

The Beach Residences Comparative Market Analysis, January 2024

**ACTIVE**  
**PENDING**  
**SOLD**



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**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	305	Unfurnished	Villa 05	2,077	\$2,477,500	\$1,193	1
2 1300 Benjamin Franklin Dr	701	Optional	Estate 01	4,194	\$5,695,000	\$1,358	2
3 1300 Benjamin Franklin Dr	1001	Optional	Estate 01	4,194	\$5,995,000	\$1,429	2

### Sale Pending:

Address	Unit	Furnishings	Floor Plan	Sq Ft Heated	List Price	LP/SqFt	Parking
4 1300 Benjamin Franklin Dr	1103	Optional	Estate 03	3,861	\$5,750,000	\$1,489	2

### Sold Properties (last 365 days):

Address	Unit	Furnishings	Floor Plan	Sq Ft Heated	Sold Price	SP/SqFt	Parking	Sold Date	DTS
5 1300 Benjamin Franklin Dr	304	Unfurnished	Villa 04	1,864	\$1,900,000	\$1,019	1	12/24/2023	107
6 1300 Benjamin Franklin Dr	601	Unfurnished	Estate 01	4,194	\$5,300,000	\$1,264	2	5/25/2023	76
7 1300 Benjamin Franklin Dr	602	Optional	Estate 02	3,964	\$4,015,000	\$1,013	2	6/9/2023	64
8 1300 Benjamin Franklin Dr	907	Unfurnished	Estate 07	3,057	\$3,525,000	\$1,153	2	9/29/2023	141
9 1300 Benjamin Franklin Dr	1006	Unfurnished	Estate 06	3,014	\$4,200,000	\$1,394	2	5/5/2023	129
10 1300 Benjamin Franklin Dr	1102	Turnkey	Estate 02	3,964	\$6,025,000	\$1,520	2	9/28/2023	36
<b>AVERAGE PRICE/DAYS ON MARKET</b>					<b>\$4,160,833</b>	<b>\$1,227</b>			<b>92</b>

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