

## The Beach Residences Comparative Market Analysis, December 2022

**ACTIVE  
PENDING  
SOLD**

### For Sale Properties (last 365 days):

Address	Unit	Furnishings	Floor Plan	Sq Ft Heated	List Price	LP/SqFt	Parking
1 1300 Benjamin Franklin Dr	601	Unfurnished	Estate 01	4,194	\$5,650,000	\$1,347	2

### Sale Pending:

Address	Unit	Furnishings	Floor Plan	Sq Ft Heated	List Price	LP/SqFt	Parking
2 1300 Benjamin Franklin Dr	1009	Unfurnished	Estate 09	3,352	\$2,950,000	\$880	2

### Sold Properties (last 365 days):

Address	Unit	Furnishings	Floor Plan	Sq Ft Heated	Sold Price	SP/SqFt	Parking	Sold Date	DTS
3 1300 Benjamin Franklin Dr	304	Unfurnished	Villa 04	1,864	\$1,950,000	\$1,046	2	4/29/2022	101
4 1300 Benjamin Franklin Dr	607	Unfurnished	Estate 07	3,057	\$2,687,500	\$879	2	2/18/2022	42
5 1300 Benjamin Franklin Dr	803	Furnished	Estate 03	3,861	\$4,250,000	\$1,101	2	2/15/2022	39
6 1300 Benjamin Franklin Dr	907	Furnished	Estate 07	3,057	\$2,875,000	\$940	2	1/14/2022	109
7 1300 Benjamin Franklin Dr	1001	Unfurnished	Estate 01	4,194	\$5,500,000	\$1,311	2	4/19/2022	26
8 1300 Benjamin Franklin Dr	1002	Unfurnished	Estate 02	3,964	\$5,800,000	\$1,463	2	6/3/2022	32
9 1300 Benjamin Franklin Dr	1105	Unfurnished	Estae 05	3,302	\$2,950,000	\$893	2	2/1/2022	547
10 1300 Benjamin Franklin Dr	1201	Optional	Penthouse 01	4,189	\$5,400,000	\$1,289	2	1/10/2022	58
<b>AVERAGE PRICE/DAYS ON MARKET</b>					<b>\$3,926,563</b>	<b>\$1,115</b>			<b>119</b>

#### Roger's Listing/Sales



Based on information from the My Florida Regional Multiple Listing Service, Inc. for the period of December 20, 2021 through December 20, 2022. This information may or may not include all listed, expired, withdrawn, pending or sold properties of one or more members of the My Florida Regional Multiple Listing Service. Although the information is believed to be accurate, if not warranted, and you should not rely upon it without personal verification.

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