

## The Beach Residences Comparative Market Analysis, July 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	907	Unfurnished	Estate 07	3,057	\$3,800,000	\$1,243	2

### Sale Pending:

Address	Unit	Furnishings	Floor Plan	Sq Ft Heated	List Price	LP/SqFt	Parking
There are currently no pending sales.							

### Sold Properties (last 365 days):

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

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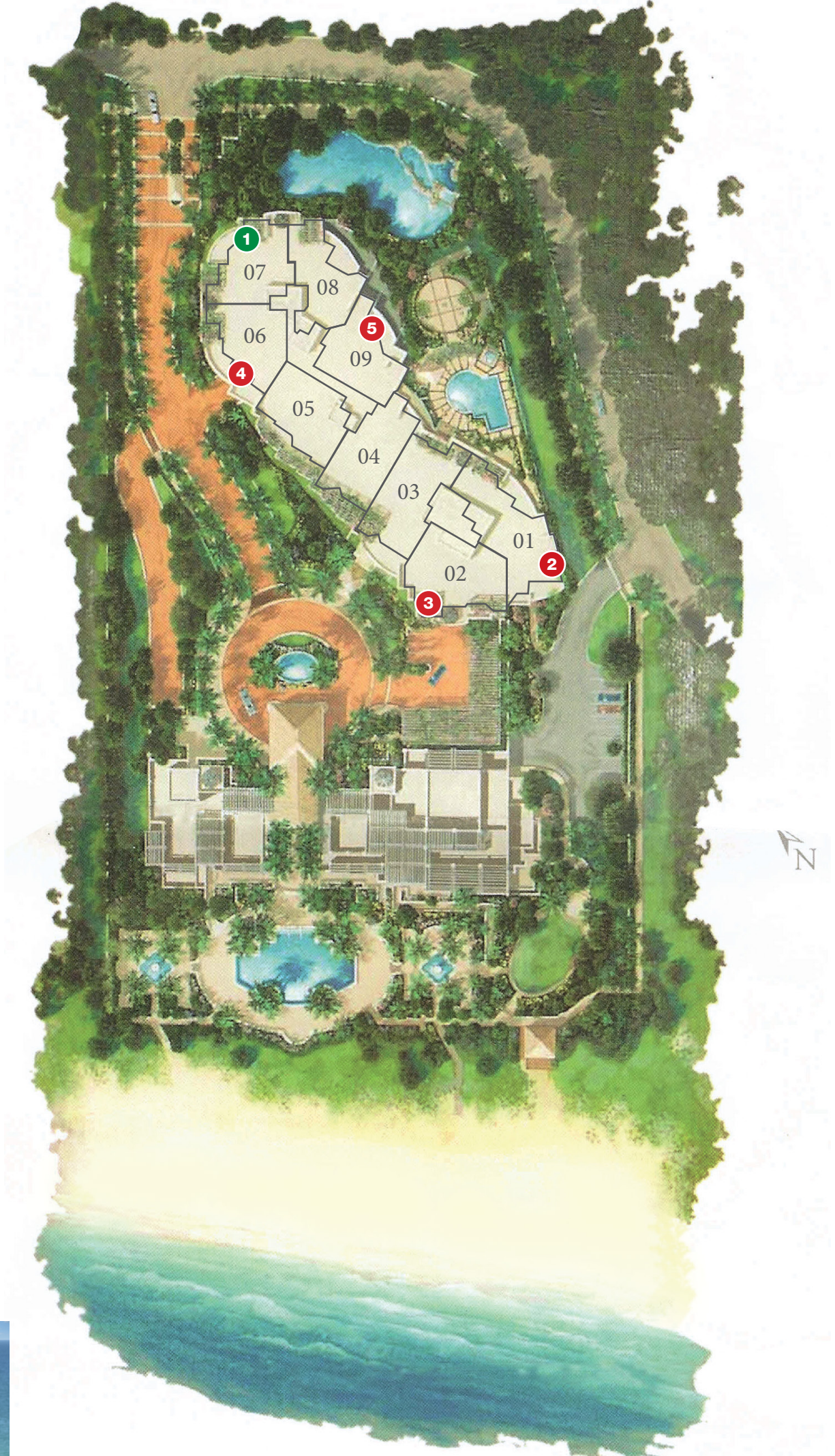
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