 — Beverlywood (Vicinity)
3001 Cavendish Dr – \$5,600,000
3043 Earlmar Dr – \$4,600,000
10342 Lorenzo Dr – \$4,525,000
3229 Woodbine St – \$4,500,000
2742 Motor Ave – \$3,850,000
2607 Patricia Ave – \$3,815,000
10549 Butterfield Rd – \$3,525,000
10100 Rossbury Pl – \$3,440,000
10566 Troon Ave – \$3,295,000
10362 Glenbarr Ave – \$3,258,000
3118 Patricia Ave – \$3,240,000
3014 Cavendish Dr – \$3,200,000
2539 Patricia Ave – \$3,125,000
2768 Monte Mar Ter – \$3,120,000
2555 Patricia Ave – \$2,983,400
2964 Haddington Dr – \$2,950,000
10578 Putney Rd – \$2,925,000
2880 Motor Ave – \$2,925,000
10334 Rossbury Pl – \$2,850,000
2640 Glendon Ave – \$2,769,000

2024 — Beverlywood (Vicinity)
10295 Cresta Dr – \$6,700,000
2715 Forrester Dr – \$4,900,000
10494 Troon Ave – \$4,900,000
10452 Lorenzo Pl – \$4,700,000
2943 Club Dr – \$4,351,000
3166 Cavendish Dr – \$4,186,936
3239 Shelby Dr – \$4,050,000
3001 Dannyhill Dr – \$4,050,000
3246 Woodbine St – \$4,000,000
10278 Dunleer Dr – \$3,950,000
2463 Patricia Ave – \$3,925,000
10549 Cushdon Ave – \$3,850,000
3227 Earlmar Dr – \$3,800,000

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3234 Woodbine St – \$3,800,000
10341 Monte Mar Dr – \$3,778,000
2763 Mcconnell Dr – \$3,695,000
3226 Woodbine St – \$3,695,000
2818 Forrester Dr – \$3,690,000
3280 Edith St – \$3,575,000
10457 Troon Ave – \$3,300,000

2025 — Beverlywood (Vicinity)
2720 Monte Mar Ter – \$11,000,000
10394 Glenbarr Ave – \$9,000,000
2789 Mcconnell Dr – \$8,530,000
2551 Prosser Ave – \$6,000,000
3272 Edith St – \$5,575,000
10584 Putney Rd – \$5,355,000
10440 Lorenzo Pl – \$4,900,000
3142 Dannyhill Dr – \$4,850,000
10341 Monte Mar Dr – \$4,550,000
10560 Clarkson Rd – \$4,450,000
3214 Philo St – \$4,150,000
10520 Dunleer Dr – \$4,106,083
10269 Cheviot Dr – \$4,000,000
3329 Club Dr – \$3,985,000
3314 Club Dr – \$3,800,000
3111 Gilmerton Ave – \$3,750,000
10533 Cushdon Ave – \$3,748,375
10503 Rountree Rd – \$3,695,000
2993 Haddington Dr – \$3,675,000
2633 Manning Ave – \$3,575,000

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Median List Price	Median Sold Price	Min Price Sold	Max Price Sold	Avg List Price	Avg Sold Price
\$799,000.00	\$799,500.00	\$260,000.00	\$3,182,400.00	\$946,674.00	\$942,915.00
\$885,500.00	\$892,500.00	\$290,000.00	\$3,655,000.00	\$1,059,935.00	\$1,053,256.00
\$990,000.00	\$1,000,000.00	\$100,000.00	\$4,675,000.00	\$1,190,072.00	\$1,186,768.00
\$1,249,000.00	\$1,247,500.00	\$520,000.00	\$4,000,000.00	\$1,357,090.00	\$1,354,130.00
\$1,299,000.00	\$1,350,000.00	\$585,000.00	\$5,752,000.00	\$1,576,202.00	\$1,578,924.00
\$1,495,000.00	\$1,515,000.00	\$639,500.00	\$6,000,000.00	\$1,934,634.00	\$1,761,281.00
\$1,699,000.00	\$1,525,000.00	\$650,000.00	\$5,500,000.00	\$1,973,988.00	\$1,760,232.00
\$1,649,000.00	\$1,607,500.00	\$735,000.00	\$5,550,000.00	\$2,001,756.00	\$1,838,978.00
\$1,695,000.00	\$1,762,500.00	\$590,000.00	\$5,930,000.00	\$2,085,716.00	\$2,098,124.00
\$1,699,000.00	\$1,755,000.00	\$895,000.00	\$6,800,000.00	\$2,203,140.00	\$2,100,046.00
\$1,749,500.00	\$1,778,500.00	\$700,000.00	\$8,000,000.00	\$2,152,197.00	\$2,072,102.00
\$1,782,500.00	\$1,770,000.00	\$757,000.00	\$5,149,000.00	\$2,190,843.00	\$2,036,706.00
\$1,995,000.00	\$2,070,000.00	\$989,000.00	\$5,750,000.00	\$2,294,998.00	\$2,321,221.00

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DOM Closed	Avg \$/Sq.Ft.	Sale/List %	Total Sold Volume
57	\$502.79	99.60%	\$179,153,888.00
55	\$575.26	99.37%	\$219,077,184.00
43	\$649.09	99.72%	\$238,540,307.00
52	\$685.25	99.78%	\$314,158,135.00
44	\$756.57	100.17%	\$285,785,168.00
45	\$801.47	99.48%	\$304,701,643.00
57	\$839.40	98.37%	\$272,835,948.00
30	\$891.31	98.21%	\$275,846,767.00
34	\$924.69	100.26%	\$398,643,499.00
23	\$1,020.83	101.85%	\$283,506,228.00
33	\$986.52	98.79%	\$256,940,626.00
28	\$1,017.64	100.89%	\$281,065,382.00
29	\$1,054.49	101.14%	\$220,515,966.00