

The Beach Residences Comparative Market Analysis, September 2023

**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	1001	Unfurnished	Estate 01	4,194	\$5,995,000	\$1,429	2
2 1300 Benjamin Franklin Dr	1102	Turnkey	Estate 02	3,964	\$5,695,000	\$1,437	2

Sale Pending:

Address	Unit	Furnishings	Floor Plan	Sq Ft Heated	List Price	LP/SqFt	Parking
3 1300 Benjamin Franklin Dr	907	Unfurnished	Estate 07	3,057	\$3,800,000	\$1,243	2

Sold Properties (last 365 days):

Address	Unit	Furnishings	Floor Plan	Sq Ft Heated	Sold Price	SP/SqFt	Parking	Sold Date	DTS
4 1300 Benjamin Franklin Dr	601	Unfurnished	Estate 01	4,194	\$5,300,000	\$1,264	2	5/25/2023	76
5 1300 Benjamin Franklin Dr	602	Optional	Estate 02	3,964	\$3,900,000	\$1,013	2	6/9/2023	64
6 1300 Benjamin Franklin Dr	1006	Unfurnished	Estate 06	3,017	\$4,200,000	\$1,394	2	5/5/2023	129
7 1300 Benjamin Franklin Dr	1009	Unfurnished	Estate 09	3,352	\$2,950,000	\$880	2	1/3/2023	185
AVERAGE PRICE/DAYS ON MARKET					\$4,087,500	\$1,138			114

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