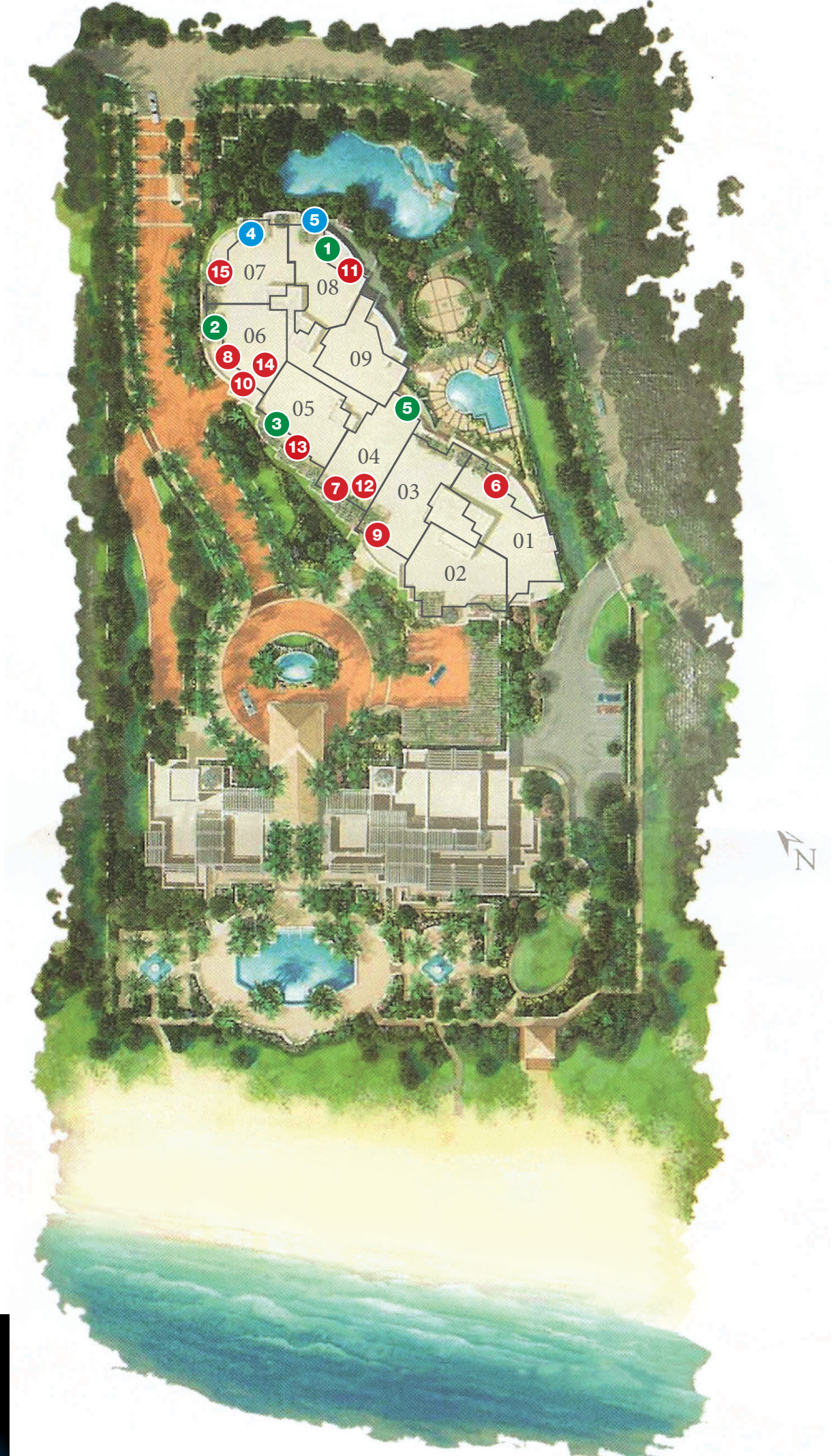


The Beach Residences Comparative Market Analysis, August 2021

ACTIVE
PENDING
SOLD



The Beach Residences Comparative Market Analysis, August 2021

**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	308	Furnished	Estate 08	2,259	\$2,700,000	\$1,195	2
2 1300 Benjamin Franklin Dr	606	Unfurnished	Estate 06	3,017	\$2,675,000	\$887	2
3 1300 Benjamin Franklin Dr	1105	Unfurnished	Estate 05	3,302	\$4,000,000	\$1,211	2
AVERAGE PRICE/PRICE PER SQ.FT.					\$3,125,000	\$1,098	

Sale Pending:

Address	Unit	Furnishings	Floor Plan	Sq Ft Heated	List Price	LP/SqFt	Parking
4 1300 Benjamin Franklin Dr	307	Unfurnished	Estate 07	2,197	\$1,497,500	\$682	1
5 1300 Benjamin Franklin Dr	1208	Unfurnished	Penthouse 08	5,254	\$3,900,000	\$742	2

Sold Properties (last 365 days):

Address	Unit	Furnishings	Floor Plan	Sq Ft Heated	Sold Price	SP/SqFt	Parking	Sold Date	DTS
6 1300 Benjamin Franklin Dr	301	Unfurnished	Estate 01	2,019	\$1,730,000	\$857	1	1/13/2021	146
7 1300 Benjamin Franklin Dr	304	Unfurnished	Estate 04	1,864	\$1,375,000	\$738	2	4/26/2021	53
8 1300 Benjamin Franklin Dr	406	Unfurnished	Estate 06	3,014	\$2,225,000	\$738	2	7/1/2021	981
9 1300 Benjamin Franklin Dr	603	Turnkey	Estate 03	3,861	\$3,750,000	\$971	2	1/22/2021	90
10 1300 Benjamin Franklin Dr	706	Unfurnished	Estate 06	3,017	\$2,300,000	\$762	2	3/3/2021	258
11 1300 Benjamin Franklin Dr	708	Partial	Estate 08	3,300	\$2,300,000	\$697	2	4/27/2021	290
12 1300 Benjamin Franklin Dr	804	Unfurnished	Estate 04	3,550	\$3,625,000	\$1,021	2	8/5/2021	154
13 1300 Benjamin Franklin Dr	805	Optional	Estate 05	3,302	\$2,500,000	\$757	2	11/20/2020	252
14 1300 Benjamin Franklin Dr	1006	Unfurnished	Estate 06	3,014	\$2,920,000	\$969	2	4/23/2021	556
15 1300 Benjamin Franklin Dr	1007	Unfurnished	Estate 07	3,057	\$2,650,000	\$867	2	4/19/2021	38
AVERAGE PRICE/DAYS ON MARKET					\$2,537,500	\$838			282



Based on information from the My Florida Regional Multiple Listing Service, Inc. for the period of August 9, 2020 through August 9, 2021. This information may or may not include all listed, expired, withdrawn, pending or sold properties of one or more members of the My Florida Regional Multiple Listing Service.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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